AGENDA

MAY 5, 2015
REGULAR MEETING
CITY COUNCIL
CITY OF YUBA CITY

5:00 P.M. – CLOSED SESSION: BUTTE ROOM
6:00 P.M. – REGULAR MEETING: COUNCIL CHAMBERS

MAYOR	• John Dukes
VICE MAYOR	• John Buckland
COUNCILMEMBER	• Stanley Cleveland, Jr
COUNCILMEMBER	• Preet Didbal
COUNCILMEMBER	• Kash Gill
CITY MANAGER	• Steven Kroeger
CITY ATTORNEY	• Timothy Hayes

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 OF THE CITY COUNCIL
CITY OF YUBA CITY
COUNCIL CHAMBERS
May 5, 2015
5:00 P.M. – CLOSED SESSION
6:00 P.M. – REGULAR MEETING

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's office at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net subject to staff's availability to post the documents before the meeting.

Closed Session—Butte Room

Public Comment:

Any member of the public wishing to address the City Council on any item listed on the closed session agenda will have an opportunity to present testimony to the City Council prior to the City Council convening into closed session. Comments from the public will be limited to three minutes. No member of the public will be allowed to be present once the City Council convenes into closed session. Contact the City Clerk in advance of the closed session either in person at City Hall, by phone 822-4817, or email tlocke@yubacity.net to allow for time for testimony.

A. Confer with labor negotiator Steve Kroeger regarding negotiations with the following associations: Yuba City Firefighters Local 3793, and Public Employees Local No. 1, pursuant to Section 54957.6 of the Government Code

Regular Meeting—Council Chambers

Call to Order

Roll Call: _____Mayor Dukes
_____Vice Mayor Buckland
_____Councilmember Cleveland
_____Councilmember Didbal
_____Councilmember Gill

Invocation

Pledge of Allegiance to the Flag

Presentations & Proclamations

1. **Fire Apparatus Operator Guy Smith Retirement Proclamation**
2. **Proclamation for National Nurses Week, May 6-12**
3. **May is Bike Month Presentation**

Public Communication

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 heard 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.

4. Written Requests

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

5. Appearance of Interested Citizens

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 to three minutes.

Public Hearing

6. Public Hearing regarding approval of Sutter Butte Flood Control Agency's Issuance of Bonds for the Feather River West Levee Project

Recommendation: Conduct a Public Hearing and adopt a resolution making a finding of significant public benefit and approving the Agency's second issuance of bonds to both refund its outstanding loan with Rabobank, N.A. and finance an additional approximately $15,000,000 of project costs for the Feather River West Levee Project.

7. Community Development Block Grant 2015-2019 Consolidated Plan, 2015-2016 Annual Action Plan, Citizen Participation Plan and Neighborhood Revitalization Strategy.

Recommendation: Conduct a public hearing to receive comments on the Five Year Consolidation Plan, 2015-2016 Action Plan, Citizen Participation Plan, and the Neighborhood Revitalization Strategy; continue the public hearing to the May 19, 2015 Council Meeting.

Bid Opening

8. Chemical Bid (FB15-06)

Recommendation: Award formal bid contracts for the period May 1, 2015 through April 30, 2016, based on the lowest responsive bid in all categories as listed in the staff report.

9. Purchase of one (1) Commercial Wide Area Mower

Recommendation: (a) Award the purchase of the Commercial Wide Area Mower to Valley Truck and Tractor of Yuba City, CA in the amount of $53,151.25.

(b) Authorize the Finance Director to make a supplemental appropriation in the amount of $53,151.25 within Vehicle Replacement Fund Account #6610-69415.

10. Replacement of Automatic Chlorine Gas Shutoff System

Recommendation: Award purchase to Telstar Instruments for a Powell E-Pro Closure System.

Ordinance

11. Social Host Regulations Ordinance For Under Age Drinking

Recommendation: Conduct a Public Hearing and Introduce an Ordinance providing for Regulations concerning Underage Drinking, waiving the first reading.

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

12. Minutes of April 7, 2015 and April 14, 2015

Recommendation: Approve the City Council Meeting Minutes of April 7, 2015 and April 14, 2015.

13. Amendment to the Regional Housing Authority of Sutter and Nevada Counties Agreement

Recommendation: Authorize the City Manager to sign the Amendment to the Agreement with Regional Housing Authority of Sutter and Nevada Counties adding Yuba County.

14. Approve Tenant Commissioner Appointment to the Regional Housing Authority

Recommendation: Approve the re-appointment of Suzanne Gallaty as the Tenant Commissioner to the Regional Housing Authority of Sutter and Nevada Counties Board of Commissioners.

15. Amendment to the Yuba-Sutter Transit Authority JPA Agreement

Recommendation: Approve Amendment No. 1 to the Yuba-Sutter Transit Authority Joint Powers Agreement to Update the Service Area Population Calculation Methodology Portion of the Contribution Formula.

16. California Fire Service Agreement (CFAA) Reimbursement

Recommendation: Adopt a Resolution for the reimbursement from portal to portal for responses to emergency incidents outside the City's jurisdiction per the CFAA Agreement.

17. Professional Services Agreement with Denis Cook for Planning Consulting Services

Recommendation: Authorize City Manager to amend the existing Professional Services Agreement between the City of Yuba City and Denis Cook Consulting of Yuba City, CA, to extend the services from a

single project to multiple projects, and to increase the contract amount from $45,000 to $115,000 with the finding that it is in the best interest of the City.

18. Memorandum of Understanding between Sacramento Area Council of Governments, (SACOG) and the City of Yuba City for the project known as the "Highway 20 Revitalization Project"

Recommendation: Authorize the City Manager to execute the Memorandum of Understanding between SACOG and the City of Yuba City for funding associated with the City's Highway 20 Revitalization Project.

General Items

19. Greater Sacramento Area Economic Council Membership

Recommendation: Move to financially support Greater Sacramento at $29,000 from FY 14-15 Economic Development budget savings.

20. Agreement with the National Resource Network for services related to increasing Yuba City's economic competitiveness

Recommendation: Authorize the Mayor to execute a Memorandum of Understanding with the National Resource Network for direct assistance concerning the strengthening of the City's job readiness pipeline and providing options for financing utility infrastructure system upgrades.

21. Position and Compensation Adjustments Within the Public Works Department

Recommendation: (a) Adopt a resolution to authorize the Director of Finance to amend the salary schedule by doing the following:

- Delete the Wastewater Treatment Facility Chief Operator I position
- Reclassify the Wastewater Treatment Facility Chief Operator II position to Wastewater Treatment Facility Chief Operator

(b) Adopt a resolution to approve an approximate 7.5% salary increase for the Wastewater Treatment Facility Supervisor and Wastewater Treatment Facility Chief Operator Classifications and a 10% salary increase for the Plant Maintenance Supervisor Classification.

Business from the City Council

22. Appointment to the Intergovernmental Relations Committee

Recommendation: Appoint the Mayor and Vice Mayor as representatives on the Intergovernmental Relations Committee with Sutter County

23. City Council Reports

- Councilmember Cleveland
- Councilmember Didbal
- Councilmember Gill
- Vice Mayor Buckland
- Mayor Dukes

Adjournment

Proclamation

of the City Council

GUY SMITH

In recognition of your retirement from the Yuba City Fire Department

WHEREAS, Guy Smith is retiring from the Yuba City Fire Department effective February 26, 2015 with over 24 years of service to the City of Yuba City and the residents of Sutter County and within the Fire Service; and

WHEREAS, Guy Smith began his over 27-year tenure with the Yuba City Fire Department in April 1990 and, during the subsequent years has held the rank of Firefighter Recruit, Firefighter I, Firefighter II and Fire Apparatus Operator; and

WHEREAS, during his tenure with the Yuba City Fire Department, Guy Smith attended and graduated from Fire Prevention Officer I, Driver Operator I, Hazardous Materials First Responder and various Incident Command System courses; and

WHEREAS, during his career with the City of Yuba City and over 24 years in the Fire Service, Guy Smith contributed to the growth, success and professionalism of the Yuba City Fire Department and the firefighting profession; and

WHEREAS, Guy Smith served on various technical committees such as the Apparatus Committee which developed fire engine specifications, Fire Department Safety Committee and led the Department Self Contained Breathing Apparatus Committee; and

WHEREAS, Guy Smith participated in Rescue Systems I class and also was a graduate of the California Fire Mechanic's Academy earning the title of Fire Mechanic I; and

WHEREAS, it is right and appropriate for the City Council of the City of Yuba City to recognize Guy Smith as he retires after over 24 years of faithful service and contributions to the Yuba City Fire Department, the City of Yuba City, and the local Fire Service during his career in the local community,

NOW, THEREFORE, BE IT RESOLVED that I, John Dukes, Mayor of the City of Yuba City, and on behalf of the entire City Council of the City of Yuba City, do hereby honor and commend Guy Smith for his service to the Yuba City Fire Department, the City of Yuba City, and to the people of Yuba City and Sutter County, and commend him for his 24-year career in the Fire Service, and wish him much success and happiness.

Done on this 5th day of May, 2015 at the City of Yuba City, County of Sutter, State of California.

Proclamation

of the City Council

National Nurses' Week
May 6 – 12, 2015

WHEREAS, Nearly 3.1 million nurses in the United States comprise our nation's largest health care profession; and

WHEREAS, The depth and breadth of the nursing profession meets the different and emerging health care needs of the American population in a wide range of settings; and

WHEREAS, Professional nursing demonstrates to be an indispensable component in the safety and quality of care of hospitalized and home health patients; and

WHEREAS, Greater numbers of qualified nurses will be needed in the future to meet the increasingly complex needs of health care consumers in our community; and

WHEREAS, The cost-effective, safe and quality health care services provided by nurses will be an ever more important component of the U.S. health care delivery system in the future; and

WHEREAS, The American Nurses Association declared the week of May 6-12, 2015 as ***National Nurses' Week,*** and

WHEREAS, Rideout Health is celebrating National Nurses Week, **Ethical Practice/Quality Care**, and will hold a week-long series of appreciation events for the more than 500 Registered Nurses and 400 nursing support staff, working at Fremont Medical Center, Rideout Occupational Health, Rideout Home Health and Hospice and Rideout Senior Living Facilities in Yuba City, therefore be it

NOW, THEREFORE, BE IT RESOLVED, that I, John Dukes, Mayor of the City of Yuba City, California, ask that all residents of this city join me in honoring the many nurses who care for all of us, and be it further

NOW, THEREFORE, BE IT RESOLVED, that the residents of Yuba City celebrate nursing's accomplishments and efforts to improve our health care system and show our appreciation for the nation's and our community's nurses not just during this week, but at every opportunity throughout the year.

Agenda Item **2**

MAY IS BIKE MONTH!

Register at www.mayisbikemonth.com

Local Events:

May 5 - Presentation to City Council

May 6 - Bike to School Day

May 6 - Refueling Station - Levee Bike Path/5th Street Bridge (7am-9am)

May 6 - Bike to Lunch @ GAP (11am-2pm) RSVP Required: rshafer@yubasutterchamber.com

May 15 - Bike to Work Day

Visit www.bikeyubacity.com for more information.

CITY OF YUBA CITY

Written Requests

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 speak, 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:

Terrel Locke, City Clerk tlocke@yubacity.net

The Mayor will call you to the podium when it is time for you to speak.

CITY OF YUBA CITY

Appearance of Interested Citizens

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.

Procedure

Complete a Speaker Card located in the lobby and give to the City Clerk. When a matter is announced, wait to be recognized by 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. If you wish to speak on any item appearing on the agenda, please note the number of the agenda item about which you wish to speak. 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 heard during the Public Communication portion of the meeting.

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor & Members of the City Council

From: Finance/IT Department

Presentation by: Robin Bertagna, CPA, Finance Director

Summary

Subject: Public Hearing regarding approval of Sutter Butte Flood Control Agency's Issuance of Bonds for the Feather River West Levee Project

Recommendation: Conduct a Public Hearing and adopt a resolution making a finding of significant public benefit and approving the Agency's second issuance of bonds to both refund its outstanding loan with Rabobank, N.A. and finance an additional approximately $15,000,000 of project costs for the Feather River West Levee Project.

Fiscal Impact: There is no fiscal impact to the City as a result of the approval of the Agency's bonds.

Purpose:

The Sutter Butte Flood Control Agency ("SBFCA") plans to issue Assessment Revenue Bonds pursuant to Marks-Roos Local Bond Pooling Act of 1985 to both refund its outstanding loan with Rabobank, N.A. and finance the remaining costs of the Feather River West Levee Project and future levee improvements within the Yuba City Basin ("the Project"). In order to do so, the law requires that a local agency (a City or a County), within whose boundaries the public capital improvement is to be located, has approved the financing and made a finding of significant public benefit after a public hearing held by that local agency.

Background:

In 2007, the City along with Sutter and Butte Counties, the Cities of Biggs, Gridley and Live Oak, and Levee Districts 1 and 9, formed SBFCA as a Joint Powers Authority for purposes of planning, financing and implementing regional flood control improvements for the benefit of property owners within the Sutter Basin. In July, 2010, property owners approved the formation of a benefit assessment district by SBFCA to pay for a portion of the costs of the Project. In April 2012, SBFCA entered into a loan agreement for up to $25,000,000 with Rabobank, N.A. in order to finance the design and environmental review of the Project and commence the acquisition of the necessary rights of way for the Project. Then, in June, 2013 after completing the design and environmental review process, SBFCA issued its first series bonds yielding $40,000,000 in proceeds and commenced construction on the initial phases of the Project. After two construction seasons, SBFCA is now in a position to complete the remaining phases of the Feather River West Levee Project and commence work on the later phases of the levee improvements in the rural areas of Sutter County. To do so, SBFCA is prepared to issue a second series of bonds that will both refund the 2012 Rabobank loan and secure the remaining needed local funds required for the later phases of the Project.

Analysis:

As noted above, the applicable law under which SBFCA would issue bonds requires that a local agency where the improvements will be located, that is not SBFCA, conduct a noticed public hearing, approve the financing and make certain findings of benefit before SBFCA can move forward with its bond issuance. SBFCA's legal counsel has determined that the law requires that only one hearing take place even if the improvements are located throughout multiple jurisdictions. However, the notice of the public hearing must be published in all affected counties. The statutory requirements help ensure that the general public is made aware of the bonds issuance through transparency and help prevent any abuse of the financing capabilities of JPA's without the general public's input.

Pursuant to the joint exercise of power agreement among the members of SBFCA, the City holds all SBFCA funds and the City's Finance Director is the designated Treasurer and Financial Officer of the Agency. As a result, the City plays a very supportive role in assisting SBFCA with its Flood Control mission. Given this, SBFCA staff determined that having Yuba City's Council conduct the hearing and provide the required approvals seemed a natural fit.

SBFCA is now prepared to move forward with the approval of the bond issuance to provide approximately $40,000,000 in proceeds for the dual purpose of refunding the 2012 Rabobank loan and providing additional proceeds for flood control improvements. The SBFCA Finance Committee and Board received overviews and briefings on the financing at their May 20, 2015 and April 8, 2015 meetings respectively. The SBFCA plans to consider the requisite authorizations for the financing at its May 13, 2015 Board meeting. In order to do so, the hearing and approval requirements of the law must be met in advance of the Agency's consideration of a bond authorization resolution.

Fiscal Impact:

The City would not be obligating itself financially in any way by the approval of SBFCA's financing.

Alternatives:

Do not approve SBFCA's financing. If this option is chosen, SBFCA would not be able to proceed with the financing as scheduled. This could compromise SBFCA's ability to complete the levee repairs that directly protect the citizens and property owners in the City.

Recommendation:

Staff requests that the Council conduct the noticed Public Hearing to receive public testimony regarding SBFCA's financing. Upon conclusion of the hearing, Staff recommends the Council adopt the resolution making the requisite findings of significant public benefit and approving SBFCA's financing.

Prepared By:

/s/ Robin Bertagna

Robin Bertagna, CPA
Finance Director

Submitted By:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed By:

City Attorney

/s/ TH (via e-mail)

RESOLUTION NO. 15-017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING THE ISSUANCE OF BONDS BY THE SUTTER BUTTE FLOOD CONTROL AGENCY FOR THE PURPOSE OF REFUNDING OUTSTANDING OBLIGATIONS AND FINANCING FLOOD CONTROL IMPROVEMENTS

WHEREAS, the Sutter Butte Flood Control Agency (the "Agency") has started implementing a plan to construct various flood control improvements to provide protection from flood flows within the Feather River, Sutter Bypass and Wadsworth Canal. The plan includes constructing improvements to provide 200-year protection for the urban areas in the central and northern portions of the basin, including Yuba City and north and constructing improvements to provide 100-year protection for the non-urban areas south of Yuba City (the "Flood Control Project"); and

WHEREAS, the Agency has previously provided funds to finance various costs relating to the Flood Control Project, including but not limited to the installation of slurry wall and berms, levee reshaping, associated utility and well relocation, temporary borrow material acquisition and all associated construction costs of the Flood Control Project, by issuing its Assessment Revenue Bonds Series 2013 (the "2013 Agency Bonds") under the the provisions of Article 4, Chapter 5, Division 7 of the Government Code of the State of California, commencing with Section 6584 of said Code (the "Bond Law"); and

WHEREAS, the Agency has previously borrowed an amount of up to $25,000,000 (the "2012 Loan") from Rabobank, N.A. (the "Bank") under a Loan Agreement dated as of April 19, 2012, as amended (the "2012 Loan Agreement"), between the Bank and the Agency, which the Agency now wishes to refund; and

WHEREAS, the Agency now proposes to issue bonds to refund the 2012 Loan and provide additional funds for the Flood Control Project (the "2015 Agency Bonds"); and

WHEREAS, pursuant to Section 6586.5 of the Bond Law, the City Council has duly conducted a public hearing regarding the issuance of the 2015 Agency Bonds and regarding the public benefits to the citizens of the City from the financing of the Flood Control Project from the proceeds of the 2015 Agency Bonds; and

WHEREAS, notice of such public hearing has been duly published in newspapers of general circulation in the County of Sutter and the County of Butte, which constitute the counties in which the Flood Control Project improvements are to be located, which notice was published at least five days prior to the date of the public hearing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yuba City as follows:

Section 1. Approval of 2015 Agency Bonds. The City Council hereby approves the issuance of the Agency Bonds by the Agency for (i) the purpose of providing financing for a portion of the costs of the Flood Control Project, which costs are estimated to be approximately $20,000,000, and (ii) to refund the 2012 Loan, outstanding in an amount up to $25,000,000.

Section 2. Finding of Significant Benefits. The City Council hereby finds and

determines that the issuance of the 2015 Agency Bonds, the refunding of the 2012 Loan, and the financing of a portion of the costs of the Flood Control Project from the proceeds thereof will result in significant public benefits to the citizens of the City. Such benefits include, but are not limited to, demonstrable savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs. In making such finding and determination, the City Council has considered the costs of financing the Flood Control Project on a piecemeal basis by the individual members of the Agency, as compared to the costs of financing the Flood Control Project collectively through the issuance of bonds by the Agency for the benefit of all of its members.

Section 3. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

The foregoing resolution was adopted at a regular meeting of the City Council of the City of Yuba City held on May 5, 2015, by the following vote:

AYES: Councilmembers Buckland, Didbal, Gill, and Mayor Dukes

NOES: None

ABSTAIN: None

_____
John Dukes, Mayor

ATTEST:

_____
Terrel Locke, City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor & Members of the City Council

From: Development Services Department

Presentation By: Darin Gale, Interim Development Services Director

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Summary

Subject: Community Development Block Grant 2015-2019 Consolidated Plan, 2015-2016 Annual Action Plan, Citizen Participation Plan and Neighborhood Revitalization Strategy

Recommendation: Conduct a public hearing to receive comments on the Five Year Consolidated Plan, 2015-2016 Action Plan, Citizen Participation Plan, and the Neighborhood Revitalization Strategy; continue the public hearing to the May 19, 2015 Council Meeting.

Fiscal Impact: $601,286.00 -- $566,286 2015-2016 CDBG Allocation and $35,000 carryover from previous program year CDBG funding

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Purpose:

Conduct a public hearing to obtain comments on the draft 2015-2019 Consolidated Plan, 2015-2016 Action Plan, Citizen Participation Plan, and Neighborhood Revitalization Strategy.

Background:

The City is an entitlement jurisdiction in the Community Development Block Grant (CDBG) program and receives an annual allocation of funds from HUD. HUD requires entitlement jurisdictions to complete a Five Year Consolidated Plan in order to receive CDBG funds. Cities are obligated to spend their funds in accordance with the priority needs identified in their Five Year Consolidated Plan. The City's most recent Consolidated Plan expires at the end of the fiscal year. Therefore, a new Consolidated Plan has been developed to comply with HUD's requirements. HUD also requires that the City prepare an Action Plan that describes how the annual allocation of CDBG funds will be utilized to address the needs identified in the Consolidated Plan. And, the City must also have in place a Citizen Participation Plan that governs the City's outreach efforts for all matters pertaining to the CDBG program.

2015-2019 Consolidated Plan: (Attachment 1)

While the structure of the Consolidated Plan is dictated by HUD, development of the Consolidated Plan is a collaborative process designed to identify the community's needs with regard to decent, affordable housing, suitable living environments, and the expansion of economic opportunity for low- and moderate-income residents. Following a competitive solicitation of proposals, the City retained Carol Stuart to facilitate development of the Consolidated Plan and all associated documents. Carol Stuart worked with City staff to contact and solicit input from public and private service providers and City departments, disburse and collect citizen surveys (both in hard copy and via the internet), and hold community meetings. The outreach effort ensured that members of the community (particularly low- and moderate-income residents) had ample opportunities to shape the priorities of the Consolidated Plan.

The Consolidated Plan identifies the community's most urgent needs based upon the Needs Assessment, Market Analysis sections of the Consolidated Plan and input received during the citizen participation process. Then the Strategic Plan section of the Consolidated Plan sets forth a Plan for addressing the priority needs utilizing CDBG funds and any other resources available during the five-year planning period. Although the priorities of the proposed Plan are similar to those of the prior Plan, the City's proposed 2015-2019 Consolidated Plan presents the priority needs in accordance with the HUD required format. The following table shows the priority needs identified in the Consolidated Plan organized by the corresponding HUD category:

HUD Category	Priority Need	Description
Housing	Affordable Rental Housing	Increase the availability of affordable rental housing. Construction, acquisition and/or rehabilitation of affordable rental housing, including public housing.
Housing	Rehabilitation of Existing Housing	Preserve existing housing stock. Provide assistance for correction of health and safety defects, home repairs and accessibility modifications.
Housing	Construction of Affordable Housing	Provide assistance and support applications for development of affordable housing units.
Public Services	Homeless Housing and Supportive Services	Provide assistance to the Sutter-Yuba Homeless Consortium and its member agencies for housing and supportive services.
Public Services	Housing and Supportive Services for Special Needs	Provide assistance to non-profit agencies that provide

	Populations	housing assistance and supportive services to non-homeless, special needs populations. (Seniors, disabled, etc.)
Infrastructure	Public Improvements and Infrastructure	Projects located in lower income neighborhoods, including ADA accessibility improvements, lighting, parks and neighborhood clean-up.
Public Facilities	Public Facility Construction/Rehabilitation	Construction or rehabilitation of public facilities including senior centers, youth centers, centers for the disabled, homeless facilities.
Economic Development	Economic Development Opportunities	Provide economic development assistance to businesses that create jobs or otherwise benefit low income persons through the provision of education or job training.

The Consolidated Plan recognizes that needs far exceed the funding available and not all needs can be addressed during the period covered by the Consolidated Plan.

2015-2016 Action Plan (Included in Consolidated Plan Attachment 1)

The 2015-2016 Action Plan contains next year's budget for CDBG projects that address the priority needs identified in the Consolidated Plan and is the first year Action Plan for the 2015-2019 Consolidated Plan. HUD has notified the City the CDBG allocation for the 2015-2016 Program Year will be $566,286. In accordance with HUD regulations, twenty percent ($113,257.20) of the allocation can be utilized for administration costs; an amount not to exceed fifteen percent ($84,942.90) can be allocated to public service activities; and, the remaining sixty-five percent ($368,085.90) is allocated to general projects and/or programs. In addition, the general project budget for next year includes $35,000 carryover from a previous program year activity for a total of $601,286.

In compliance with citizen participation requirements, City staff held a public meeting on February 17, 2015 to encourage public input into the development of the Action Plan, and provide potential CDBG applicants an overview of the application and scoring process. The City received twenty-three applications totaling $1,263,345.20 by the March 9, 2015 application deadline.

Applications for funding were evaluated based on several factors, including the priority needs identified in the Consolidated Plan, the capacity of the applicant to administer the grant funds, readiness, and if applicable, timeliness of expenditures of past CDBG grants.

(Neighborhood Revitalization Strategy: (Attachment 2)
The prior Consolidated Plan included adoption of a Neighborhood Revitalization Strategy. The Neighborhood Revitalization Strategy allows the City greater flexibility in using its CDBG funding in the area defined by the Neighborhood Revitalization boundaries. A Neighborhood Revitalization Strategy is an optional document that must be approved by HUD and is separate from either the Consolidated Plan or the Action Plan.

The Neighborhood Revitalization Strategy adopted with the previous Consolidated Plan listed a number of actions and benchmarks to ensure meaningful progress is made in the identified neighborhood. Some of the short-term actions included the following:

- Create greater neighborhood involvement
- Increase public safety initiatives in target community
- Design/implement neighborhood branding or a marketing program for local businesses
- Enhance community image through gateway and corridor improvements
- Start "adopt-a-block" and "community garden" programs

Although progress has been made toward the goals contained in the Neighborhood Revitalization Strategy, there is much work that remains. The Neighborhood Revitalization Strategy identified a five-year period over which the goals would be achieved. However, the economic downturn, staffing cutbacks and elimination of Redevelopment Agency, a funding source for both commercial and residential improvements in Neighborhood Revitalization Area, curtailed the City's ability to achieve the anticipated benchmarks. Staff recommends the City Council continue the Neighborhood Revitalization Strategy for another five-year period.

Citizen Participation Plan: (Attachment 3)
HUD requires that all entitlement jurisdictions adopt and follow a plan that outlines how the residents of the community will be kept informed and consulted regarding the progress of the CDBG program. The Citizen Participation Plan has been updated to comply with HUD requirements that citizens, especially low and moderate income citizens of the community where CDBG funded activities take place, have an opportunity to participate in the planning, implementation and assessment of the programs and projects undertaken with CDBG funds.

Fiscal Impact:

$601,286.00 -- $566,286 from the 2015-2016 CDBG Allocation and $35,000 carryover from previous program year CDBG funding.

Alternatives:

Direct staff to make changes to the Plans. If changes are identified, staff will incorporate changes into the Plan(s) and the final Plan will be brought back for Council approval at the May 19, 2015 meeting.

Recommendation:

Conduct a public hearing to receive comments on the 2015-2019 Consolidated Plan, 2015-2016 Action Plan, Citizen Participation Plan, and the Neighborhood Revitalization Strategy; continue the public hearing to the meeting of May 19, 2015 at which time staff will request Council to adopt a resolution accepting the Plans and authorizing staff to submit the Plans to the Department of Housing and Urban Development.

Attachments:

1. 2015-2019 Consolidated Plan & 2015-2016 Action Plan
2. Neighborhood Revitalization Strategy
3. Citizen Participation Plan

Prepared By:

/s/ Katrina Woods
Katrina Woods
Administrative Analyst

Submitted By:

/s/ Steven C. Kroeger
Steven C. Kroeger
City Manager

Reviewed By:

Department Head	/s/DG
Finance	/s/RB
City Attorney	/s/TH (Via Email)

Attachment 1

2015-2019 Consolidated Plan & 2015-2016 Action Plan

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Yuba City is an entitlement jurisdiction for Community Development Block Grant funds, one of several Department of Housing and Urban Development (HUD) formula entitlement programs. As an entitlement jurisdiction HUD requires the City to complete and submit a Five-Year Consolidated Plan in order to receive Community Development Block Grant fund annually.

The 2015-2019 Consolidated Plan identifies the City's most pressing housing and community development needs and outlines a strategy for addressing the needs. The format of the Consolidated Plan is required and consistent with HUD's Integrated and Disbursement Information System (IDIS).

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City is required to implement and use HUD's Outcome Performance Measurement System (OPMS). The OPMS was developed to enable HUD to collect and standardize performance data on entitlement-funded activities from all grantees nationwide for use in reporting to Congress on the effectiveness of HUD's formula entitlement programs.

Objectives and Outcomes of 2015-2019 Projects/Programs

	Accessibility/Availability	Affordability	Sustainability
Provide Decent Affordable Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunities	EO-1	EO-2	EO-3

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Based on the Needs Assessment and Market Analysis information, the Yuba City 2015-2019 Consolidated Plan identifies the following affordable housing and community development goals by OPMS objectives and outcomes.

2015-2019 Goals

Goal	Objective/Outcome
Preservation of existing affordable housing stock	DH-2
Minor Home Repairs/ADA Modifications	DH-1
Provide Non-Homeless Supportive Services	SL-1
Provide Homeless Assistance	SL-1
Infrastructure Improvements/ADA Modifications	SL-1
Public Facilities Construction/Modification	SL-1
Economic Development/Business Assistance	EO-3
Implementation of Neighborhood Revitalization Strategy	SL-3
Assist with Public Housing Needs	DH-2
Construction of New Affordable Housing	DH-2

3. Evaluation of past performance

Each year the Department of Housing and Urban Development assesses the City of Yuba City's management of CDBG program funds. In addition, the City is required annually, at conclusion of the Program Year, to complete and submit to HUD a Consolidated Annual Performance Evaluation Report (CAPER) reporting on annual Action Plan Goal outcomes and expenditures.

Overall, the City has performed satisfactorily managing the CDBG Program and addressing its priority needs through the programs set out in the previous Consolidated Plan.

4. Summary of citizen participation process and consultation process

To be completed at the conclusion of the public comment period.

5. Summary of public comments

To be completed at the conclusion of the public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

To be completed at the conclusion of the public comment period.

7. Summary

To be completed at the conclusion of the public comment period.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	YUBA CITY	Development Services Department

Table 1 – Responsible Agencies

Narrative

The City of Yuba City, Development Services Department (DSD) is the lead agency responsible for overseeing development of the Consolidated Plan (ConPlan).

The Department of Housing and Urban Development (HUD) requires entitlement jurisdictions that receive Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) or Emergency Shelter Grant (ESG) funds directly from HUD to complete a Consolidated Plan.

The City of Yuba City does not receive HOME or ESG funds directly from HUD, therefore the ConPlan focuses only on identifying and prioritizing programs allowed under CDBG funding.

The City of Yuba City, Development Services Department, is responsible for administration of the CDBG funds, including facilitating project/program implementation, monitoring project activities and outcomes, and ensuring compliance with all HUD requirements and regulations such as fair housing, Davis-Bacon requirements (prevailing wages), environmental reviews, affirmative action, competitive bidding procedures, and fiscal and contract administration. CDBG activities are carried out by both internal City departments, as well as external sub-recipients.

Consolidated Plan Public Contact Information

Comments and/or inquiries regarding the Con Plan should be directed to:

Katrina Woods, Administrative Analyst, City of Yuba City, Development Services Department, 1201 Civic Center Blvd., Yuba City, CA 95993, phone: (530)822-3233, e-mail: kwoods@yubacity.net

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The consolidated planning process requires the City to reach out and consult with other public and private agencies when developing the Consolidated Plan. This section provides a description of the consultation process.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Yuba City has developed and maintained on-going, collaborative relationships with the Regional Housing Authority, Sutter Yuba Homeless Consortium, local service providers, Sutter County agencies and the Yuba-Sutter Economic Development Corporation in an effort to enhance the coordination of services to low and moderate income persons, special needs groups, and businesses. The City efforts have included attending meetings, exchange of information, and coordination of services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City works in cooperation with the Sutter-Yuba Homeless Consortium to address the needs of homelessness in the community. The Sutter-Yuba Homeless Consortium consists of over 50 members, including Yuba City, that utilize the Continuum of Care planning process to address homeless needs in Yuba City and throughout the region. The Sutter-Yuba Homeless Consortium allows for maximizing funding resources, helps to avoid duplication of services and provides for a comprehensive approach to homelessness. During the Consolidated Plan process the City consulted members of the Sutter-Yuba Homeless Consortium in order to meet the ConPlan requirements.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

This section is not applicable. The City is not an ESG grantee. The Sutter-Yuba Homeless Consortium is the entity that administers the HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Regional Housing Authority of Sutter and Nevada Counties
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority was consulted by face-to-face meetings, e-mail, and invited to comment and provide input at public meetings held during the development of the Consolidated Plan. Outcome of the consultation was better understanding of the rehabilitation and renovation needs of public housing units and public housing resident supportive service needs.
2	**Agency/Group/Organization**	Sutter-Yuba Homeless Consortium
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Sutter-Yuba Homeless Consortium was consulted by attending Continuum of Care meetings, e-mail, and invited to comment and provide input at public meetings held during the development of the Consolidated Plan. Outcome of the consultation was better understanding of the housing and supportive service needs of homeless persons.

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3	**Agency/Group/Organization**	FREED CENTER FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	FREED was consulted by telephone, e-mail, and invited to comment and provide input at public meetings held during the development of the Consolidated Plan. Outcome of the consultation was better understanding of the housing and supportive needs of the disabled population.
4	**Agency/Group/Organization**	Mental Health America Yuba Sutter
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sutter Yuba Mental Health was consulted by e-mail, attending Continuum of Care meetings and invited to comment and provide input at public meetings held during the development of the Consolidated Plan. Outcome of the consultation was better understanding of the housing and supportive needs of mental health clients and homeless who have mental health issues.
5	**Agency/Group/Organization**	CASA DE ESPERANZA SHELTER
	Agency/Group/Organization Type	Services-Victims of Domestic Violence

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Case de Esperanza was consulted by attending Continuum of Care meetings, e-mail, and invited to comment and provide input at public meetings held during the development of the Consolidated Plan. Outcome of the consultation was better understanding of the housing and supportive needs of domestic violence victims.
6	**Agency/Group/Organization**	Alta Regional Center
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Alta Regional Center was consulted by telephone and invited to comment and provide input at public meetings held during the development of the Consolidated Plan. Outcome of the consultation was better understanding of the housing and supportive needs of developmentally disabled persons.
7	**Agency/Group/Organization**	Sutter County Public Health
	Agency/Group/Organization Type	Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Sutter County Public Health Nurse was consulted to obtain information relative to the number and type of lead poison cases in Yuba City/Sutter County. Outcome of the consultation was better understanding of the extent of lead poisoning, causes of lead poisoning and the dangers of lead poisoning.
8	**Agency/Group/Organization**	Yuba City Public Works Department
	Agency/Group/Organization Type	Other government - Local

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	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Public Works Department to identify the community development needs in lower income neighborhoods, including ADA infrastructure improvements. Yuba City departments, including the Public Works Department were invited to attend public meetings and provide comment during the development of the Consolidated Plan. Outcome is a better understanding of the City's community development needs.
9	**Agency/Group/Organization**	Yuba City Economic Development Div
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the City's Economic Development Division to identify the economic development needs in lower income neighborhoods, including business assistance, education and job training needs. Yuba City departments, including the Economic Development Division were invited to attend public meetings and provide comment during the development of the Consolidated Plan. Outcome is a better understanding of the City's economic development needs.

Identify any Agency Types not consulted and provide rationale for not consulting

The City has not intentionally excluded or avoided consulting any agency type or organization during the consolidated planning process.

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Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sutter Yuba Homeless Consortium	The goals contained in the Strategic Plan are consistent with the Continuum of Care. The City will work within the framework of the Sutter Yuba Homeless Consortium and Continuum of Care to address homeless needs.
Yuba City Housing Element	City of Yuba City	The goals contained in the Strategic Plan are consistent with the Programs outlined in the Housing Element.
Yuba City Economic Development Strategic Work Plan	City of Yuba City	The goals contained in the Strategic Plan are consistent with the initiatives outlined in the Economic Development Strategy.
PHA 5-year Plan	Regional Housing Authority of Sutter and Nevada Counties	The goals contained in the Strategic Plan are consistent with the needs, goals and objectives outlined in the PHA 5-year Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Yuba City will, in conjunction with the development of affordable housing, applications for funding, implementation of activities and delivery of services targeted to low and moderate income households, continue to work and coordinate with other public entities, including the Regional Housing Authority, Sutter County and the State of California.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City followed requirements for citizen participation outlined in the City of Yuba City Citizen Participation Plan. The City of Yuba City encouraged citizens along with local and regional organizations to participate during the update of the 2015-2019 Consolidated Plan. Regional and local service agencies, non-profit organizations, City staff, City Council, City Commissions, were invited to two public meetings held to discuss the Consolidated Plan update and solicit comments. The first meeting was held on January 20, 2015 at 6:00 p.m. during a regularly scheduled City Council meeting. The second meeting was held on February 17, 2015 at 11:00 a.m. at Yuba City Hall. The City's website also included notification of the City's 2015-2019 Consolidated Plan update and development of the 2015-2016 Action Plan and encouraged citizens to provide input. A Community Needs Survey was also circulated and posted on the City's website to obtain input from a cross section of citizens and service providers on housing and community development needs and to assist in developing priorities for expenditure of CDBG funds.

In addition to public meetings and website, service providers and local agencies were contacted and requested to provide input and specific information relative to the needs of the populations they serve.

The draft 2015-2019 Consolidated Plan and 2015-2016 Action Plan was made available for public review and comment during a 30 day period, _____ through_____. A public hearing was held on May 5, 2015 before the City Council to solicit public comment regarding the draft Consolidated Plan and Action Plan.

Prior to submission to the Department of Housing and Urban Development (HUD), the City Council reviews and approves the Consolidated Plan and Action Plan.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan addresses the following areas: 1) Housing Needs, including public housing needs; 2) Homeless Needs; 3) Non-Homeless Special Needs; and 4) Non-Housing Community Development Needs. The needs are projected for the five-year period covered by the Consolidated Plan.

A variety of resources were used to identify and prioritize needs, including census information, consultation with public and private providers of housing, health and social services, and a community survey was circulated to assist in identification of needs.

According to the 2010 Census data, 41% of all Yuba City households experience a cost burden and are in need of more affordable housing. The lower the income the greater the incidence of cost burden, which is not surprising. Renters have a greater need than do owner households. And, smaller households also have a greater need than do larger households. Lower income households that lack affordable housing may find themselves at risk of homelessness. Affordable housing for lower income households, including special needs populations, was the greatest need identified in the needs assessment.

Public housing needs vary from public housing rehabilitartion and renovation to job training and education programs for residents.

The homeless population has a variety of needs and it requires a comprehensive approach to addressing those needs. The homeless needs include emergency, transitional and permanent supportive housing, along with supportive services that address the underlying causes of homelessness, including mental and physical illness, substance abuse, education and job training. Those at risk of becoming homeless also need assistance with housing costs and supportive services.

Special needs populations are also in need of affordable housing but may also require specialized housing and/or supportive services to live independently.

The following provides specific data and a more detailed narrative regarding the needs of Yuba City residents.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	40,465	64,224	59%
Households	14,663	21,711	48%
Median Income	$32,858.00	$48,830.00	49%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,845	2,850	3,380	2,445	11,190
Small Family Households *	655	1,125	1,300	1,025	5,960
Large Family Households *	170	425	700	475	1,525
Household contains at least one person 62-74 years of age	240	635	460	685	2,145
Household contains at least one person age 75 or older	230	530	630	320	875
Households with one or more children 6 years old or younger *	495	770	820	620	1,810
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	0	45	30	95	15	0	0	0	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	140	85	15	280	0	0	35	120	155
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	195	90	70	435	30	4	105	20	159
Housing cost burden greater than 50% of income (and none of the above problems)	985	900	215	10	2,110	150	375	460	465	1,450
Housing cost burden greater than 30% of income (and none of the above problems)	125	405	830	220	1,580	70	190	370	510	1,140

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	75	0	0	0	75	55	0	0	0	55

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,125	1,230	440	130	2,925	195	380	595	605	1,775
Having none of four housing problems	310	700	1,365	720	3,095	90	535	980	990	2,595
Household has negative income, but none of the other housing problems	75	0	0	0	75	55	0	0	0	55

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	560	825	495	1,880	25	135	355	515
Large Related	135	335	220	690	10	19	290	319
Elderly	175	225	64	464	160	395	175	730
Other	380	220	335	935	30	20	90	140

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,250	1,605	1,114	3,969	225	569	910	1,704

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	520	545	85	1,150	25	135	215	375
Large Related	135	100	90	325	10	4	180	194
Elderly	115	145	4	264	90	230	80	400
Other	330	160	70	560	30	10	55	95
Total need by income	1,100	950	249	2,299	155	379	530	1,064

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	95	255	155	40	545	10	4	85	54	153
Multiple, unrelated family households	25	80	25	45	175	20	0	55	80	155
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	120	335	180	85	720	30	4	140	134	308

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2010 Census, 22% of all Yuba City households are single person households. Seniors over the age of 65 account for 41% of single households. Single person households typically have lower incomes than do family households and therefore are more likely to suffer a cost burden. Although specific information regarding the needs of single households in general is not readily available, it can be assumed that many single households fall under the category of special needs populations (seniors, disabled, and homeless) and have the same housing assistance needs as those subpopulations.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2009-2013 American Community Survey it is estimated that 8,392 (13%) persons in Yuba City have some type of disability. The disabilities include hearing, vision, cognitive difficulty, ambulatory, and self-care difficulty. It is presumed that the majority of disabled persons are low income, either due to the fact that their disability limits there ability to work and/or they are seniors who are retired and have limited income. Many disabled households experience a cost burden due to their low-income status and are in need of affordable housing. Physically disabled households may also need housing assistance in the form of housing rehabilitation or accessibility modifications.

Casa de Esperanza provides services to domestic violence, sexual assault, teen violence and stalking victims in Sutter, Yuba and Colusa counties (including Beale Air Force Base). In 2014 Casa reported serving 1,201 clients in Sutter County (including Yuba City). The majority of their cases were domestic violence or sexual assault victims. Approximately 50% of domestic violence victims are single persons and 50% are families with children. Whereas, sexual assault victims, single persons make up 74% and 26% are families with children. Many domestic violence victims are displaced and need housing assistance, including emergency shelter, transitional housing and permanent affordable housing. Sexual assault and stalking victims may also need housing assistance, depending on the nature of the incident.

What are the most common housing problems?

Housing problems identified by HUD are: 1) substandard housing, housing lacking complete plumbing or kitchen facilities; 2) overcrowded housing, more than one person per room in a housing unit. The U.S.

Census defines a “room” as living room, dining room, bedroom, kitchen, finished attic and basement, recreation room, family room, permanently enclosed porch, and office space; and 3) cost burden, households paying more than 30% of their gross income for rent and utilities.

The most common housing problem for Yuba City households is cost burden. According to the 2010 Census, 41% of total households in Yuba City are experiencing a cost burden. Approximately 7.5% of all households are living in overcrowded housing and 2% are living in substandard conditions based on the definitions noted above.

Are any populations/household types more affected than others by these problems?

Lower income households (80% or less of the AMI) experience a higher percentage of cost burden than do moderate income households. Seventy percent (70%) of lower income households are experiencing a cost burden. As income goes down, the percentage of households experiencing a cost burden goes up. Seventy-six (76%) percent of very low-income (50% or less of AMI) households and eighty percent (80%) of extremely low-income (30% or less of AMI) households are experiencing a cost burden. Forty-five (45%) percent of very low income and extremely low households are experiencing a severe cost burden (paying more than 50% of income for housing costs). Renter households (49%) experience a higher percentage of cost burden than do owner households (36%). Small households also have a higher percentage of cost burden than do larger households. Smaller households may be one-income households, female-headed households, and/or single parent households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Lower income Individuals and families who are housed but at risk of becoming homeless may be having difficulty paying rent often because of a lack of sufficient income and/or a lack of affordable housing. Other reasons for risk of homelessness are illness, substance abuse or loss of a job. Often lower income persons must make a choice between paying their rent and paying for day-to-day necessities like utilities, food, clothing, and/or transportation. Those at risk of becoming homeless need assistance with rent, security deposits, utility payments and food. They also need supportive services for mental health, physical disabilities, substance abuse and domestic violence. There is not a Rapid Re-housing Program currently being administered by Yuba City or the Sutter-Yuba Homeless Consortium. There are limited programs that offer assistance with re-housing to persons that are homeless or at risk of becoming homeless. Those programs offer security deposits, short term rental assistance, and/or utility assistance and deposits. Recipients of that type assistance typically will also receive case management service

s and supportive services in an effort to prevent future homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City works within the framework of the Sutter Yuba Homeless Consortium as noted previously. The Consortium does not estimate the at risk population as part of the Point in Time homeless count. It is difficult to estimate the number of households at risk of becoming homeless at any given time. All households experiencing a cost burden, living in overcrowded situations, or living in substandard housing are at risk of becoming homeless, especially if compounded by emergencies, such as health issues or loss of a job. The Homeless Consortium does not have an official operational definition of at risk of homelessness. However, service providers state that for households to be considered at risk of homelessness and eligible for assistance, they must be under a Notice to Vacate (3 day or 30 day) or "doubled-up" (living with friends or family and their name is not on the rental agreement).

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics that put households at risk of becoming homeless are cost burden, living in overcrowded situations or substandard housing. Lack of affordable housing is the greatest contributor to risk of homelessness in Yuba City. The 2014 PIT identified 261 persons who were precariously housed, living in households with friends or family, most often in overcrowded situations that put them at risk of becoming homeless.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to the CHAS data, approximately 44% of households in Yuba City are experiencing at least one housing problem. The charts below show by income category the occurrence of housing problems by racial and ethnic groups and whether any particular racial or ethnic groups are impacted disproportionately by housing problems, including a lack of kitchen or plumbing facilities, more than one person per room and/or paying more than 30% of gross income for housing costs.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,670	320	95
White	900	165	95
Black / African American	0	0	0
Asian	205	65	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	444	85	4

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,930	610	0
White	960	445	0
Black / African American	20	15	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	365	25	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	4	0
Hispanic	535	115	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,875	1,340	0
White	915	710	0
Black / African American	110	50	0
Asian	230	125	0
American Indian, Alaska Native	39	0	0
Pacific Islander	0	0	0
Hispanic	525	440	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,405	1,145	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	800	815	0
Black / African American	10	4	0
Asian	190	65	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	4	0
Hispanic	355	215	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Within the Housing Problems Category, an analysis of the CHAS data reveals that 70% of households (8170 households) earning between 0% and 100% of Area Median Income report at least one housing problem. Further analysis of those households by racial and ethnic categories show one racial group has a disproportionately greater incidence of housing problems. One hundred percent (100%) of American Indian/Alaskan Native households (108 households) are experiencing at least one housing problem. However, it should be noted that this category makes up only 1.3% of all households reporting housing problems. All other racial and ethnic groups are comparable in percentages to the Housing Problems Category as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The CHAS Data shows that 17% of all Yuba City households are experiencing severe housing problems. Severe housing problems are characterized by a higher level of overcrowding (1.5 persons per room) or cost burden (paying more than 50% of gross income for housing costs) or lack of kitchen or plumbing facilities. The charts below show by income category the occurrence of severe housing problems and any racial and ethnic groups impacted disproportionately by severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,395	595	95
White	725	335	95
Black / African American	0	0	0
Asian	180	90	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	409	120	4

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,315	1,230	0
White	605	800	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	20	15	0
Asian	270	125	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	4	0
Hispanic	380	270	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	845	2,375	0
White	345	1,285	0
Black / African American	70	90	0
Asian	145	215	0
American Indian, Alaska Native	8	25	0
Pacific Islander	0	0	0
Hispanic	250	715	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	655	1,895	0
White	355	1,260	0
Black / African American	10	4	0
Asian	105	145	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	4	0
Hispanic	175	395	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

The CHAS data shows that 41% of households (4210) earning between 0% and 100% of Area Median Income are experiencing severe housing problems. Analysis of those households by racial and ethnic categories show one racial group has a disproportionately greater incidence of housing problems. Fifty-five percent (55%) of Asian households (700 households) are experiencing severe housing problems. All other racial and ethnic groups are comparable in percentages to the Severe Housing Problems Category as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Households paying more than 30% of their income for housing costs are considered to have a housing cost burden. Households paying more than 50% of their income for housing costs are considered to have a severe cost burden. Households experiencing a cost burden or severe cost burden may have difficulty paying for other day to day needs such as food, clothing, transportation and medical costs. A total of 40% of Yuba City households are experiencing some measure of cost burden. The chart below shows the Housing Cost Burden by racial and ethnic groups as compared to the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,130	4,590	3,830	95
White	8,275	2,740	2,010	95
Black / African American	260	90	125	0
Asian	1,145	505	595	0
American Indian, Alaska Native	65	80	40	0
Pacific Islander	40	15	0	0
Hispanic	2,210	1,030	940	4

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

An estimated 21% of Yuba City households are experiencing a cost burden and another 19% of households are experiencing a severe cost burden. Analysis of households by racial and ethnic groups show one group, American Indian, Alaska Native households are disproportionately impacted by cost burden. Forty-three percent (43%) of American Indian, Alaska Native households (80 households) are experiencing a cost burden. However, within the severe cost burden category, the percentage of American Indian, Alaska Native households experiencing a severe cost burden is comparable to the jurisdiction as a whole. All other racial and ethnic groups within the Cost Burden category and Severe Cost Burden category are comparable to the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Eight-four percent (84%) of households (1,670 households) earning between 0% and 30% of Area Median Income are experiencing housing problems. One racial group, American Indian/Alaska Native, has a disproportionately greater incidence of housing problems and greater need. Compared to the category as a whole, 100% (25 households) report at least one housing problem.

Seventy-six percent (76%) of households (1,930 households) earning between 30% and 50% of Area Median Income are experiencing housing problems. Within this income category two racial groups experience a disproportionately greater incidence of housing problems. Ninety-four percent (94%) of Asian households (390 households) report at least one housing problem. And, 100% of American Indian/Alaskan Native households (4 households) report at least one housing problem.

Fifty-eight percent (58%) of households (1,875 households) earning between 50% and 80% of Area Median Income are experiencing housing problems. Within this income category two racial groups are experiencing a disproportionately greater incidence of housing problems. One-hundred percent (100%) of American Indian/Alaska Native households (39 households) are experiencing at least one housing problem. Sixty-nine percent (69%) of Black/African American households (110 households) are experiencing at least one problem.

Fifty-five percent (55%) of households (1405 households) earning between 80% and 100% of the Area Median Income are experiencing at least one housing problem. Within this income category three racial groups are experiencing a disproportionately greater need. Seventy-one percent (71%) of Black/African American households (10 households) are experiencing housing problems. Seventy-five percent (75%) of Asian households (190 households) report at least one housing problem. And, 100% of American Indian/Alaskan Native households (40 households) are experiencing housing problems.

If they have needs not identified above, what are those needs?

No additional needs have been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Racial or ethnic groups with a disproportionately greater need concentrated in specific areas or neighborhoods

NA-35 Public Housing – 91.205(b)

Introduction

The City of Yuba City does not own or operate public housing. The Regional Housing Authority of Sutter and Nevada County serves Yuba City. There are 418 housing units, including 2 public housing projects owned and/or managed by the Housing Authority and located within Yuba City. These units are targeted to a variety of household types, including family households, seniors, and farmworkers.

The demand for additional public housing and Housing Choice Vouchers is evident from the size of the Housing Authority waiting lists. There are currently 2206 households on the Section 8 Housing Voucher Choice waiting list for all counties covered by Regional Housing Authority, 993 applicants on the waiting list for Sutter County. There are 983 applicants on the public housing waiting list.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	164	1,000	0	1,000	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,269	13,082	0	13,082	0	0
Average length of stay	0	0	6	5	0	5	0	0
Average Household size	0	0	2	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	67	259	0	259	0	0
# of Disabled Families	0	0	32	289	0	289	0	0
# of Families requesting accessibility features	0	0	164	1,000	0	1,000	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	151	906	0	906	0	0	0
Black/African American	0	0	1	42	0	42	0	0	0
Asian	0	0	8	33	0	33	0	0	0
American Indian/Alaska Native	0	0	4	17	0	17	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	89	234	0	234	0	0	0
Not Hispanic	0	0	75	766	0	766	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

OMB Control No: 2506-0117 (exp. 07/31/2015)

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Regional Housing Authority is able to meet the accessibility needs of tenants and applicants through reasonable accommodation modifications or accessible units. Housing Authority staff states there are neither current tenants in need of reasonable accommodation/modification nor are there any current tenants waiting to transfer to accessible units. There are currently 89 households on the public housing waiting list who have requested accessible features, including mobility and/or sensory features. The accessibility needs of applicants are expected to be met when their names rise to the top of the waiting list either through accessible unit(s) or reasonable accommodation.

In 2011 the Housing Authority hired a consultant to perform a Physical Needs Assessment (PNA) of its Public Housing units located in Yuba City (Richland Housing Center and River City Manor).

Richland Housing Center was constructed in 1962 and includes 99 units (85 family units and 14 senior units). The PNA concludes that since the property is not new construction nor has undergone substantial rehabilitation or other rehabilitation requiring the property meet current accessibility standards, the property is only required to complete reasonable accommodation and is in compliance. However, five units were fully renovated to current accessibility standards in 2000. Presently 5% of the units are accessible for individuals with mobility impairments and/or sensory impairments. All requests for reasonable accommodation are granted on a case-by-case basis.

River City Manor is a 24-unit senior public housing project, constructed in 1984. The PNA concludes that the property is not new construction nor has undergone substantial rehabilitation or other rehabilitation that requires it meet current accessibility standards and is therefore required to only provide reasonable accommodation. The PNA notes the property construction date occurred at a time when accessibility guidelines were in their infancy, and although accessibility was considered in the project design, the accommodations are not up to today's standards. The project has 3 "handicap" units, however, these units are not considered mobility or sensory accessible by current guidelines. The Housing Authority completes requests for reasonable accommodation on a case-by-case basis.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Housing Authority reports there are 993 applicants on the Sutter County waiting list for Section 8. There are 983 applicants on the waiting list for public housing units. The Housing Authority staff report the most pressing needs of Public Housing residents and Housing Choice Vouchers are expanded affordable housing opportunities, increased educational and job training programs and increased employment opportunities.

How do these needs compare to the housing needs of the population at large

Affordable housing, education, job training programs and employment opportunities are also needs of the population in general. Expanded affordable housing opportunities will serve to address the needs of households experiencing a housing cost burden and increase housing choice. However, another means of addressing housing cost burden is through education, job training and employment opportunities. Education, expanded job skills and higher paying jobs provide lower income households, including public housing residents, with the ability to increase their income and thereby providing them the ability to choose from a wider variety of housing options.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness encompasses both those that are without any type of housing or living in shelters and those that are at risk of becoming homeless due paying a high percentage of their income for housing or living in overcrowded or substandard housing. Although the reasons for homelessness vary, the primary cause of homelessness is a scarcity of affordable housing. Other factors that play a large part in homelessness, especially chronic homelessness, are mental and physical illness, criminal records, domestic violence, substance abuse, negative credit or rental histories, lack of education and/or lack of job skills. Affordable housing is needed along with supportive services that address these other underlying factors in order to break the cycle of homelessness.

The City does not have services for the homeless, but relies on the Sutter Yuba Homeless Consortium and the Continuum of Care process to provide services to the homeless. The Sutter Yuba Homeless Consortium is a regional, non-profit organization that brings together over 50 public and private agencies and organizations to address the full scope of housing and supportive services needed by the varying homeless population.

Annually the Homeless Consortium, along with volunteers, conduct a Point-in-Time (PIT) count of the homeless. The PIT is only a snap shot of the homeless population at any given time. The information is limited since it cannot count every person that is homeless or count people that are at risk of homelessness. It does however provide an estimate of the homeless population, helps to assess the needs of the various subpopulations, and helps to assess the progress in ending homelessness.

The following section provides an assessment of the homeless population and needs based upon the 2014 PIT.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2014 Point-in-Time (PIT) count identified 291 persons in households with at least one adult and one child. There are many causes of homelessness. Among the causes are the lack of affordable housing, physcial and mental conditions that make it difficult to earn a living, domestic violence situations and chronic substance abuse. The 2014 PIT identifed only 8 Veterans, however, the 2014 Yuba Sutter Veterans Stand Down reports assisting 760 homeless veterans region wide. There is no specific information if the homeless veterans had families with children, or were single adults. However, 81% of the veterans assisted during the 2014 Stand Down were male. Regardless of the type of households, the causes for homelessness are like those of non-veteran households with children.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The homeless population counted by the 2014 PIT was primarily White, non-Hispanic. Persons declaring White as their race made up 80% of the homeless population. Blacks or African Americans made up 4% of the homeless population, persons declaring themselves as American Indian or Alaskan Native made up 3% and less than 1% declared as Asian. Less than 1% also declared their race was unknown. Non-Hispanic or Non-Latino persons made up 68% of the homeless population, 8% were Hispanic or Latino, 24% declared ethnicity as unknown.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2014 PIT identified 188 persons in shelters; 108 persons in emergency shelters, 18 persons in transitional housing facilities, 14 persons in a domestic violence shelter, 25 persons utilizing homeless

vouchers in hotel/motel or apartments, 23 persons described as other sheltered. There were 221 unsheltered persons; 33 persons were living in a vehicle, 2 were in a non-residential type building; 122 were in a tent encampment, 48 were living on the street/doorway/underpass, and 16 persons were described as other unsheltered. There were no persons counted as residing in permanent supportive housing. 261 persons were counted as precariously housed and were identified as doubled up with another family/friends.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section evaluates the special housing needs and supportive services for special needs populations. Special needs populations discussed in this section include seniors, disabled households (including physical, mental and the developmentally disabled), female-head of households, large families, and farmworkers within Yuba City.

Describe the characteristics of special needs populations in your community:

Seniors, 62 years and older, make up 26% of the Yuba City population according to the 2010 U. S. Census. Fifty-seven percent of seniors are females and 43% are males. Approximately 72% of seniors are owner households and 28% are renter households. Thirty-four percent of owner households are experiencing a cost burden as compared to 53% of renter households. According to the 2010 Census, 41% of all seniors have some type of disability. Senior households are considered a special needs group because the majority of seniors are considered low income. In fact, based on the 2008-2010 U.S. Census American Community Survey and as reported in the 2013 Housing Element, 44% of senior headed households in Yuba City earned less than $30,000 annually and are considered very low and extremely low income households.

Disabled households include persons with physical disabilities, mental illness and developmental disabilities. The 2013 American Community Survey estimates 11% of Yuba City's population have some type of disability. Seniors account for the largest percentage of disabled persons due to age related disabilities.

Freed Center for Independent Living office located in Marysville serves the needs of physically disabled clients in the Yuba/Sutter area. Their services include in-home assistance, internet and computer access, provision of wheelchairs and medical supplies for clients. FREED also provides information and referral services, personal assistance services, advocacy services, peer support services and independent living skills training. FREED estimates they serve approximately 400 clients annually.

Alta California Regional Center serving the Sutter, Yuba, and Colusa County region provides case management and referral services for developmentally disabled clients. Alta Regional estimates serving approximately 1200 clients, including both adults and children annually.

Sutter/Yuba Mental Health provides mental health services to Yuba City and the surrounding communities. During FY 2014 they report assisting 2270 Yuba City mental health clients. These clients have a range of diagnoses including depression, anxiety, bipolar disorder, and schizophrenia among others. Most patients are low income and do not have private insurance. The majority of clients served are 18-59 years old, however, youth and seniors also make up a portion of their clientele.

Female-headed households make up 22% of all households in Yuba City, 14% are female-headed households without children and 8% are female-headed households with children. Female-headed households are considered a special needs group because of the higher incidence of poverty in this type of household as compared with all households.

Large families are defined by HUD as family households with five or more people. Large families make up 19% of all households in Yuba City according to the 2010 U.S. Census. Fifty-four percent of large families are owner occupied households and 46% are renter households. Large families are considered a special needs group because of their need for larger housing units. Larger families experience a higher incidence of overcrowding, especially in lower income households.

Domestic Violence Victims as well as sexual assault victims are served by Casa de Esperanza. Casa reports serving 670 domestic violence victims from Sutter County during 2014, 306 were single persons and 364 were families. During 2014 Casa served 497 sexual assault victims, 369 were single persons and 128 were family households.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs identified in this section were determined through consultation with service providers and advocacy groups and/or by reviewing census data, websites, Yuba City 2013 Housing Element and other agency plans.

Seniors have numerous housing and supportive needs. The Area 4 Agency on Aging serves a seven-county area including Yuba City. The Area 4 Agency on Aging 2005-2009 Area Plan identifies the needs of seniors. Three of the top five most pressing senior needs were associated with housing, including: home repair/maintenance/modification, affordable housing and in-home assistance.

Seniors also develop physical disabilities resulting in mobility and self care limitations. FREED Center for Independent Living serves disabled clients. A majority of their clients are seniors whose disabilities are age related. Age-related disabilities interfere with the ability to remain independent. Disabled seniors need assistance with home repairs, home maintenance, accessibility modifications and in-home supportive services.

Although seniors have a variety of housing options, including: independent living, assisted living, residential care facilities, and skilled nursing facilities, the facilities providing a higher level of care are expensive. Lower-income seniors cannot afford to take advantage of housing options that offer the supportive services needed by older and/or disabled seniors. Most, if not all, affordable senior housing is independent living and does not provide supportive services such as housekeeping, meals, transportation, assistance with medication, etc. Consequently,

lower income seniors may remain in independent living situations and struggle with mobility and self-care needs.

Disabled households are in need of a variety of housing options and supportive services depending on the disability. All advocacy groups for disabled clients agree the greatest unmet need of their clients is affordable housing.

Physically disabled households need affordable housing with accessible features. FREED reported that their clients are most in need of accessibility modifications including grab bars, threshold ramps, kitchen and bathroom modifications and assisted technology. FREED also encouraged developers of housing to consider "visitability" when designing houses. "Visitability" is different from "Universal Design" and incorporates into the design three basic features, a zero-step entrance, doors with 32 inches of clear passage space, and one bathroom on the main floor that is accessible to a wheelchair. FREED staff encouraged this type of design because it does not impact the value or sale of the home, but provides disabled and senior persons who use wheelchairs and walkers the ability to live and visit the home.

Alta Regional also stated that developmentally disabled clients are in need of affordable housing. Alta Regional staff reported developmentally disabled clients have issues with landlords maintaining the housing and responding to requests for needed repairs. Developmentally disabled persons can often work and live independently, but need more job opportunities within the community and close to their housing.

Mental health clients need a variety of housing types. Some patients require institutional care and/or hospitalization, while others can live independently in the community with care and support as needed. Sutter/Yuba Mental Health reports the greatest need of mental health clients is affordable housing close to services. Mental health clients with families find it especially difficult to locate suitable, affordable housing due to limited incomes. Mental health clients also need transitional housing; Sutter/Yuba Mental Health noted that current transitional housing within their service area is not targeted specifically to mental health clients. Due to their illness, mental health clients may find themselves homeless and need assistance with security deposits, utility deposits and credit check fees. They also find it difficult to secure housing due to rental history and bad credit as a result of their illness.

Female-headed households need affordable housing, transportation, educational programs, job training, and employment services. Those female-headed households with children also need affordable housing in areas near childcare, schools, and parks.

Large families need larger affordable housing units with adequate bedrooms to accommodate all family members.

Domestic Violence Victims are typically displaced and need housing assistance, including emergency shelters and transitional housing. Casa de Esperanza provides emergency shelter assistance, but there is not transitional housing available to Casa clients at the present time. Casa also states that their current emergency shelter facilities are inadequate and they are in need of a new facility. In order to stabilize their situation, in additional to housing assistance, domestic violence victims need legal assistance, counseling, job training and education. These needs are currently being met at the emergency shelter by Casa de Esperanza or are provided by their partners. However, Casa identified an unmet need for jobs and childcare. Sexual assault victims and stalking victims may also require housing assistance and supportive services, depending on the nature of the crime.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the California Department of Health, Office of AIDS, AIDS Surveillance In California Report, Sutter County has 37 cases of HIV and 32 cases of AIDS as of June, 2014.

HIV/AIDS patients may need housing assistance, assistance with medical and drug costs, in-home care assistance, transportation, alcohol and substance abuse treatment, as well as psychological support.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The public facility needs are wide ranging and include construction or rehabilitation of senior centers, youth centers, centers and public facilities for the disabled, child are centers, homeless facilities, adult day care centers, mental health care facilities, health care facilities, general community centers, parking facilities, fire and police stations.

How were these needs determined?

The public facility needs were determined by consultations with city staff, public and private service providers, and results of a community survey.

Describe the jurisdiction's need for Public Improvements:

The public improvement needs are also wide ranging and include street improvements, sidewalks, water/sewer improvements, storm water/drainage improvements, ADA/accessibility improvements, lighting, neighborhood cleanup, parks and playgrounds, landscape improvements. The majority of public improvement needs were located within lower income neighborhoods.

How were these needs determined?

Public improvement needs were determined by consultations with city staff and results of a community survey.

Describe the jurisdiction's need for Public Services:

New or expanded public service needs include supportive services for, seniors, disabled, youth, homeless, substance abuse, mentally ill, and domestic violence victims. Additional public service needs are transportation, education, job training, tenant/landlord counseling, child care, health, legal, and food.

How were these needs determined?

The public service needs were identified through consultation with public and private service providers and results of a comunity survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Yuba City experienced significant growth in population and housing development between 2000 and 2007. One reason for the growth were rising housing costs in nearby cities that attracted households to Yuba City seeking more affordable housing. Housing development was slowed, if not stopped, as a result of the economic slow down. In addition, Yuba City experienced a significant impact related to foreclosures during the economic downturn. Although the economy has rebounded to some degree, the housing market continues to be slow to recover.

Yuba City housing remains more affordable than nearby cities, however, there is insufficient housing affordable to very low-income households. Many very low-income households cannot find suitable, affordable housing and are experiencing a cost burden, putting them at risk of homelessness.

Older, existing housing stock is typically more affordable to lower income households, but those older homes may be in need of repair due to the fact lower income households do not have the resources necessary to address health and safety defects or deferred maintenance issues.

There are 124 public housing units located within Yuba City limits owned and operated by the Regional Housing Authority of Sutter and Nevada Counties. The public housing units are older, but in overall good condition. The Housing Authority has completed some renovations on the units, however, additional work is needed, especially energy efficiency measures and water conservation devices.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines the number and type of housing units in the City, the number of affordable housing units, whether the available housing meets the needs of the population and whether certain housing types are needed.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,957	65%
1-unit, attached structure	1,006	4%
2-4 units	1,871	8%
5-19 units	2,070	9%
20 or more units	2,069	9%
Mobile Home, boat, RV, van, etc	1,072	5%
Total	***23,045***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	54	0%	242	3%
1 bedroom	119	1%	1,943	21%
2 bedrooms	1,670	13%	3,973	43%
3 or more bedrooms	10,694	85%	3,016	33%
Total	***12,537***	***99%***	***9,174***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Project	Owner	Units	Remarks
Richland Housing	Housing Authority	99 Units	40% affordable to extremely low income
River City Manor	Housing Authority	24 Units	Seniors Only 40% affordable to extremely low income
Percy Avenue	Housing Authority	8 Units	40% affordable to extremely low income

Town Center Senior Housing	Housing Authority	28 Units	Seniors Only HOME funding
King Wood Commons	Housing Authority	64 Units	Very Low, Low and Moderate Income
Farmworker Housing	Housing Authority	259 Units	Farmworkers, migrants and families only
Sutter Village	Privately Owned	74 Units	Section 8
Live Oak Apartments	Privately Owned	35 Units	Section 8
Hidden Place	Privately Owned	8 Units	
Park Terrace	Mercy Housing	80 Units	Section 236, LIHTC, HOME Very Low and Low Income

Table 29 - Assisted Housing Supply

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the most recent inventory of assisted housing affordable to low and moderate- income households, the City has a total of 679 units of affordable housing. The City does not own any of the affordable units, the units are either owned by the Housing Authority, a non-profit, or privately owned. The majority of the 679 are affordable to low and very low-income households, 52 of the units are set aside as senior/disabled housing and 259 of the units are set aside as farmworker housing. In addition to the units noted above, the Regional Housing Authority of Sutter and Nevada Counties manages 1,619 Housing Choice Vouchers.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Housing Element law requires jurisdictions within California to identify affordable rental housing units eligible to convert to market rate housing within 10 years of the beginning of the 8-year planning period of the Housing Element. The City's most recent Housing Element planning period began in October, 2013, therefore the Housing Element assessment identified units with affordable housing contracts expiring by October, 2023 and conversion of affordable units to market rate units is possible.

The 2013 Housing Element identifies two projects within the City at risk of converting to market rate. Those projects are Sutter Village and Park Terrace Apartments. Sutter Village Apartments is 74-unit apartment project owned by a for-profit entity. Sutter Village has Project Based Section 8 assistance and the Section 8 contract is renewed annually. Park Terrace Apartments is an 80 unit apartment project with several types of funding, Section 236, Low Income Housing Tax Credits (LIHTC), HOME Investment Partnership Program (HOME). Park Terrace is owned and managed by Mercy Housing, a

non-profit affordable housing provider. The Housing Element reports the Section 236 loan affordability requirements for Park Terrace will expire in 2016 and puts the project at risk of conversion, however, the affordability requirements for the LIHTC and HOME require affordability through 2055 and therefore the project is not at risk.

Does the availability of housing units meet the needs of the population?

The 2010 U.S. Census data shows Yuba City has a total of 23,174 housing units, a 66 percent increase in housing units as reported in the 2000 U.S. Census. According to the 2010 Census, 72 percent of housing units are single-family structures (including duplexes and townhouses), approximately 24 percent are multifamily structures (two or more units per structure) and the remaining 4 percent are mobile homes and trailers. Ninety-three percent of all housing units are occupied and 7 percent vacant. Reasons for vacant units range from units vacant - for rent, vacant - for sale, seasonal/recreational units, and migratory worker housing. The 7 percent vacancy rate would indicate a sufficient housing stock for the Yuba City population. However, upon further examination, the type of housing available may not meet the needs of lower income households and specific populations and is discussed below.

Approximately 57 percent of the City's housing supply is owner-occupied and 43 percent renter-occupied. The percentage of owner occupied units has increased from 2000 to 2010 from 47 percent to 57 percent. The majority of owner-occupied homes are 3-bedroom units, and majority of renter-occupied units are 2 and 3 bedroom units as shown in Table 27.

Describe the need for specific types of housing:

Additional muiti-family and single-family affordable housing is needed to accommodate those households who are now experiencing a cost burden and living in overcrowded situations. The need for affordable housing is also demonstrated by the Section 8 and Public Housing waiting lists. The Housing Authority reports 993 applicants on the Section 8 waiting list for Sutter County and 983 applicants on the public housing waiting list.

Special needs populations also require specific types of housing and housing in close proximity to services that address their needs. The 2013 Housing Element evaluated the housing needs of special needs groups including disabled, female-headed households, large families, seniors, homeless and farmworkers. All service providers who advocate on behalf of special needs populations identified a serious need for affordable housing, but many have specific needs. Disabled households, including those with developmental and mental disabilities, need accessible housing, proximity to services and transit and the availability of group living opportunities. Female heads of household need housing located near child-care facilities, schools, parks, and transit. Large-families require multifamily housing with more bedrooms than typically available in more affordable multifamily projects. Seniors need accessible housing and in-home services.

Discussion

In early 2000 through 2007, the City experienced significant growth in housing development. However, the growth experienced in the first part of the decade slowed substantially as a result of the decline in the housing market. Housing development is beginning to show signs of improvement, however increases in mortgage rates or the current drought could impact future development.

The 2013 Housing Element addresses the City's future housing needs. The Sacramento Area Council of Governments (SACOG) allocates a "fair share" of the region's projected housing needs to each city and county. The Regional Housing Needs Allocation (RHNA) plan is required by state law and is part of the statewide statutory mandate to address future housing needs. The allocations are provided per household income group and are for the upcoming housing element planning period January 2013 through October 2021. The RHNA Plan allocated 2679 new housing units to Yuba City for the planning period 2013-2021. Of the 2679 housing units, 312 units are to be affordable to extremely low-income households, 312 units are for very low-income households, 437 are for low-income households 1,618 units for moderate income and above moderate income households.

This planning process is not an accurate assessment of the actual needs of the City's residents by income groups, but that the City's goals, policies and objectives will insure housing for all economic segments of the community.

The biggest challenge to addressing the demand for affordable housing is the lack of available funding. The State eliminated Redevelopment Agencies in 2012. The Redevelopment 20% Housing Set Aside was the primary funding source the City had to fund affordable housing projects. Without the Redevelopment housing funds the City will find it difficult to assist financially in development of affordable housing in the future.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section examines the cost for both purchase and renter housing. This section then compares the cost of housing versus affordability by income level and whether there is a sufficient amount of housing affordable at all income levels.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	112,300	227,400	102%
Median Contract Rent	425	737	73%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	1,448	15.8%
$500-999	5,697	62.1%
$1,000-1,499	1,797	19.6%
$1,500-1,999	221	2.4%
$2,000 or more	11	0.1%
Total	***9,174***	***100.0%***

Table 31 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	300	No Data
50% HAMFI	985	350
80% HAMFI	4,290	1,190
100% HAMFI	No Data	2,530
Total	***5,575***	***4,070***

Table 32 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 33 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the website myapartmentmap.com as of February 2015, the average rent in Yuba City for a one bedroom apartment was $670, a two bedroom, $792 and a three bedroom $1037.

Households earning less than 50% of the Household Area Median Family Income will have a difficult time finding affordable housing. Households earning less than 50% of the median income make up approximately 21% of the households in Yuba City, but only 7% of the City's housing stock is affordable to very low-income households. Very low-income households do not earn sufficient income to afford to purchase a home and most will need to reside in State or Federally subsided rental housing in order to achieve affordability or will suffer a severe cost burden (pay more than 50% of gross income for housing costs).

Households earning less than 80% of the HAMFI may also encounter difficulty finding affordable purchase housing. Households earning less than 80% of the median income make up approximately 16% of the households in Yuba City. Based on the CHAS data, there are currently sufficient rental units in Yuba City affordable to this income group. The majority of households earning 80% or less of the median income are renter households because they cannot afford to purchase a home. According to Realtytrac.com the median price home in Yuba City as of February, 2015 is $204,500. The maximum affordable purchase price for a family of four earning $43,750 annually is $183,125. This maximum purchase price is based on a 30 year fixed rate loan at the current interest rate of 4 percent and a 5 percent down payment.

Households earning 80% to 100% of HAMFI, should be able to afford most, if not all rental housing in Yuba City. Smaller households, such as single person households and female headed-households may have difficulty purchasing a home.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing prices in Yuba City peaked in early 2005 with the median price house at $318,000, however,

prices have declined since then with the slowdown in the housing market. The median price house in February 2015 is now at $204,500. Single-family home purchase prices in Yuba City have leveled off and remained constant for the past year. A significant threat to the affordability of purchase housing is increased interest rates. Currently interest rates are low, resulting in affordable monthly payments. Should interest rates increase, low-income households (households earning 80% or less of the median income) would not be able to afford even the most modest home. Depending on the interest rate increase, moderate and higher income households could also be impacted making it difficult for them to purchase a home.

Rental costs have increased significantly since 2005. Deptofnumbers.com provides a history of the median rent in Yuba City for 2005 through 2013. The median rent in Yuba City in 2005 was $824 and in 2013 was $942, a 14% increase in the last nine years. Factors contributing to the increase in rental rates are: 1) many homeowners were forced into rental housing due to the loss of their homes to foreclosure; and, 2) the supply of multifamily housing has not increased in recent years. It is expected that rents will continue to increase making it even more difficult for lower income households to find affordable housing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area median rent of $942 in 2013 is substantially higher than the FMR and HOME rents for 1 and 2 bedroom units and slightly lower than the FMR and High HOME rent for 3 and 4 bedroom units.

The City will need to encourage and support both for-profit and non-profit developers using Federal and State subsidies such as Low Income Housing Tax Credits and HOME, to construct housing targeted to households earning less than 50% of median income. Affordable one and two bedroom developments for seniors, disabled households and single parent households are needed, as well as 3 and 4 bedroom multifamily housing for larger family households. The City will also continue its relationship and support the Regional Housing Authority of Sutter and Nevada Counties to increase the supply of Public Housing units and Section 8 Housing Choice Vouchers needed to address the affordable housing needs of very low income households in Yuba City. The City's Housing Rehabilitation Programs will also be another means of maintaining affordable housing stock available to lower income households.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section describes the condition of the City's housing stock and estimates how many housing units may be in need of assistance due to age or condition. It is important to assess the condition of housing since older housing typically is the most affordable to lower income households. However, older units may not meet "standard condition" housing, defined below. Older housing typically requires more maintenance and repair adding to the incidence of housing problems among lower income households who do not have resources to make repairs or find alternate housing. Housing built prior to 1980 may contain lead hazards or units with health and safety defects may pose health risks to lower income households as well.

Definitions

The City of Yuba City defines "standard condition" housing as a housing unit that has no health and safety defects and meets HUD Housing Quality Standards, "substandard housing" condition as housing unit suitable of rehabilitation whose deteriorated conditions can be corrected to meet housing quality standards at a cost not exceeding 50% of the value of the unit. If costs of repairs exceed 50% of the unit value, then the unit is not suitable for rehabilitation and is in need of replacement.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,784	38%	4,317	47%
With two selected Conditions	205	2%	613	7%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,548	60%	4,244	46%
Total	***12,537***	***100%***	***9,174***	***100%***

Table 34 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,804	22%	1,020	11%
1980-1999	4,743	38%	2,738	30%
1950-1979	4,142	33%	4,616	50%
Before 1950	848	7%	800	9%
Total	***12,537***	***100%***	***9,174***	***100%***

Table 35 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,990	40%	5,416	59%
Housing Units build before 1980 with children present	1,460	12%	1,130	12%

Table 36 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The majority of the City's housing stock was build between 1960 and 1999. Approximately 79 percent of the City's housing was built prior to 1999; 46 percent of was built prior to 1980. Older housing stock, especially those units constructed prior to 1980 could be in need of repair or rehabilitation.

The 2007-2011 American Community Survey (ACS) data (Table 32) shows there are 9,919 or 46 percent of all households with some type of housing condition. Renter households have a higher incidence of housing problems, 54 percent of all renter households report at least one housing problem in comparison to 40 percent of all owner occupied households. Housing conditions reported in this section are similar to housing problems discussed in the Housing Needs Section and include: 1) lack of complete plumbing facilities; 2) lack of complete kitchen facilities; 3) more than one person per room; and, 4) cost burden greater than 30%. Therefore, the ACS data in Table 32 does not provide an accurate assessment of the need for housing rehabilitation, given housing problems include cost burden, not just physical housing problems requiring repair. Further examination of the ACS data shows that almost all of the housing in the City has essential services. Less than 1 percent of housing lacks complete plumbing facilities and less than 2 percent live in housing that lacks complete kitchen facilities.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Forty-two percent of Yuba City's housing stock or 10,406 units were built prior to 1980 and may contain lead-based paint hazards

The number of housing units within the City of Yuba City occupied by extremely low, very low, low and moderate income households with children present and may contain lead-based paint is estimated to be 1,217. This number was calculated by multiplying the percentage of low and moderate-income households by the number of housing units in Yuba City build prior to 1980 with children present.

Sutter County Public Health Department administers a Childhood Lead Poisoning Prevention Program. Which provides information to residents regarding lead and its potential health risks. During the Consolidated Planning process the Sutter County Public Health Nurse was contacted to obtain data related to lead-paint poisoning. The Public Heath Nurse stated there have been 2 to 4 cases of lead poisoning that met the threshold to require investigation and referral to the State every year for the past 7 years. There are 600 to 800 cases of lead detected in the blood every year, but these cases do not meet the threshold requiring an official investigation. It was noted that any amount of lead in the body should be of concern. The Public Health Nurse stated that most cases of lead poisoning are a result of lead-based paint, but other sources of lead poisoning are pottery, surma (a make up used by many Middle Eastern, North African and Indian cultures), dirt, pipes, wells and herbs/home remedies.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

This Section examines the supply and condition of public housing. The City does not own or operate any public housing units. The Regional Housing Authority of Sutter and Nevada Counties is the public housing agency that serves Yuba City.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			173	896			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Regional Housing Authority serves a multi-county area, 124 of the public housing units owned and operated by the Regional Housing Authority and identified above are located within Yuba City limits. Those units include 100 units at Richland Housing and 24 units at River City Manor.

OMB Control No: 2506-0117 (exp. 07/31/2015)

The overall condition of Public Housing units owned and operated by the Regional Housing Authority is good. The PNA for Richland Housing Center states the property is well maintained and is in good overall condition. In 2011 new renovations had been completed on 75 of the units, including new siding, windows, HVAC, water heaters, some kitchen improvements and exterior painting. The 24 remaining units have been upgraded on an as needed basis with new appliances, HVAC replacements and interior finishes at the time units are turned over. The PNA for River City Manor states the property is well maintained and appears to be in good to fair overall condition. Improvements to the property include roof replacement, re-landscaping of front yards, as needed appliance and HVAC replacements, and as needed replacement of interior finishes as units are turned over.

Public Housing Condition

Public Housing Development	Average Inspection Score
Richland Housing Center	94

Table 39 - Public Housing Condition

Public Housing Condition

Because the Regional Housing Authority of Sutter and Nevada Counties is designated as a small housing authority with less than 250 public housing units, the inspections for all units are combined into one score. The Richland Housing Center Average Inspection score above includes all public housing, including Richland Housing, River City Manor and Live Oak Apartments. The most recent inspection by HUD's Real Estate Assessment Center (REAC) was completed in March 2014. The maximum score is 100 and the average inspection score for all the Regional Housing Authority units was 94.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Regional Housing Authority staff identified the following restoration and revitalization needs for Richland Housing and River City Manor:

All 100 units at Richland Housing need bathrooms remodeled and modern, water conserving toilets, showerheads and faucets installed. The 24 units not previously renovated need new water heaters, HVAC units, double pane windows, and kitchens remodeled.

Approximately one-half of the River City Manor units need new flooring, kitchen cabinets and countertops.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Regional Housing Authority sets goals and objectives in their 5 Year and Annual Plans for improving the living environment of public housing residents. Those goals and objectives include:

- Create and preserve low-income housing for the long term.
- Increase the supply, quality and choices available for assisted and affordable housing.
- Promote self-sufficiency and asset development of families and individuals.
- Ensure equal opportunity in Housing for all Americans.
- Seek partnerships and alliances with organizations that serve similar populations and share goals.
- Promote energy efficiency, resource conservation and sustainable development.
- Continue to regionalize services as opportunities become available.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

The Sutter-Yuba Homeless Consortium is a comprehensive "continuum of care" service system for homeless with a broad range of collaborating participants in the community. The Sutter-Yuba Homeless Consortium Continuum of Care Resources Guide lists mainstream services that also serve homeless individuals and families. Those services include domestic violence and sexual assault services, crisis intervention, drug and alcohol, health services, disability services, employment services, provision of food, veterans services and legal assistance.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Yuba City does not provide services directly, but as noted previously, 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 Sutter-Yuba jurisdictions and service providers, Yuba City homeless persons are able to avail themselves of shelters and housing services on a region-wide basis. Assistance available to homeless individuals and families within the service area of the Sutter-Yuba Homeless Consortium include motel vouchers, assistance with rent and security deposits and utilities, emergency shelters, transitional shelters, and case management. The following agencies and organizations provide services and facilities to homeless persons, including families, veterans, chronically homeless and youth:

- Salvation Army
- Casa de Esperanza
- Twin Cities Rescue Mission
- Regional Emergency Shelter Team
- Central Valley Homeless Veterans Assistance Program
- Sutter County Health and Human Services
- Buddy's House
- Sutter-Yuba Mental Health Services
- Hands of Hope
- Bridges to Housing
- St John's Episcopal Church
- St. Andrew Presbyterian Church
- River Bottoms Ministry
- Hand Up Ministry
- Crossroads Community Church
- Good Seed Church

- Church of Glad Tidings

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section addresses the supportive housing needs of non-homeless special needs populations. The City does not provide services directly, but does use a portion of its Community Development Grant funds to address the supportive housing needs of non-homeless special needs populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs vary by population. Supportive housing needs include transitional housing and permanent supportive housing along with case management services. Independent, affordable housing is also needed, but special needs populations like the elderly, frail elderly and disabled, may need in home care, housekeeping, medications, and/or transportation. Independent living situations accompanied by in home services for the elderly and disabled are not affordable to lower income households. Housing types like congregate care and assisted living are not typically offered as part of senior/disabled affordable housing.

The City does not provide supportive housing for special needs populations, but relies on public and private agencies specializing in the needs of their targeted populations to provide services and coordinate housing. All of the service providers consulted during the development of the Consolidated Plan indicated a need for additional supportive housing and/or affordable housing targeted to their specific population served. In addition, funding for new or expansion of supportive services connected to the housing is needed.

The supportive housing needs are also discussed in the Non-Homeless Special Needs Assessment Section and Public Housing Needs Assessment Sections of the Consolidated Plan.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City is not in a position to implement a Discharge Coordination Policy and relies on the Homeless Consortium and its member agencies to address the needs of those likely to become homeless after being discharged from a public institution or care facility.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

As noted above, the City does not provide housing or supportive services, but will provide funding to service agencies that address the housing and supportive services needs of non-homeless special needs populations.

The City will make available to service providers Community Development Block Grant funding for special needs activities as follows: accessibility improvements for disabled and senior persons, the Senior Handyman Program for minor home repairs, and St Vincent de Paul Food Locker.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's Housing Element provides a detailed analysis of potential barriers to affordable housing development, including local, State and Federal governmental constraints, market constraints and environmental constraints. The following provides a summary of discussion contained in the City's Housing Element:

Governmental Constraints

Governmental constraints include the regulatory functions that are basic to the role of local government; however, there is much debate about whether or not these regulations discourage the availability of housing to people of all income levels.

Land Use Regulations:

The land use categories contained in the City's General Plan (Low Density Residential, Medium Density Residential and High Density Residential) provide for residential grown at various density levels**.**

Zoning requirements for setbacks, lot coverage and parking are not perceived as a constraint to housing development in Yuba City.

Permits and Fees:

The Housing Element concludes that permits and fees in Yuba City are low in comparison to most other cities in the Sacramento region and do not represent a significant financial constraint to housing development.

Infrastructure:

The provision of on-site improvements, such as streets, curbs, gutters, sidewalks, landscaping, water and sewer are standard conditions of approval. In many cases, off site improvements and/or mitigations may also be required to accommodate development. These off-site improvements might include street widening, traffic signals, public utility easements, flood control improvements. Both on-site and off-site improvements are incorporated into the total project costs discussed under Market Constraints below.

Development Review Process:

The City's development review guidelines work to ensure a streamlined project review process, and ensure fairness and consistency in the development review process. The City's development and design review processes are not perceived as a barrier to development.

Building Code and Enforcement:

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.

Reasonable Accommodation and Housing for Persons with Disabilities:

In accordance with California State SB 520, the Housing Element analyzes potential and actual government constraints specifically on 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.

In conformance with the passage of SB 520, the City has evaluated its zoning code, building code, and permit processing procedures for compliance with ADA guidelines. Using the SB 520 Analysis Tool, staff found no significant barriers to the development, maintenance and improvement of housing for persons with disabilities. Answers to the questions contained in the Analysis Tool are kept on file and will be periodically updated as required.

The City does not have an official provision for reasonable accommodation (modifications or exceptions to zoning laws and other land use regulations which make it easier for persons with disabilities to gain access to housing). The Housing Element identifies a program for adopting a reasonable accommodation ordinance scheduled for completion during the current Housing Element cycle. At this time staff report an informal policy to "do whatever possible to assist" persons with disabilities to have access to housing.

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.

Residential Land Costs:

Due to a wide availability of land in the Yuba City area, developers do not complete for new properties and land is cheaper on average than in the rest of the State.

Site Development Costs:

Development costs (infrastructure costs) do not appear to be a constraint to the construction of housing in Yuba City.

Construction and Soft Costs:

Construction and soft costs are comparable to those of surrounding communities and do not appear to be a constraint to the construction of housing in Yuba City.

Availability of Financing:

Financing is readily available to credit worthy contractors and residential developers for projects in the city. Current interest rates are low, but vary depending on the loan term and down payment. In general, credit-worthy buyers in Yuba City do not have difficulty obtaining loans.

Environmental Constraints

Environmental phenomena such as flooding and seismicity present a minor constant 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.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,285	1,231	8	8	0
Arts, Entertainment, Accommodations	2,092	2,296	13	15	2
Construction	871	528	5	3	-2
Education and Health Care Services	3,188	3,234	19	21	2
Finance, Insurance, and Real Estate	911	792	6	5	-1
Information	289	162	2	1	-1
Manufacturing	1,446	1,234	9	8	-1
Other Services	1,182	1,013	7	7	0
Professional, Scientific, Management Services	1,052	659	6	4	-2
Public Administration	1	0	0	0	0
Retail Trade	2,786	3,443	17	22	5
Transportation and Warehousing	654	299	4	2	-2
Wholesale Trade	768	420	5	3	-2
Total	16,525	15,311	--	--	--

Table 41 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	30,509
Civilian Employed Population 16 years and over	25,986
Unemployment Rate	14.83
Unemployment Rate for Ages 16-24	41.63
Unemployment Rate for Ages 25-65	8.03

Table 42 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	4,311
Farming, fisheries and forestry occupations	1,890
Service	2,993
Sales and office	6,684
Construction, extraction, maintenance and repair	4,476
Production, transportation and material moving	1,655

Table 43 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,212	61%
30-59 Minutes	6,163	25%
60 or More Minutes	3,404	14%
Total	***24,779***	***100%***

Table 44 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	3,657	885	2,266
High school graduate (includes equivalency)	4,901	632	1,846
Some college or Associate's degree	8,236	744	2,571

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Bachelor's degree or higher	4,546	328	1,323

Table 45 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	237	1,018	736	1,961	1,164
9th to 12th grade, no diploma	1,078	1,185	979	929	951
High school graduate, GED, or alternative	2,189	2,129	2,038	3,224	2,037
Some college, no degree	2,271	2,197	2,343	3,805	1,683
Associate's degree	559	947	737	1,678	472
Bachelor's degree	211	1,378	1,158	1,890	931
Graduate or professional degree	38	265	579	1,046	399

Table 46 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,721
High school graduate (includes equivalency)	26,140
Some college or Associate's degree	32,665
Bachelor's degree	50,406
Graduate or professional degree	67,333

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within Yuba City are: Retail (21%); Education and Health Care Services (20%); and Arts, Entertainment and Accommodations (14%).

Describe the workforce and infrastructure needs of the business community:

The three major employment sectors in Yuba City (Retail, Education and Health Care Services, and Arts, Entertainment and Accommodations) all have available job opportunities and are in need of qualified employees.

The City's roots are agriculturally based. Agricultural jobs typically require lower educational levels and are low-paying. However, the City has evolved over the years and now has a diversity of business and professional services. Yuba City has become an employment center for the Yuba-Sutter Metropolitan Statistical Area (MSA) and a bedroom community to Sacramento, the California state capital. Yuba City's businesses need educated and skilled employees. As the economy improves and businesses look for new opportunities to open or expand in Yuba City, they may need assistance with location options, permitting, regulatory and environmental issues, employee training and recruitment.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The recent economic downturn resulted in local, state and federal economic impacts. The downturn in the economy significantly impacted both commercial and residential investment in the City. The State eliminated both Redevelopment Agencies and Enterprise Zones, two key assets and tools planned for in the Yuba City 2008 Economic Development Strategy to assist business growth. As a result, in 2014 the City updated their economic development strategy. The City's updated economic development strategy identifies several goals that will encourage both job and business growth.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The 2009-2013 American Community Survey estimates that 78% of the Yuba City population over the age of 25 has a high school diploma. Almost 19% of the population has a bachelor degree or higher. The skills and education of the current Yuba City workforce do not necessarily correspond to the employment opportunities in sectors with labor shortages. Education and Health Care Services and Arts, Entertainment and Accommodations often require a higher level of education such as an Associate, Bachelor, Graduate or Professional degree. The labor force that cannot find employment in their business sector due to labor surpluses may need additional education or a different skill set in order to obtain employment in sectors with labor shortages.

Educational opportunities include Yuba City Community College and numerous private institutions offering post-secondary education and business/vocational programs. Within an hour's drive are universities including: UC Davis, Cal State Sacramento and Cal State Chico.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The 2014 Economic Development Strategy identifies as a key objective growing opportunities for well-paying jobs. The City Economic Development Department works in cooperation with North Central Counties Consortium (NCCC) and Yuba College. The NCCC is formed under a joint powers agreement to administer the federally funded Work Force Investment Act in Sutter Yuba, Glenn and Colusa Counties. NCCC is governed by a governing Board composed of one member of the Board of Supervisors from each member county and a Workforce Investment Board comprised of business leaders and representatives from labor, education, economic development, community based organizations and One Stop delivery system partners. NCCC provides workforce development services to local businesses and job seekers with Sutter County One Stop. Yuba College also offers economic and workforce development programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

As noted previously, the City Council recently adopted the 2014 Economic Development Strategic Work Plan. The Plan highlights three key initiatives: 1) Grow opportunities for well-paying jobs; 2) Create a positive and inspiring self-image; and, 3) Enhance the quality of life through collaborative and integrated actions. The Plan will serve to help address the needs identified in the Consolidated Plan with regard to education, job training, employment opportunities.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan identifies the City's priority needs, anticipated resources for the next five-year period, and five-year goals for addressing the priority needs utilizing Community Development Block Grant funds. The Strategic Plan also discusses the five-year strategies the City will undertake to address needs of public housing, barriers to affordable housing, reduction of lead-based paint hazards, reduce poverty; and monitor its housing and community development projects and programs to ensure compliance with requirements.

The five-year Strategic Plan is predicated on Community Development Block Grant funds the City will receive annually as an entitlement jurisdiction. The City will pursue other Federal and State funding resources that may become available during the five-year period of the Consolidated Plan to address priority needs. However, those funds will be available on a competitive basis and the City cannot be assured applications will be successful. The City will also support applications for funding by the Regional Housing Authority, Sutter Yuba Homeless Consortium and public and private service organizations that address the housing and supportive service needs identified in the Consolidated Plan.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	**Area Name:**	Neighborhood Revitalization Strategy Area
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	7/1/2010
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

In general, the City will allocate investment of resources on a citywide basis. The City will allocate a portion of its funding to the Neighborhood Revitalization Strategy area**.**

The distribution of funding is predicated somewhat on the nature of the activity to be funded. Resources targeted to new construction and preservation of existing housing will be allocated on a citywide basis. Resources targeted to special needs populations, including homeless, will also be allocated on a city-wide basis, where needs are identified and/or where resources can be coordinated with existing facilities and services. Activities such as public facilities and improvements will be targeted to older, low-income neighborhoods most in need of assistance. Economic development activities will be targeted to business districts located in qualified low-income areas, industrial parks, and commercial sites in various City locations.

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	**Priority Need Name**	Affordable Rental Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	City-wide Neighborhood Revitalization Area
	Associated Goals	Public Housing Needs Construction of New Affordable Housing
	Description	Activities to address this goal may include the use of CDBG funds in combination with other State and Federal funds for the construction, acquisition, and/or rehabilitation of affordable rental housing.
	Basis for Relative Priority	Needs Assessment and Market Analysis identifies a need for additional affordable rental housing for lower income households.

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2	**Priority Need Name**	Rehabilitation of existing units
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-wide Neighborhood Revitalization Area
	Associated Goals	Housing Rehabilitation
	Description	Preserve the existing housing stock by offering assistance with correction health and safety defects, home repairs and accessibility modifications.
	Basis for Relative Priority	Needs Assessment and Market Analysis identifies a need to maintain the existing affordable housing stock and also identifies a need for home modifications and accessibility for disabled and senior populations. Rehabilitation of owner occupied and rental housing will help to preseve the existing affordable housing stock. In addition, accessibility modifications will allow seniors and disabled to remain in their homes and live independently.
3	**Priority Need Name**	Homeless Housing and Supportive Services
	Priority Level	High

	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City-wide
	Associated Goals	Homeless Assistance
	Description	Address the housing and supportive services needs of homeless persons by providing funding to the Sutter-Yuba Homeless Consortium and its member agencies.
	Basis for Relative Priority	Needs Assessment identifies a need for housing and supportive services for the homeless.
4	**Priority Need Name**	Housing and Supportive Services for Special Needs
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

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	Geographic Areas Affected	City-wide Neighborhood Revitalization Area
	Associated Goals	
	Description	Provide funding to non-profit agencies that provide housing assistance and supportive services to non-homeless special needs populations
	Basis for Relative Priority	Needs Assessment identfiies an need for affordable housing and supportive services.
5	**Priority Need Name**	Public Improvements and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Neighborhood Revitalization Strategy Area
	Associated Goals	Infrastructure Improvements/ADA Modifications Implement Neighborhood Revitalization Strategy
	Description	Provide funding to address the need for public improvement located in lower income neighborhoods. Activities may include ADA improvements, lighting, parks, and neighborhood clean up.
	Basis for Relative Priority	Needs Assessment identifies the need for public improvements and infrastruture.
6	**Priority Need Name**	Public Facilities
	Priority Level	High

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Neighborhood Revitalization Strategy Area
	Associated Goals	Public Facilties Construction/Rehabilitation
	Description	Rehabilitation for construction of public faciities including, but not limited to, senior centers, youth centers, centers for the disabled, homeless facilities.
	Basis for Relative Priority	Needs Assessment identifies a need for public facilties.
7	**Priority Need Name**	Economic Development Opportunities
	Priority Level	High
	Population	Extremely Low Low Non-housing Community Development
	Geographic Areas Affected	Neighborhood Revitalization Strategy Area

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Associated Goals	Economic Development/Business Assistance Implement Neighborhood Revitalization Strategy
	Description	Provide economic development assistance activities that may include, but are not limited to assistance to businesses that create jobs or otherwise benefit low income persons through the provision of education or job training.
	Basis for Relative Priority	Needs Assessment and Market Analysis identified a need for education, job training, employment opportunties for lower income persons, special needs populations and public housing residents.
8	**Priority Need Name**	Construction of New Affordable Housing
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Neighborhood Revitalization Strategy Area
	Associated Goals	Construction of New Affordable Housing
	Description	Provide assistance and support applications for the development of affordable housing units.
	Basis for Relative Priority	Needs Assessment and Market Analysis identified a need for additional affordable housing units for lower income households and supportive housing units for special needs populations. Cost burden is the greatest need identiifed by lower income households, including special needs populations. However, this need has a low priority because the City does not have funding available to adress this need. If this priority need is to be met, the City will need to work with for-profit and/or non-profit housing developers to secure the funding necessary to construct affordable housing units.
9	**Priority Need Name**	Neighborhood Revitalization Strategy
	Priority Level	High

	Population	Low Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Neighborhood Revitalization Strategy Area
	Associated Goals	Implement Neighborhood Revitalization Strategy
	Description	Improve the condition of residential and commerical areas of the Neighborhood Revitalization Area through both public and private investment in physical improvements, new projects, on going programs, and other activities.
	Basis for Relative Priority	

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Shortage of affordable rental housing.
TBRA for Non-Homeless Special Needs	Shortage of affordable rental housing. Demand for housing targeted to special needs populations.
New Unit Production	Shortage of affordable rental housing affordable to lower income households. Shortage of affordable purchase housing affordable to low income households.
Rehabilitation	Shortage of affordable housing. Need to preserve existing affordable housing stock.
Acquisition, including preservation	Shortage of affordable housing. REO, vacant or abandoned units.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The anticipated resources identified in the table below include only those funding sources covered by the Consolidated Plan. The only source of funds covered by the Consolidated Plan the City receives as an entitlement jurisdiction annually is Community Development Block Grant funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	566,286	0	35,000	601,286	2,200,000	Prior Year resources include $35,000 from a canceled economic development activity. Expected amount available remainder of Con Plan is estimated based on a $550,000 annual grant for remaining 4 years.

Table 51 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Community Development Block Grant funds may not be sufficient to fully fund activities undertaken and are leveraged with a variety of Federal, State funds, charitable organizations and private donations. The Community Development Block Grant funds do not require matching funds.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publicly owned land or properties located within Yuba City that will be used to address needs identified in the Strategic Plan.

Discussion

In addition to the City's Community Development Block Grant funds, The City will also have $775,000 available in State Cal HOME funds for Housing Rehabilitation and First Time Home Buyer programs.

The City operates a Revolving Loan Fund (RLF). The RLF is used for its Housing Rehabilitation Program. The amount and availability of RLF funds for Housing Rehabilitation cannot be predicted due to the fact Program Income is the source of funds for the RLF. Program Income is generated by past loans being paid off and the proceeds deposited into the RLF.

The City will aggressively pursue, or support applications by other entities for, Federal and State funding over the duration of the 2015-2019 Consolidated Plan to address priority needs. However, other funding sources available to the City or its partners will be through a competitive application process. The City cannot be assured an application(s) will be successful based on the rating and ranking criteria. With the State's elimination of Redevelopment and loss of the 20% Housing Set Aside funds, the City will struggle to meet future matching requirements should the City be successful in applying for other Federal or State funding sources and matching funds be required.

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YUBA CITY	Government	Homelessness Non-homeless special needs Ownership Planning Public Housing Rental	Jurisdiction
CONSOLIDATE AREA HOUSING AUTHORITY OF SUTTER COUNTY	PHA	Non-homeless special needs Ownership Planning Public Housing Rental	Region
Sutter-Yuba Homeless Consortium	Continuum of care	Homelessness	Region

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system are the communication and collaboration, both interdepartmental and with outside service providers. Gaps in the delivery system are due to a lack of funding needed to address priority needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		

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Street Outreach Services			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are a wide variety of entities, both public and private, that work to serve the Yuba City community and surrounding areas, including low-income residents and special needs populations. The Sutter-Yuba Homeless Consortium and North Central Counties Consortium are examples of area wide resources that have been brought together to strengthen the delivery system and maximize resources.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths in the delivery system are the collaboration and support among the service providers. Gaps in the delivery system are due to limited funding. The need far surpasses the funding resources. As a result, needs with a high priority may not be addressed.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Affordable Housing	Neighborhood Revitalization Strategy Area	Rehabilitation of existing units		
2	Non-Homeless Supportive Services	2015	2019	Non-Homeless Special Needs	Neighborhood Revitalization Strategy Area			
3	Homeless Assistance	2015	2019	Homeless		Homeless Housing and Supportive Services		
4	Infrastructure Improvements/ADA Modifications	2015	2019	Non-Housing Community Development	Neighborhood Revitalization Strategy Area	Public Improvements and Infrastructure		
5	Public Facilties Construction/Rehabilitation	2015	2019	Non-Housing Community Development	Neighborhood Revitalization Strategy Area	Public Facilities		
6	Economic Development/Business Assistance	2015	2019	Economic Development	Neighborhood Revitalization Strategy Area	Economic Development Opportunities		

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Implement Neighborhood Revitalization Strategy	2015	2019	Affordable Housing Non-Housing Community Development Neighborhood Revitalization Strategy	Neighborhood Revitalization Strategy Area	Public Improvements and Infrastructure Economic Development Opportunities Neighborhood Revitalization Strategy		
8	Public Housing Needs	2015	2019	Public Housing		Affordable Rental Housing		
9	Construction of New Affordable Housing	2015	2019	Affordable Housing	Neighborhood Revitalization Strategy Area	Affordable Rental Housing Construction of New Affordable Housing		

Table 54 – Goals Summary

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Goal Descriptions

1	**Goal Name**	Housing Rehabilitation
	Goal Description	Provide loans and grants for housing rehabilitation activities that benefit extremely low, very low and low income persons.
2	**Goal Name**	Non-Homeless Supportive Services
	Goal Description	Utilizing Community Development Block Grant funds provide assistance to non-profit organizations for provision of supportive services targeted to non-homeless special needs population (disabled, seniors, families, domestic violence victims)
3	**Goal Name**	Homeless Assistance
	Goal Description	Utilize Community Development funds to assist homeless persons with housing and supportive service needs.
4	**Goal Name**	Infrastructure Improvements/ADA Modifications
	Goal Description	Utilize Community Development Grant funds for ADA improvements to sidewalks, parks and other public building and facilities.
5	**Goal Name**	Public Facilties Construction/Rehabilitation
	Goal Description	Utilize Community Development Block Grant funds to construct or rehabilitate public facilities, including but not limited to senior centers, youth centers, centers for the disabled and homeless facilities.
6	**Goal Name**	Economic Development/Business Assistance
	Goal Description	Utlize Community Development Block Grant funds to make loans and grants to small businesses for job creation, technical assistance, or other activities that will benefit low income persons.

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7	**Goal Name**	Implement Neighborhood Revitalization Strategy
	Goal Description	Utilitze Community Development Block Grant Funds in addition to other local, state and Federal funds to implement the goals established in the Neighborhood Revitalization Strategy.
8	**Goal Name**	Public Housing Needs
	Goal Description	Address the needs of public housing, including but not limited to rehabilitation and renovation of existing public housing units.
9	**Goal Name**	Construction of New Affordable Housing
	Goal Description	Increase the supply of affordable housing units

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City does not own or operate public housing or have any oversight over the operation of the Regional Housing Authority.

Housing Authority staff states there are no current tenants in need of reasonable accommodation/modification nor are there any current tenants waiting to transfer to accessible units**.** Therefore, the City's strategy will be to continue its efforts to maintain a close working relationship with the Housing Authority and should a need to increase the number of accessible units be identified in the future, it will work with the Housing Authority to address the need to the extent funds are available.

Activities to Increase Resident Involvements

Since the City does not own or operate public housing, or have oversight over Housing Authority operations, there are no strategies directed specifically to public housing tenants. The City encourages all residents to be active participants in their community. The City will cooperate with the Regional Housing Authority where need is determined to accomplish this goal.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not Applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City's Housing Element provides a detailed analysis of potential barriers to affordable housing development, including local, State and Federal governmental constraints, market constraints and environmental constraints. The following provides a summary of discussion contained in the City's Housing Element:

Governmental Constraints

Governmental constraints include the regulatory functions that are basic to the role of local government; however, there is much debate about whether or not these regulations discourage the availability of housing to people of all income levels.

Land Use Regulations:

The land use categories contained in the City's General Plan (Low Density Residential, Medium Density Residential and High Density Residential) provide for residential grown at various density levels**.**

Zoning requirements for setbacks, lot coverage and parking are not perceived as a constraint to housing development in Yuba City.

Permits and Fees:

The Housing Element concludes that permits and fees in Yuba City are low in comparison to most other cities in the Sacramento region and do not represent a significant financial constraint to housing development.

Infrastructure:

The provision of on-site improvements, such as streets, curbs, gutters, sidewalks, landscaping, water and sewer are standard conditions of approval. In many cases, off site improvements and/or mitigations may also be required to accommodate development. These off-site improvements might include street widening, traffic signals, public utility easements, flood control improvements. Both on-site and off-site improvements are incorporated into the total project costs discussed under Market Constraints below.

Development Review Process:

The City's development review guidelines work to ensure a streamlined project review process, and ensure fairness and consistency in the development review process. The City's development and design review processes are not perceived as a barrier to development.

Building Code and Enforcement:

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.

Reasonable Accommodation and Housing for Persons with Disabilities:

In accordance with California State SB 520, the Housing Element analyzes potential and actual government constraints specifically on 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.

In conformance with the passage of SB 520, the City has evaluated its zoning code, building code, and permit processing procedures for compliance with ADA guidelines. Using the SB 520 Analysis Tool, staff found no significant barriers to the development, maintenance and improvement of housing for persons with disabilities. Answers to the questions contained in the Analysis Tool are kept on file and will be periodically updated as required.

The City does not have an official provision for reasonable accommodation (modifications or exceptions to zoning laws and other land use regulations which make it easier for persons with disabilities to gain access to housing). The Housing Element identifies a program for adopting a reasonable accommodation ordinance scheduled for completion during the current Housing Element cycle. At this time staff report an informal policy to "do whatever possible to assist" persons with disabilities to have access to housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Consistent with the Housing Element, Housing Program Schedule, the City will address the following policies that may act as barriers to the development of affordable housing during the five-year period of the Consolidated Plan.

- Amend the zoning code to allow second units in R-2 and R-3 zones per state law.
- Amend the zoning code to address requirements of AB2634, allowing for single-room occupancy (SRO) housing without a use permit in C zones. SRO housing is one type of housing appropriate for extremely low-income housing and special needs groups.
- The City will continue to ensure zoning standards and development requirements to facilitate the construction of higher density housing. The City will also encourage development of housing at the higher end of the density range in land designated as low/medium and medium high density through the provision of density bonuses and negotiated alternative parking standards, street improvement standards, maximum density and lot coverage.
- The City will continue to promote its Neighborhood Revitalization Strategy (NRS) that provides opportunity for new development projects and/or infill development. Although no public

policies exist that restrict the provision of housing and community development within the NRS, future resources and services will target this geographic location improving both the residential and economic environment of the area. The specific strategy is included in the NRS Plan.

- Develop regulations for condominium conversions that minimize the 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.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Many homeless need specialized, intensive assistance in order to get back into housing and be linked with services needed for on-going stability. Often homeless persons suffer from mental health conditions, drug or alcohol addiction and chronic physical illnesses, and many have more than one of these conditions, that contribute to their homelessness.

The City does not provide any direct outreach or assessment services for the homeless within the community. The City works within the framework of and relies on the Sutter-Yuba Homeless Consortium and member agencies to provide outreach and assessment services**.**

Addressing the emergency and transitional housing needs of homeless persons

The City does not operate any emergency or transitional shelters for the homeless within the community. The City works within the framework of and relies on the Sutter-Yuba Homeless Consortium and member agencies to address the emergency shelter and transitional housing needs of homeless individuals and families. The City will continue to support the provision of emergency and transitional housing through allocation of CDBG funds. The City will also support applications for emergency shelter and/or transitional housing funding by the Homeless Consortium and member agencies, consistent with City policy.

In accordance with State law, the City must provide for emergency shelter and transitional housing sites within the zoning code. The City has amended the zoning code to allow for emergency shelter sites in accordance with state law. During the Consolidated Program planning period the City will amend the zoning code to address transitional housing sites in accordance with State law requirements and consistent with the Housing Element Program Schedule

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City does not provide supportive services or case management to homeless or formerly homeless persons. The City relies on the Homeless Consortium and its member service providers to address the

supportive services and case management needed to help homeless persons transition to permanent housing, independent living, secure permanent affordable housing and prevent recurring

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homelessness. The City will continue to provide CDBG funding for supportive services and case management services for homeless persons. The City will continue to support service providers in their efforts to secure funding for supportive services, case management and the provision of affordable housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Individuals and families who are overpaying for rent and utilities are constantly at risk of becoming homeless. Therefore, the City will continue its efforts to increase the supply of affordable housing. The City will also continue to support the Homeless Consortium and its member agencies who address the needs of individuals and families at risk of becoming homeless through assistance with security deposits, one-time rental assistance, utility assistance, supportive services and case management services.

The City is not in a position to implement a Discharge Coordination Policy and relies on the Homeless Consortium and its member agencies to address those likely to become homeless after being discharged from a public institution or care facility.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will continue to implement HUD's lead-based paint regulations. Efforts by the City in this regard include the disclosure of possible lead hazards and implementation of lead risk assessment, clearance testing procedures and supervision of lead-related work performed in conjunction with any of its housing programs. Any mitigation or removal of lead-based paint hazard is in accordance with HUD guidelines.

How are the actions listed above related to the extent of lead poisoning and hazards?

Within Sutter County there have been 2 to 4 cases of lead poisoning that met the threshold to require investigation and referral to the State every year for the past 7 years. There are 600 to 800 cases of lead detected in the blood every year, but these cases do not meet the threshold requiring an official investigation. It was noted that any amount of lead in the body should be of concern. The Public Health Nurse stated that most cases of lead poisoning are a result of lead-based paint. The City recognizes that there is a particular need to protect children under the age of six who are mostsusceptible to poisoning. The City works to disseminate information on lead hazards. The programs and activities undertaken by the City adhere to State and Federal laws governing prevention of lead poisoning.

How are the actions listed above integrated into housing policies and procedures?

Guidelines for the City's various housing programs include provisions for inspection and mitigation of lead based paint hazards for housing built prior to 1978 in accordance with HUD regulations.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty has many causes. Among the causes are disabilities (physical and developmental disabilities, chronic diseases, mental illness, etc.), a lack of adequate education or vocational training, a lack of sufficient spousal support and substance abuse problems. According to the 2009-2013 American Community Survey 17.5% of Yuba City's population resides in poverty.

The City has forged cooperative relationships with public and private organizations that share a common mission for improving the quality of life for lower income individuals through housing, social services, employment and skills training, neighborhood revitalization and economic development.

The Yuba-Sutter Economic Development Corporation (EDC) offers economic development programs including a Revolving Loan Fund Program which is available to businesses for the purpose of creating and/or retaining jobs for low income residents. The Chamber of Commerce Business Development Center offers entrepreneur training classes and technical assistance. Graduates of entrepreneur training classes are eligible for short-term micro business loans.

Sutter County offers residents and businesses assistance through their Human Services, Employment Services including: Job Fairs, Hiring Assistance, Advertising and Recruitment Services, Employment Counseling, Job Search Programs and Strategies, Resume Design and a Resource Center.

Sutter County One-Stop provides residents with employment opportunities, education and training, in addition to providing local businesses hiring, training and human resource assistance.

The Consolidated Area Housing Authority of Sutter County, through the Family Self Sufficiency (FSS) Program provides rental assistance and support programs in order to allow households on the Section 8 Housing Choice Voucher Program to become free of public assistance.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's strategy will focus on coordinating resources in conjunction with housing programs and land use policies contained in the Consolidated Plan. The City will assist households with identifying and accessing various housing, social service, educational/vocational programs, business development programs, through collaborative efforts with local agencies such as EDC, Sutter County and the Housing Authority. The City will continue land use policies that seek to balance the creation of jobs and housing, ensure a variety of jobs with varying levels of skill and training and include development of affordable housing.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City will monitor its performance through the Consolidated Annual Performance and Evaluation Report (CAPER). Each year the City will review and report progress it has made in carrying out its Strategic Plan and Annual Action Plan. The CAPER will include a description of resources made available, investment of available resources, geographic distribution and location of investments, results/outcomes, actions taken to affirmatively further fair housing and any other actions taken during the program year as outlined in the Action Plan.

Throughout the program year, the City will utilize the Integrated Disbursement and Information System (IDIS) for setting up, funding, drawing down and reporting Community Development Block Grant and other funds as required. IDIS reports will be incorporated into the CAPER and made available to the public as required.

The City will utilize a performance measurement system to ensure accurate reporting of results in IDIS and in the CAPER for the programs and projects undertaken by the City during the program year.

In addition to the HUD monitoring and reporting requirements, the City will undertake the following monitoring program for its housing and community development programs and projects:

- The City will review and report annually to the State Department of Housing and Community Development on the progress the City has made in implementing its Housing Element.
- The City will annually monitor subreceipients to ensure compliance with federal and local requirements outlined in agreements. The monitoring will include site visits and a review of files, including documentation of federal overlay requirements.

The City will annually monitor assisted housing projects for compliance with affordability requirements

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The anticipated resources identified in the table below include only those funding sources covered by the Consolidated Plan. The only source of funds covered by the Consolidated Plan the City receives as an entitlement jurisdiction annually is Community Development Block Grant funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	566,286	0	35,000	601,286	2,200,000	Prior Year resources include $35,000 from a canceled economic development activity. Expected amount available remainder of Con Plan is estimated based on a $550,000 annual grant for remaining 4 years.

Table 55 - Expected Resources – Priority Table

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Community Development Block Grant funds may not be sufficient to fully fund activities undertaken and are leveraged with a variety of Federal, State funds, charitable organizations and private donations. The Community Development Block Grant funds do not require matching funds.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publicly owned land or properties located within Yuba City that will be used to address needs identified in the Strategic Plan.

Discussion

The City will also have $775,000 available in State Cal HOME funds for Housing Rehabilitation and First Time Home Buyer programs.

The City operates a Revolving Loan Fund (RLF). The RLF is used for its Housing Rehabilitation Program. The amount and availability of RLF funds for Housing Rehabilitation cannot be predicted due to the fact Program Income is the source of funds for the RLF. Program Income is generated by past loans being paid off and the proceeds deposited into the RLF.

The City will aggressively pursue, or support applications by other entities for, Federal and State funding over the duration of the 2015-2019 Consolidated Plan to address priority needs. However, other funding sources available to the City or its partners will be through a competitive application process. The City cannot be assured an application(s) will be successful based on the rating and ranking criteria. With the State's elimination of Redevelopment and loss of the 20% Housing Set Aside funds, the City will struggle to meet future matching requirements should the City be successful in applying for other Federal or State funding sources and matching funds be required.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Assistance	2015	2019	Homeless		Homeless Housing and Supportive Services		
2	Housing Rehabilitation	2015	2019	Affordable Housing		Rehabilitation of existing units		
3	Non-Homeless Supportive Services	2015	2019	Non-Homeless Special Needs		Housing and Supportive Services for Special Needs		
4	Infrastructure Improvements/ADA Modifications	2015	2019	Non-Housing Community Development		Public Improvements and Infrastructure		
5	Public Facilties Construction/Rehabilitation	2015	2019	Non-Housing Community Development		Public Facilities		

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Implement Neighborhood Revitalization Strategy	2015	2019	Affordable Housing Non-Housing Community Development Neighborhood Revitalization Strategy	Neighborhood Revitalization Strategy Area			

Table 56 – Goals Summary

Goal Descriptions

1	**Goal Name**	Homeless Assistance
	Goal Description	Utilize Community Development funds to assist homeless persons with housing and supportive service needs
2	**Goal Name**	Housing Rehabilitation
	Goal Description	Provide loans and grants for housing rehabilitation activities that benefit extremely low, very low and low-income persons.
3	**Goal Name**	Non-Homeless Supportive Services
	Goal Description	Utilizing Community Development Block Grant funds provide assistance to non-profit organizations for provision of supportive services targeted to non-homeless special needs population (disabled, seniors, families, domestic violence victims)

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4	**Goal Name**	Infrastructure Improvements/ADA Modifications
	Goal Description	Utilize Community Development Grant funds for ADA improvements to sidewalks, parks and other public building and facilities.
5	**Goal Name**	Public Facilties Construction/Rehabilitation
	Goal Description	Utilize Community Development Block Grant funds to construct or rehabilitate public facilities, including but not limited to senior centers, youth centers, centers for the disabled and homeless facilities.
6	**Goal Name**	Implement Neighborhood Revitalization Strategy
	Goal Description	Utilize Community Development Block Grant Funds in addition to other local, state and Federal funds to implement the goals established in the Neighborhood Revitalization Strategy.

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Projects

AP-35 Projects – 91.220(d)

Introduction

This section identifies activities the City will undertake during the 2015-2016 Program with Community Development Block Grant funds.

Projects

#	Project Name
1	Administration
2	Sutter Yuba Homeless Consortium - Homeless Coordinator
3	A Hand Up Ministry
4	Bridges to Housing
5	Central Valley Homeless Veterans
6	Hands of Hope
7	Society of St. Vincent de Paul
8	Salvation Army FSS Program
9	Center Street Improvements
10	City Hall ADA Improvements
11	Neighborhood Revitalization Strategy
12	Senior Handyman Program
13	ADA Sidewalk Improvements
14	Butchie's Pool
15	FREED Home Repair Program
16	Salvation Army Counseling Center Rehabilitation

Table 57 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The activities funded during this the 2015-2016 Program Year are consistent with priority needs identified in the Strategic Plan. Lack of funding is the greatest obstacle to addressing underserved needs. The City has approximately $603,000 in Community Development Block Grant funds available for the Program Year. The City received over $1,260,000 in funding requests. In addition, the Community Development Block Grant Program puts a cap on the amount of funds that can be spent on Public Services. The City is limited from spending more than 15% of its annual allocation, plus program income on public service activities. Therefore, some activities are not funded at the full amount requested.

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: $113,257
	Description	General administration and management of Community Development Block Grant
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	**Project Name**	Sutter Yuba Homeless Consortium - Homeless Coordinator
	Target Area	City-wide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: $20,193
	Description	Continuum of Care Homeless Coordinator Salary
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 850 homeless individuals will be assisted.
	Location Description	Sutter Yuba Homeless Consortium offices are located in Yuba City, however, the Homeless Continuum of Care Coordinator works throughout the service area.

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	Planned Activities	This activity will provide funding for the salary of the Homeless Continuum of Care Coordinator. The Homeless Continuum of Care Coordinator is responsible for an annual housing inventory, the point-in-time count and Homeless Management Information System.
3	**Project Name**	A Hand Up Ministry
	Target Area	City-wide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: $2,500
	Description	Food assistance to the homeless
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 1200 individuals will be assisted by this activity.
	Location Description	Food is distributed on Forbes Avenue near the bus top. In addition, food supplies may be delivered if the client is unable to come to the distribution site due to a disability or lack of transportation.
	Planned Activities	Emergency food supplies are distributed to the homeless.
4	**Project Name**	Bridges to Housing
	Target Area	City-wide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: $6,250
	Description	One-time security deposit assistance for homeless re-housing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 253 homeless individuals will be assisted by this activity.
	Location Description	Bridges to Housing offices are located at 909 Spiva Avenue, Yuba City.

	Planned Activities	Bridges to housing provides move-in deposit assistance to homeless families that have sufficient income to pay rent but lack the resources to pay initial deposits. Bridges to Housing also provides case management services. A portion of the funds would be used for security deposit assistance and a portion of the funds would be used to pay the Program Administrator salary that provides the case management services important to avoid the recurrence of homelessness
5	**Project Name**	Central Valley Homeless Veterans
	Target Area	City-wide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: $7,500
	Description	Assists homeless veterans secure permanent housing
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 16 veterans will receive assistance.
	Location Description	The Central Valley Homeless Veterans Assistance Program is located at 64 D Street, Marysville. The Program is a regional program.
	Planned Activities	The activity will provide one-time re-housing assistance to homeless veterans, including security deposits, one-time rental assistance (first-month's) and/or utility deposits. The majority of funds will be used for direct client services, a small portion of the funds will be used to purchase liability insurance for the Program.
6	**Project Name**	Hands of Hope
	Target Area	City-wide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: $7,500
	Description	The Hands of Hope Program provides a day shelter for homeless families. Services include showers, laundry facilities, clothes closet, computer access and referral services, advocacy services.
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	Hands of Hope estimates it will assist 750 homeless individuals.
	Location Description	Hands of Hope is located at 909 Spiva Avenue, Yuba City. Services are provided at the site.
	Planned Activities	Funds will be used for the Guest Advocate salary, client needs and ADA accessible shower replacement.
7	**Project Name**	Society of St. Vincent de Paul
	Target Area	City-wide
	Goals Supported	Non-Homeless Supportive Services
	Needs Addressed	Housing and Supportive Services for Special Needs
	Funding	CDBG: $1,000
	Description	Emergency food for low income and special needs populations
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated 849 individuals will be assisted.
	Location Description	The St. Vincent Food Locker is located at 222 Clark Avenue, Yuba City
	Planned Activities	Funds will be used to purchase food for the Food Locker.
8	**Project Name**	Salvation Army FSS Program
	Target Area	City-wide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: $40,000
	Description	FSS Program provides case management services to homeless families and formerly homeless families.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 34 families will receive case management services.
	Location Description	The Family Self Sufficiency Program offices are located at the Salvation Army 410 J Street, Marysville.
	Planned Activities	Funds will be used for case worker salaries, utilities at the FSS Counseling Center, travel costs associated with case management visits and client transportation, purchasing items necessary for clients to move into permanent housing, and indirect costs associated with the operation of the FSS Program.
9	**Project Name**	Center Street Improvements
	Target Area	Neighborhood Revitalization Area
	Goals Supported	Implement Neighborhood Revitalization Strategy
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: $25,000
	Description	ADA curb cuts and Sidewalk Repairs
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Center Street, Yuba City
	Planned Activities	Funds will be used to install ADA compliant curb cuts on Center Street to enhance accessibility in the City's downtown district, which is included in the NRSA
10	**Project Name**	City Hall ADA Improvements
	Target Area	City-wide
	Goals Supported	Public Facilties Construction/Rehabilitation
	Needs Addressed	Public Facilities
	Funding	CDBG: $20,000
	Description	Install ADA improvements in City Hall.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Community benefit. All residents that visit City Hall will now have access to an ADA compliant counter to communicate with City Staff.
	Location Description	1201 Civic Center Blvd., Yuba City
	Planned Activities	Accessibility modifications to the customer service counter in the Development Services Department. Currently the counter is not accessible to disabled residents.
11	**Project Name**	Neighborhood Revitalization Strategy
	Target Area	Neighborhood Revitalization Area
	Goals Supported	Implement Neighborhood Revitalization Strategy
	Needs Addressed	Neighborhood Revitalization Strategy
	Funding	CDBG: $95,000
	Description	Neighborhood cleanup efforts and various projects related to the NRSA efforts
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that ten homes will receive services during the annual neighborhood cleanup.
	Location Description	NRSA
	Planned Activities	Neighborhood Cleanup – painting, landscaping, housing repairs such as gutter repairs, siding repairs, roofing repairs, fence work, etc.
12	**Project Name**	Senior Handyman Program
	Target Area	City-wide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Rehabilitation of existing units
	Funding	CDBG: $4,000
	Description	Minor home repairs for seniors.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	The Senior Handyman Program estimates it will assist 11 seniors with minor home repairs.
	Location Description	The Senior Handyman Program operates out of the Yuba City Senior Center, however, repairs are done at the senior's home on a Citywide basis.
	Planned Activities	The Handyman Program will address a variety of minor home repairs such as replacement of broken windows, installation of weather stripping, replacement of lighting and light bulbs, caulking tubs and sinks, minor electrical repairs, and other miscellaneous repairs.
13	**Project Name**	ADA Sidewalk Improvements
	Target Area	City-Wide
	Goals Supported	Infrastructure Improvements/ADA Modifications
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: $224,086
	Description	Provide curb cuts for ADA accessibility.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	City-wide benefit
	Location Description	City-Wide
	Planned Activities	Sidewalk repairs and ADA curb cuts throughout the City
14	**Project Name**	Butchie's Pool
	Target Area	
	Goals Supported	Public Facilties Construction/Rehabilitation
	Needs Addressed	Public Facilities
	Funding	CDBG: $15,000
	Description	ADA Repairs/Improvements
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 425 disabled individuals will benefit from the ADA accessibility improvements at Butchie's Pool
	Location Description	Butchie's Pool is located at 1444 Gibson Avenue, Yuba City.
	Planned Activities	Renovation and ADA accessibility improvements at Butchie's Pool to provide disabled clients with a more stable environment in order to change clothes and walk to the pool area and rehabilitation of major support beams, windows and metal doors that surround the pool.
15	**Project Name**	FREED Home Repair Program
	Target Area	City-wide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Rehabilitation of existing units
	Funding	CDBG: $10,000
	Description	Provide accessibility improvements for disabled and senior residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 150 disabled individuals will be assisted with accessibility improvements to their home.
	Location Description	FREED offices are located at 508 J Street, Marysville. Accessibility improvements will be addressed on a city-wide basis.
	Planned Activities	The Program will provide health and safety related home accessibility modifications to disabled Yuba City residents, including seniors. The Program will allow disabled individuals and seniors to remain living safely and independently in their home.
16	**Project Name**	Salvation Army Counseling Center Rehabilitation
	Target Area	City-wide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: $10,000
	Description	Rehabilitation of the facility used for homeless family counseling services.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated this activity will provide assistance to 70 homeless.
	Location Description	The Counseling Center is located at the Salvation Army office at 410 J Street, Marysville.
	Planned Activities	Funding will be used to cover the costs associated with the rehabilitation of The Salvation Army Depot Family Crisis Center Counseling Center. Funds will cover a portion of the cost of the rehabilitation including, flooring, any required lead or asbestos removal, and roof resealing and indirect costs associated with the rehabilitation work.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In general, the City will allocate investment of resources on a citywide basis. The City will allocate a portion of its funding to the Neighborhood Revitalization Strategy area**.**

Geographic Distribution

Target Area	Percentage of Funds
Neighborhood Revitalization Strategy Area	17

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As noted above, the City allocates the majority of funding on a citywide basis. However, the distribution of funding is predicated somewhat on the nature of the activity to be funded. Resources targeted to new construction and preservation of existing housing will be allocated on a citywide basis. Resources targeted to special needs populations, including homeless, will also be allocated on a city-wide basis, where needs are identified and/or where resources can be coordinated with existing facilities and services. Activities such as public facilities and improvements will be targeted to older, low-income neighborhoods most in need of assistance. Economic development activities will be targeted to business districts located in qualified low-income areas, industrial parks, and commercial sites in various City locations.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 60 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The purpose of this section is to outline actions the City will take to address the needs of public housing. The City does not own or operate public housing or have any oversight over the operation of the Regional Housing Authority. Therefore, the City will act to continue its efforts to maintain a close working relationship with the Housing Authority supporting their actions to address the needs of public housing.

Actions planned during the next year to address the needs to public housing

As noted above, the City does not own or operate any public housing in Yuba City. The Regional Housing Authority of Sutter and Nevada Counties serves Yuba City. During the Program Year, the City will continue it close working relationship with the Regional Housing Authority to expand housing opportunities for Yuba City residents.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Since the City does not own or operate public housing, or have oversight over Housing Authority operations, there are no actions directed specifically to public housing tenants.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Regional Housing Authority of Sutter and Nevada Counties is not designated as “troubled.”

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section identifies the actions the City will take during the 2015-2016 Program year to address homelessness. The City's goals are to address chronic homelessness by assisting transitional housing programs that provide on-going supportive services such as case management, education, and job training, to help ensure that people do not return to homelessness. The City will also provide assistance to homeless persons and low-income families at risk of becoming homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City does not provide any homeless services; however, the City does work in partnership with the Sutter-Yuba Homeless Consortium and Continuum of Care to address homelessness. Annually the Sutter-Yuba Homeless Consortium conducts a Point-in-Time (PIT) count. The PIT provides valuable information, including demographic and living situation information that allows service providers and the community to better identify and evaluate the homeless population and their needs. During the Program Year, the City will provide CDBG funds to the Sutter-Yuba Homeless Consortium and its efforts to address homeless needs. Funds will also be provided to A Hand Up Ministry and Hands of Hope that provide services to the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the Program Year, the City will allocate a portion of Community Development Block Grant funds under the Public Service Category to organizations that provide emergency shelter and transitional housing services to the homeless. Specifically, the City will provide CDBG funding to the Salvation Army-Family Self Sufficiency Program that assists families with achieving the financial, vocational, educational and personal goals established during their stay at the Salvation Army Depot, Family Crisis Center. Hands of Hope operates a day shelter and provides support services to homeless families with children and homeless populations that are underserved. Services at the shelter include showers, laundry facilities, and computer stations, to name a few.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

OMB Control No: 2506-0117 (exp. 07/31/2015)

The City will provide CDBG funding for several organizations that serve the homeless, including families with children and veterans. Organizations that will be assisted during the Program Year are: Bridges to Housing assists homeless or about to be homeless families with one-time financial assistance (security deposits, utility deposits, etc.), referrals, case management and on-going support to ensure they do not become homeless again. Central Valley Homeless Veterans Assistance Program assists Veterans with one-time financial assistance (security deposits, utility deposits, first month's rent, and etc.) and other supportive services. Central Valley Homeless Veterans Assistance Program is a supporter of the Yuba-Sutter Veterans Stand Down event held annually. During the 2014 event, over 1100 Veterans and their families, including homeless veterans received a variety of services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City's efforts during the Program Year to prevent homelessness will include affordable housing programs that maintain the existing affordable housing stock or increase the number of affordable housing units available to low-income households. As noted above, the City will also support housing programs that address the underlying reasons for homelessness and provide on-going support services for formerly homeless families and programs that provide assistance to low-income families at risk of becoming homeless, such as the Salvation Army Family Self Sufficiency Program and the Bridges to Housing Program.

Discussion

In addition to resources available to and controlled by Yuba City, organizations within the community for which their mission is to provide services to the homeless may receive funds from a variety of federal, state and local sources. These funding sources include Emergency Solutions Grant, Emergency Food and Shelter Program (FEMA) and Continuum of Care-Supportive Housing Program, charitable organizations and private donations. Throughout the Program Year the City will work closely and support the efforts of the Sutter-Yuba Homeless Consortium to address the housing and supportive needs of the homeless.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City's Housing Element provides a detailed analysis of potential barriers to affordable housing development, including local, State and Federal governmental constraints, market constraints and environmental constraints. Consistent with the Housing Element, Housing Program Schedule, this Section outlines efforts the City will undertake during the Program Year to address policies that may act as barriers to the development of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

During the 2015 Program Year the City will continue review and amend the zoning and land use policies to alleviate barriers to affordable housing. The Housing Element identifies the following actions the City will undertake:

- Amend the zoning code to allow second units in R-2 and R-3 zones per state law.
- Amend the zoning code to address requirements of AB2634, allowing for single-room occupancy (SRO) housing without a use permit in C zones. SRO housing is one type of housing appropriate for extremely low-income housing and special needs groups.
- The City will continue to ensure zoning standards and development requirements facilitate the construction of higher density housing. The City will also encourage development of housing at the higher end of the density range in land designated as low/medium and medium high density through the provision of density bonuses and negotiated alternative parking standards, street improvement standards, maximum density and lot coverage.
- The City will continue to promote its Neighborhood Revitalization Strategy (NRS) that provides opportunity for new development projects and/or infill development. Although no public policies exist that restrict the provision of housing and community development within the NRS, future resources and services will target this geographic location improving both the residential and economic environment of the area. The specific strategy is included in the NRS Plan.
- Develop regulations for condominium conversions that minimize the 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.

Discussion:

The Housing Element analysis of barriers to affordable housing does not identify any regulations or policies in place that are inconsistent with other jurisdictions or specifically used to inhibit the development of affordable housing. However, there is much debate over whether or not regulations and public policies discourage the availability of affordable housing. California Housing Element law requires jurisdictions to have land use plans and regulatory policies that facilitate the development of a range of housing types to meet the needs of all income groups. The City's Housing Element was updated in 2013 and determined to be in compliance with State law.

AP-85 Other Actions – 91.220(k)

Introduction:

This section addresses the City's planned actions during the 2015-2016 Program Year to carry out strategies covered in the Con Plan including, fostering and maintaining affordable housing, evaluation and reduction of lead based paint hazards, reduce the number of families within the poverty level, and develop the institutional structure and enhancing coordination between public and private agencies that serve low income and special needs populations.

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle to meeting underserved needs in Yuba City is the lack of funding available to meet the underserved needs. The recent economic decline has resulted in cutbacks or elimination of funding sources available for affordable housing and related services. The State eliminated Redevelopment Agencies in 2012. The Redevelopment 20% Housing Set Aside was the primary funding source the City had to fund affordable housing projects. Without the Redevelopment housing funds the City will find it difficult to assist financially in development of affordable housing in the future.

During this program year and the duration of the Con Plan period, the City will continue its efforts to identify alternate funding sources, support funding applications by developers and service providers that expand the availability of affordable housing, and support applications for homeless assistance and supportive service funds. The City will also implement zoning and land use policies that encourage the development of affordable housing. The City will continue to participate and encourage partnerships between local agencies and organizations so underserved needs may be better met by collaborative use of resources.

Actions planned to foster and maintain affordable housing

The City will continue to offer and/or provide funding for a range of affordable housing activities including single-family housing rehabilitation, multi-family housing rehabilitation, first-time homebuyer assistance and the Neighborhood Stabilization Program. The City will work in partnership with private developers, local non-profit agencies and the Regional Housing Authority of Sutter and Nevada Counties to develop and preserve affordable housing units**.**

Actions planned to reduce lead-based paint hazards

The City will continue to implement HUD's lead-based paint regulations. Efforts by the City in this regard include the disclosure of possible lead hazards and implementation of lead risk assessment,

clearance testing procedures and supervision of lead-related work performed in conjunction with any of its housing programs. Any mitigation or removal of lead-based paint hazard is in accordance with HUD guidelines.

Actions planned to reduce the number of poverty-level families

The City will continue its efforts to increase the availability of affordable housing opportunities, and assist homeless individuals or those who may be at risk of homelessness. In addition, the City will implement land use policies that seek to balance the creation of jobs and housing and ensure a variety of employment opportunities requiring varying levels of skills and training.

The City will continue its efforts to develop and maintain cooperative relationships with public and private organizations that share a common mission for improving the quality of life for individuals through housing, social services, employment and skills training, neighborhood revitalization and economic development.

Actions planned to develop institutional structure

The Yuba City Development Services Department is the City department responsible for administration of the City's Housing Programs including the Community Development Block Grant (CDBG) Program. The Development Services Department also oversees the City's Community Development and Economic Development activities. The City applies for CDBG funds annually and both internal City departments and external subrecipient agencies implement the programs and projects identified in the Annual Action Plan. The Development Services Department will continue to collaborate with other City departments, the City Council, City Commissions, as well as local agencies and organizations and residents to develop programs and activities that serve low and moderate income individuals and families within the jurisdiction.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to meet with and maintain a dialog with non-profit agencies and organizations that serve low and moderate-income persons. The City will work to enhance and improve the organizational capacity and foster a collective planning process.

The City will continue to work closely with the Regional Housing Authority to develop, preserve and improve the supply of affordable housing in Yuba City.

Discussion:

Although there are coordinated programs and services to address the needs of lower income households and the homeless, it is recognized that many unmet needs will remain.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

This section identifies any funds, including program income, that will be available in addition to the City's annual CDBG allocation for activities during this the 2015-2016 Program Year.

At a minimum 70% of CDBG funds must benefit low- and moderate-income person. This Section also identifies the percentage of funds that will be spent on low- and moderate income persons over a specified period of time, 1, 2, or 3 consecutive year period. In a one-year period, if the City cannot meet the minimum 70% benefit, the jurisdiction may elect to accomplish the minimum 70% benefit over a longer period of time, up to 3 years.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	35,000
5. The amount of income from float-funded activities	0
Total Program Income:	**35,000**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

OMB Control No: 2506-0117 (exp. 07/31/2015)

Discussion:

The $35,000 noted above is the result of a PY 2014 economic development activity that was subsequently cancelled. The funds are being reallocated to an alternate activity during this Program Year.

The City has determined that 100% of the 2015-2016 Program Year funds will be expended on low-and moderate-income persons.

Appendix - Alternate/Local Data Sources

City of Yuba City

Neighborhood Revitalization Strategy

May 2015

City of Yuba City
1201 Civic Center Blvd.
Yuba City CA

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Acknowledgment

City of Yuba City
Neighborhood Revitalization Strategy
2015

City Council
John Dukes, Mayor
John Buckland, Vice Mayor
Stanley Cleveland, Jr.
Preet Didbal
Kash Gill

City Manager
Steven C. Kroeger

Introduction

Yuba City, located in northern Sacramento Valley, has a population of approximately 65,000 residents. A diverse population defines the City, with more than 30 percent of residents acknowledging either Hispanic or Indian (Sikh) heritage. Consequently, there are different cultural practices that further define the social landscape of Yuba City.

Yuba City is home to numerous local nonprofit organizations that are involved in programs to raise the standard of living for the City's residents. These organizations provide a wide range of services such as homebuilding, financial assistance and other community programs to enhance the City's neighborhoods.

Yuba City Council first adopted the Neighborhood Revitalization Strategy (NRS) in 2010 in conjunction with the last Consolidated Plan update. The 2010 Neighborhood Revitalization Strategy identified a five-year period over which numerous goals and objectives would be met to address declining residential and commercial areas within the NRS. Although progress has been made toward the goals contained in the NRS, there is much work that remains. The economic downturn, staffing cutbacks and elimination of the Redevelopment Agency, a funding source for both commercial and residential improvements in Neighborhood Revitalization Area (NRA), curtailed the City's ability to achieve the anticipated benchmarks within the initial five-year period. Consequently, the City will maintain its focus on the revitalization area and continue the NRS through the 2015-2020 Consolidated Planning Period.

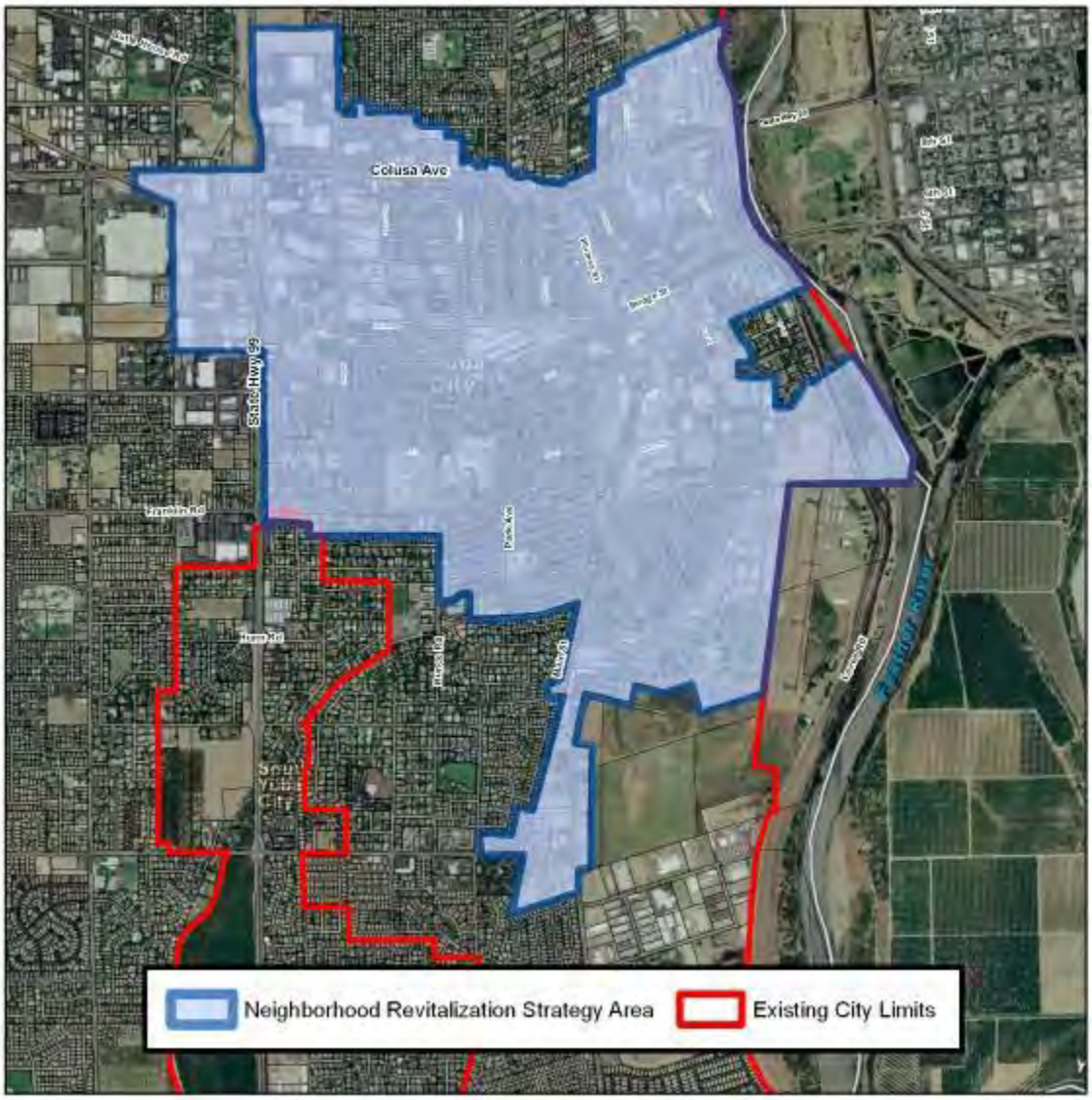
The NRS document has been updated to include the most recent demographic information. References to the Redevelopment Area or Redevelopment Agency and its overlap with the NRS have been eliminated. The overall strategy remains the same.

The NRS outlines the history, boundaries and demographics of the NRA. It will describe the process of public participation, as well as provide an overall assessment of the area. The document will explain the economic needs of the community and address those needs along with performance measures. This document has been developed with the belief that revitalization strategies can do the following:

- Obtain commitments to neighborhood building.
- Make neighborhoods attractive for investments, creating a market for profits.
- Generate neighborhood participation to ensure that the benefits of economic activity are reinvested in the neighborhood for long-term community development.
- Support the use of neighborhood intermediary institutions (e.g., community development corporations, community development financial institutions, community housing development organizations and religious institutions) to bridge gaps between local government agencies, the business community, community groups and residents.
- Foster the growth of resident-based initiatives to identify and address their housing, economic and human services needs.

The overall NRA is approximately 2.7 square miles. Located in the central east section of the City, the area is bounded by the Feather River to the east; Main Street in the south; along State Highway 99 to the west and Queens Avenue to the north.

Map 1
Neighborhood Revitalization Strategy Area Boundaries



Demographics

Yuba City is the 134th largest city by population in California and is the county seat of Sutter County. According to the American Community Survey (ACS), the population of Yuba City was estimated to be 64,911 in 2013. Table 1 is a breakdown of the racial makeup of Yuba City:

Table 1
Racial Demographics of Yuba City

Race	Number	% of Total
White	40,764	62.8%
Asian	11,891	18.3%
African American	1,527	2.4%
American Indian	873	1.3%
Pacific Islander	192	0.3%
Some Other Race	5,863	9.0%
Two or more Races	3,801	5.9%
Total	**64,911**	**100.0%**
Hispanic/Latino	18,207	28.0%
Non-Hispanic/Latino	46,704	72.0%
Total	**64,911**	**100.0%**

Source: American Community Survey, 2009-2013
Note: Hispanics/Latino can be of any race; most often report as White or Some Other Race.

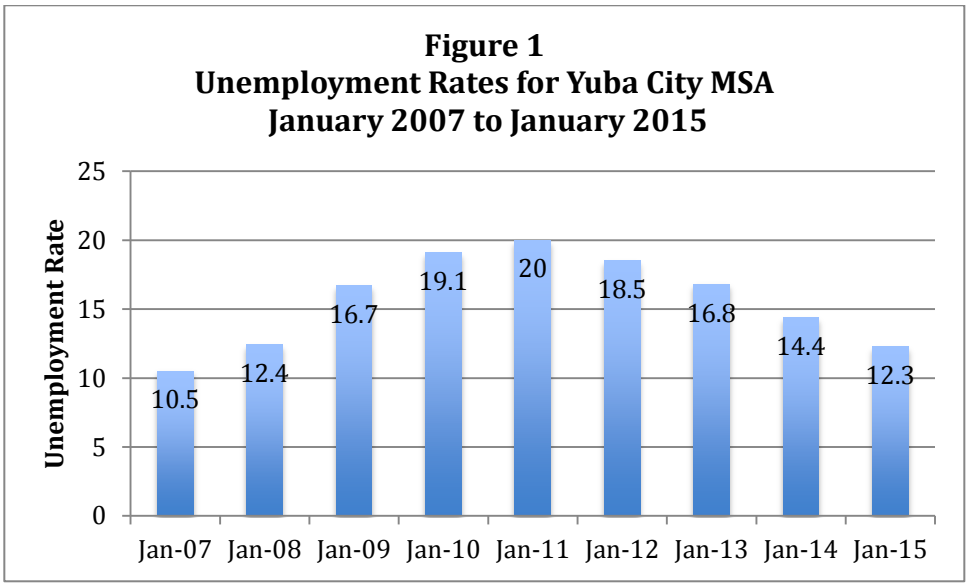
The City's median household income was $48,871 in 2013 compared with $61,094 statewide. The modal income class (the income class with the highest number of households) for the City in 2013 was the $50,000–$74,999 range (18.9 percent of all households), which was equal to the modal income class throughout California (16.8 percent).[1]

In 2013, 13.8 percent of all households in Yuba City were headed by single females, whereas 6.6 percent were headed by single males. Yuba City is similar to the California percentages

[1]American Community Survey, 2009-2013

of single-female and single-male headed households (13.3 percent single-female headed and 6.0 percent single-male headed).[2]

According to the Bureau of Labor Statistics (BLS), the unemployment rate for the Yuba City metropolitan statistical area (MSA) was 12.3 percent in January 2015. This is a 7.7 percent drop in the unemployment rate since January 2011 when it was at a high of 20 percent. Yuba City's unemployment rate remains high in comparison with California's overall unemployment rate of 6.5 percent for the same time period.



Of the City's population older than 25 years of age, 78.4 percent had a high school education in 2013 compared with 81.2 percent throughout California. In addition, 18.7 percent of all residents in Yuba City have a bachelor's degree or higher, whereas California's overall average is 30.7 percent.[3]

Of the 22,948 housing units in Yuba City, 66.1 percent were classified as single family in 2013. The homeownership rate was 57.0 percent compared with 55.3 percent statewide. About 47 percent of housing stock in the City was built before 1980 and 30 percent was built before 1970. The median housing value in the City for owner-occupied housing was $185,100 in 2013 compared with $366,400 statewide.[4]

Additional Information

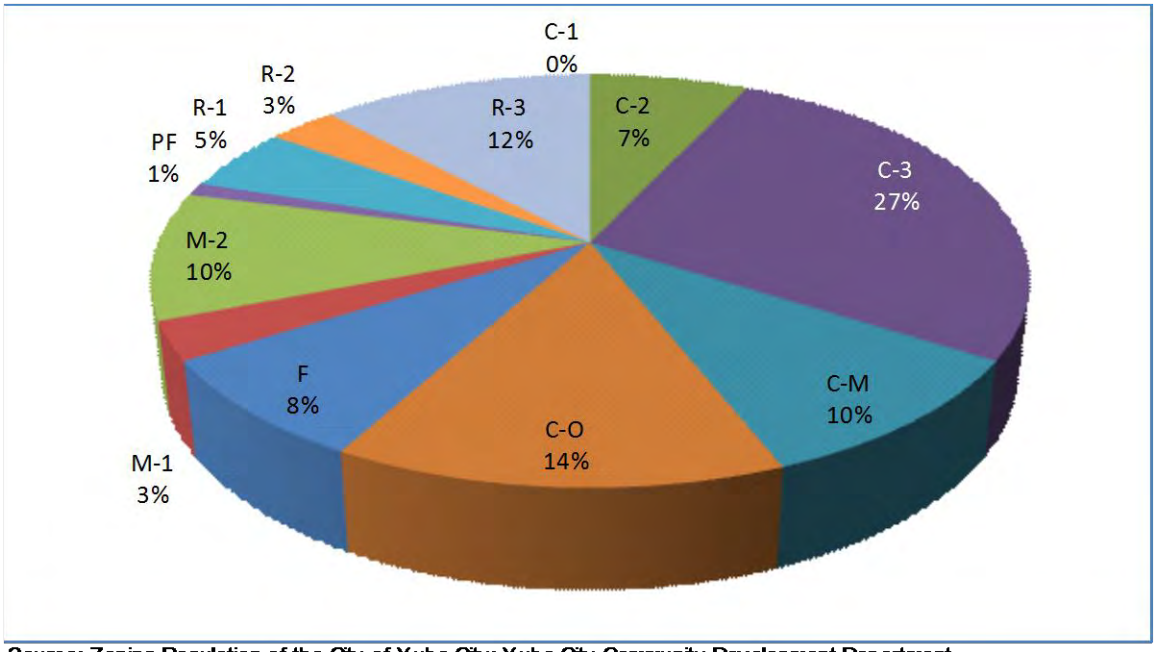
All the demographic information to follow in this section was compiled in 2015 from the 2010 Bureau of Census Report and 2009-2013 American Community Survey.. The Neighborhood Revitalization Area includes portions of nine Census tracts. The data compiled here uses the data from those tracts.

[2]Ibid.
[3]Ibid.
[4]Ibid.

Development of Yuba City Revitalization Area

The overall zoning breakdown of the area shows a majority of the area is dedicated to commercial- and industrial-type uses. These uses combined account for approximately 46 percent of the total area of the Revitalization Area. Residential land uses account for approximately 53 percent of the area. Other uses, such as parks and other public facilities account for the remaining 1percent of the project area.

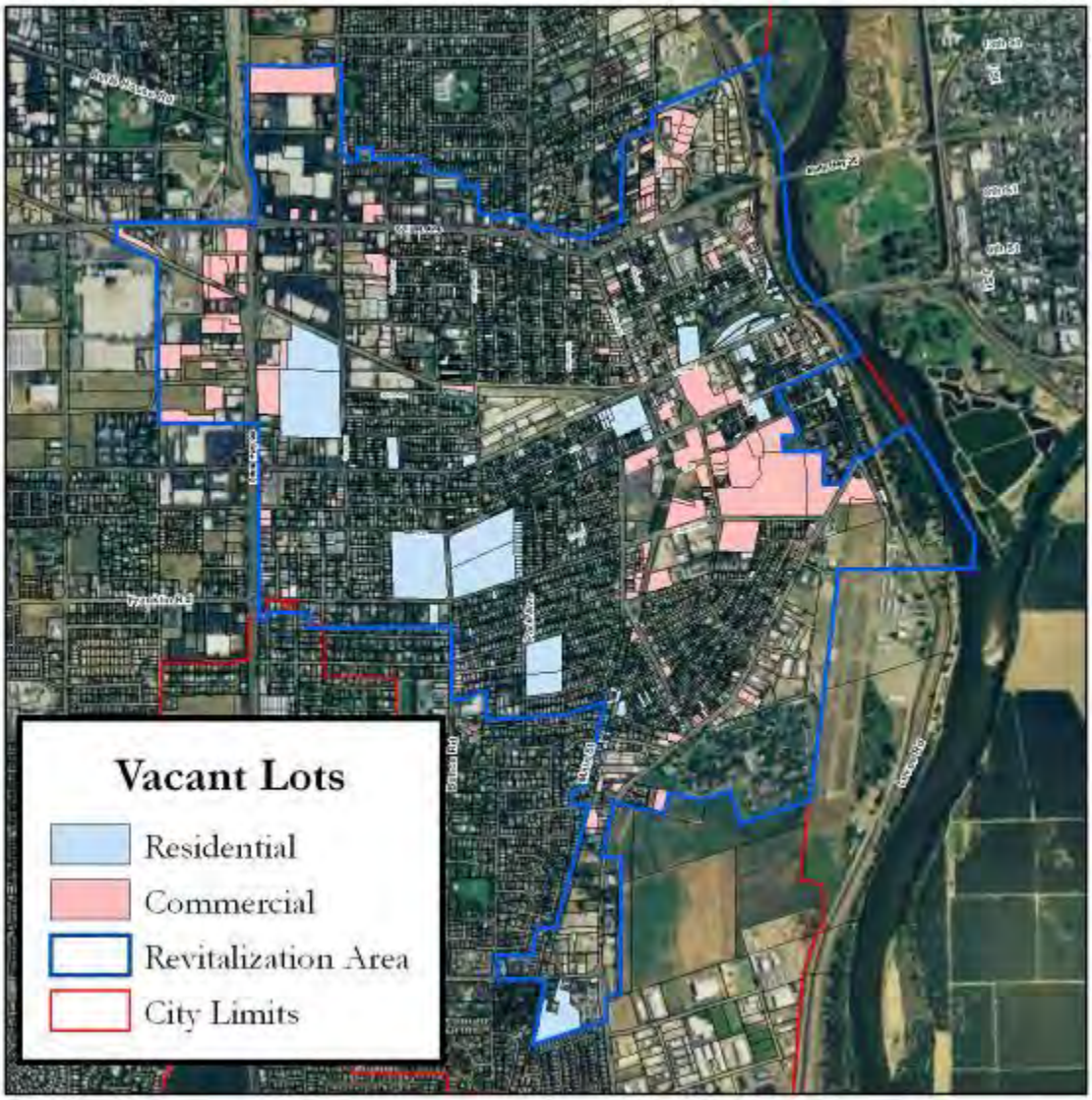
Figure 2
Zoning Breakdown



Source: Zoning Regulation of the City of Yuba City: Yuba City Community Development Department
C-O: Office Commercial District; C-1: Neighborhood Convenience Commercial District; C-2: Community Commercial District; C-3: General Commercial District; C-M: Heavy Commercial/Light Industrial District; F: Flood District; M-1: Light Industrial District; M-2: Industrial District; PF: Public Facilities District; R-1: Single-Family Residence District; R-2: Tw o-Family Residence District; R-3: Multifamily Residence District

The subject area primarily consists of two distinct uses: commercial and residential. The area has 2505 residentially zoned properties with 133 parcels (5.3 percent) not showing any improvement in value, or could be considered vacant, according to the assessment records. Conversely, the area has 760 commercially zoned properties, of which there are 129 properties (16.9 percent) that are not showing any improvement in value.

Map 2
Vacant Commercial and Residential Lots

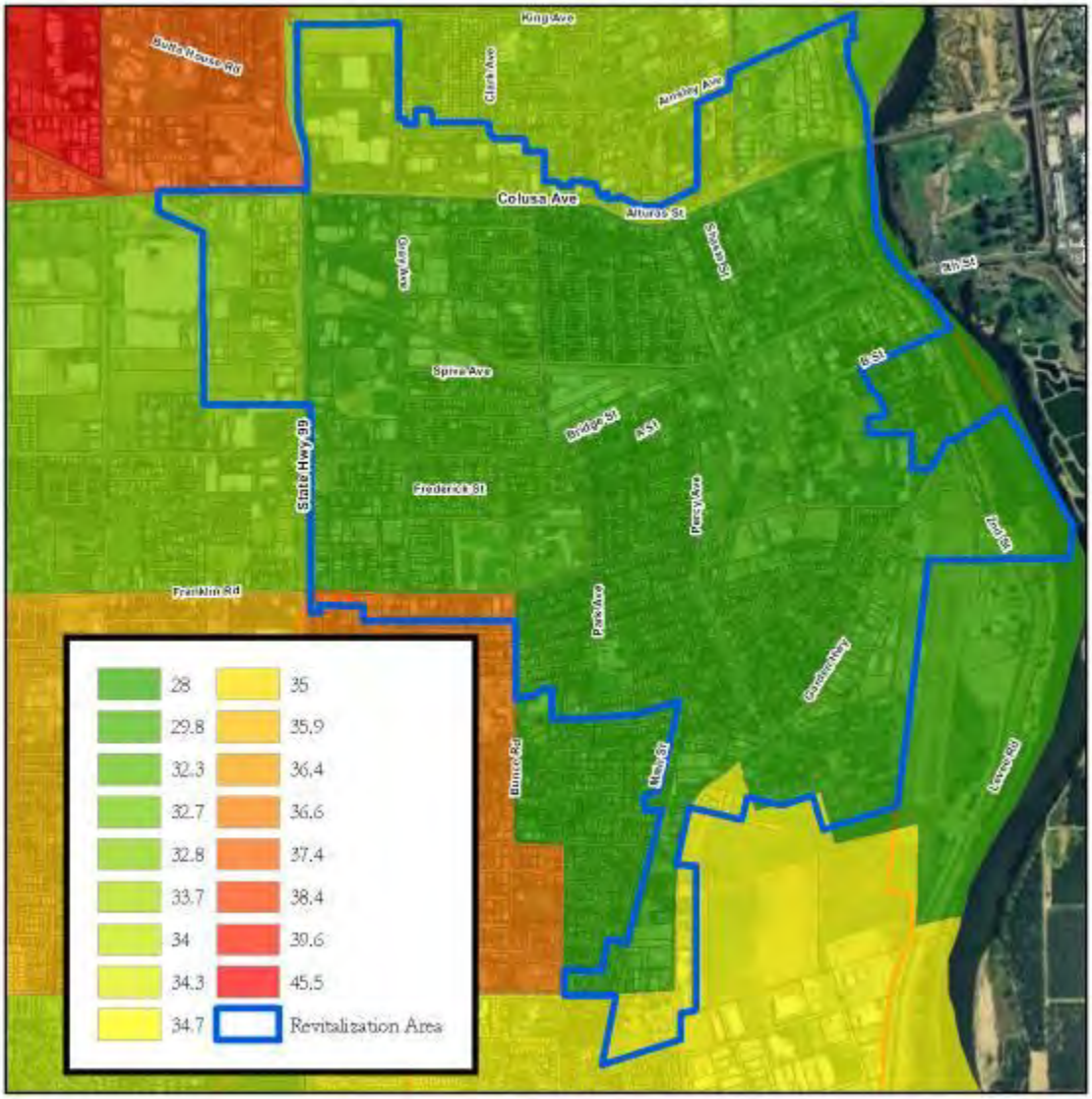


Median Age

The median age of residents in the Revitalization Area is among the youngest in Yuba City. The average age ranges from 27.9 to 39.4 within an overall median age of 32.9 years of age[5] which is slightly higher than Yuba City as a whole (33.7 years old). This age could be considered moderate age for the city, typically, younger communities that are also lower income could be best supported by having access to job training services, as well as entry-level jobs and housing. In Yuba City, a majority of the project area is younger than overall average city-wide, as shown in Map 3.

Map 3
Average Age

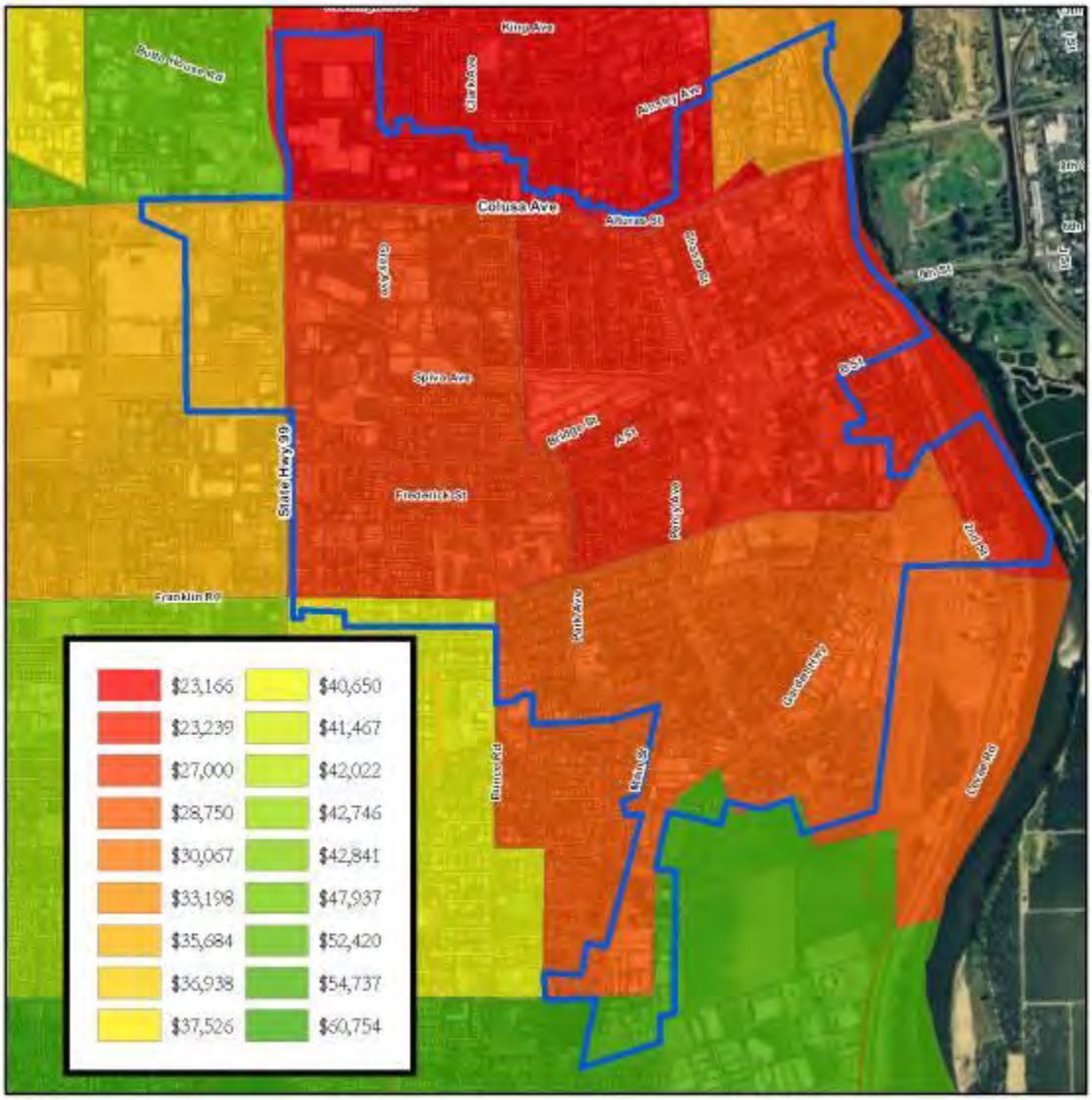
[5]American Community Survey 2009-2013



Income/Poverty Level

The median income for the Revitalization Area is $42,711 as compared to the City median income of $48,871. Tracts 501.02, 502.01 and 502.02 have significantly lower median incomes than the City as a whole at $33, 393, $24,778 and $30,360 respectively. Income levels for the census tracts that cover approximately 75 to 80 percent of the NRS area are at or below the City average, as shown in Map 4. These tracts also have a higher percentage of residents with incomes below the poverty level. The average percentage of residents below the poverty level in the three aforementioned tracts is 34% as compared with the City as a whole, at 17.5% The Revitalization Area overall percentage of residents below the poverty level is 22.29%.

Map 4
Median Income



Housing Tenure

The census tracts that make up the Revitalization Area have a higher percentage of renter households than the City as a whole (43.1 percent renter/56.9 percent owner). Tract 501.02, renter households make up 67.3 percent and owner households make up 32.7 percent. Tract 502.01 renter households make up 71.8 percent and owner households make up 28.2 percent. Tract 502.02, renter households make up 72.8 percent, owner households 27.2 percent and 503.02 renter households make up 60.4 percent, owner households 39.6 percent.

Public Participation

To gain familiarity with the necessary objectives and goals for the Revitalization Area, staff held two informational meetings with local stakeholders, residents and departmental staff of Yuba City. These public meetings allowed for various forms of interaction that conveyed the overall needs of the area and presented staff with the needed information to development targets and ideas to improve the Revitalization Area. Each group was asked to articulate their observations about the community, the strengths and challenges they see, the role they would play in revitalization, their goals and any funding they would anticipate needing. The findings from these interviews will be detailed in the Assessment section, which commences on page 13.

Staff also prepared focused surveys that were designed to allow residents to prioritize their perceived needs within the community. These surveys were collected and statistics were compiled into a simple report that shows the apparent shortcomings of the area. There were eight surveys received from areas that could be considered to be in the Revitalization Area (northeast, southeast and other).

Finally, each stakeholder and the general public were allowed to comment on the revitalization plan when it was completed in draft form. All of the comments that were received were compiled and included in a final draft that will be presented to the City Council for final adoption and implementation.

Strategies

Recommendations generated during the overall development process focus on a well-balanced program centered on four fundamental ideas. These ideas serve as a starting point for launching the revitalization program and form the basis for the specific strategies to be considered and carried forward to facilitate change for the targeted area.

Foremost, the program should take into account a wide range of ideals and strategies that cooperatively deal with various demographic, social and procedural factors that tend to wear on the quality of life for the residents of the community. The noted Census tracts all exhibit an overall decline that directly affects the population residing in the neighborhoods. A proactive approach to addressing these pertinent issues is overdue in these areas.

Next, the course toward revitalization must consider tackling many of the simple amenities that are essential to keeping a neighborhood fresh but also safe. These amenities might include items such as parks and leisure amenities, code and law enforcement, educational facilities and the delivery of essential services such as road and sewer improvements.

Third, community renewal requires that assets be identified and devoted to revitalization through an inventive program. By identifying additional resources for implementation, including partnerships between other public agencies, local commerce and the community at-large, investment by the public becomes inevitable because it becomes everyone's community. In establishing new joint ventures, Yuba City must highlight the need to enhance the community's social foundation, a necessary step so that the community can take a prominent role in the revitalization process. Community service organizations, religious institutions, residents and other civic organizations that may have had limited involvement in past revitalization efforts must be encouraged to participate in a community-wide effort aimed at improving the neighborhoods.

Lastly, revitalization requires that staff implement the program and that the elected officials directing the revitalization process make tough decisions relative to resource targeting, the leveraging of resources, and meeting the priorities and time lines associated with each aspect of the overall revitalization program. The difference between the current level of resources and the resources available shows that planning efforts must be carefully evaluated and that all involved have like priorities in order to efficiently tackle the significant concerns of the Revitalization Area.

It is recommended that all actions and plans are tailored toward following the principles stated above. This plan singles out various declining areas of the City but also highlights areas of the City where specific social issues are more prevalent. The overall decline in some areas has diminished the livelihood of many residents of the City. Improvements could be drastic in these areas but should be implemented in order to tackle the major goal of this plan—improving the quality of life of Yuba City's residents.

There are five strategy areas that show a succession of recommended policies for revitalization. The individual recommendations should be implemented according to a time line that reflects a reasonable period to reflect change in that specific strategy area. More specifically, implementation should be broken into immediate-, medium- and long-term measures for purposes of completion. The five strategy areas are as follows:

- Refurbish and improve the community's identity, character and image.
- Rebuild housing and restore the neighborhood's foundation by decentralizing poverty.
- Improve safety and security.
- Undertake community development projects that will stimulate reinvestment in declining areas.
- Expand resources for housing and revitalization and increase the role and participation of the private sector, nonprofit organizations, the faith-based community and other institutions.

Assessment

Yuba City's existing neighborhoods in the designated Revitalization Area are distinguished by numerous traits. However, the area maintains specific characteristics that make it eligible and prime for improvement in order to enhance the neighborhoods of residents. These areas, primarily due to their age, exude deficiencies in infrastructure, have residential units that may be in need of repair and rehabilitation, lack community facilities and fail to meet current codes and standards.

The assessment of the of the Revitalization Area will show where the City is need of improvement and identify projects that could be beneficial in raising the quality of these neighborhoods. The demographic data and community feedback gathered for the plan aided the conclusions for this plan.

Residential

The revitalization area covers portions of Census Tracts 501.01, 501.02, 502.01, 502.02, 503.01, 503.02, 504, 505.01 and 506.04. These tracts are among the oldest neighborhoods in the City. Age is a characteristic that could result in many different types of problems for local agencies. Age could lead to infrastructure problems such as degraded road systems, flood control issues or accessibility deficiencies for local residents. As shown in Map 5, the two areas that have the oldest structures are Census Tracts 502.01 and 502.02, which are located in the central and eastern portions of the Revitalization Area.

More specifically, Tract 502.02 shows that the majority of the structures constructed in the neighborhood are from the 1950s or earlier. Many of those structures do not have the same precautionary improvements that are now required by the California Building Code and the Fire Codes. In addition, these structures are terribly inefficient in the use of energy; current housing units benefit from updates and additions to energy calculations required during their construction.

Tract 502.02 has 894 total parcels that are currently zoned residential. The largest neighborhood of single-family homes is located to the western portion of the tract, in the overall center of the Revitalization Area. This neighborhood is bound by Reeves Avenue to the south, Stafford Way to the west, Colusa Avenue to the north and Plumas Street to the east. Many of the streets in the neighborhood are showing their age as they have been paved over and patched numerous times making it uncomfortable for people to travel in and out of the neighborhood, as shown in Figure 3 at the intersection of Olive Street and Forbes Avenue.

Road improvements could also involve the adding of safety elements to intersections that currently lack the needed striping or handicapped ramps for residents. Crosswalks are essential in order to increase the feeling of safety for local residents. Many intersections in these neighborhoods lack the ramps or striping needed to encourage walkability for the community. Increasing security for residents could lead to more residents utilizing sidewalks to travel to local businesses or parks facilities. Improvements such as landscaping separation, ramps, crosswalks or increased lighting are all improvements that directly improve residents' sense of security during strolls through their own neighborhood.

Map 5
Age of Housing Structures

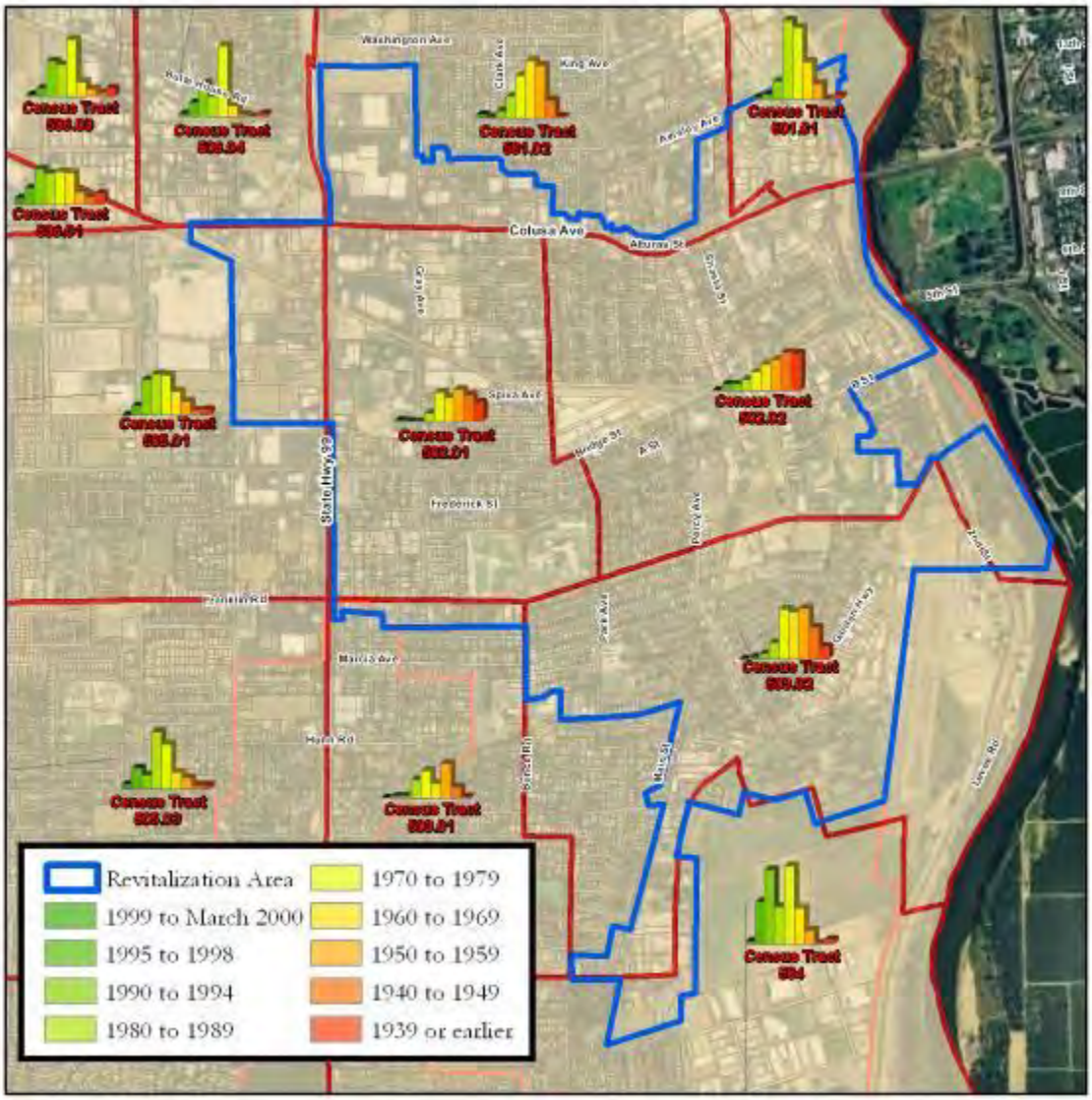


Figure 3

View of Olive Street and Forbes Avenue

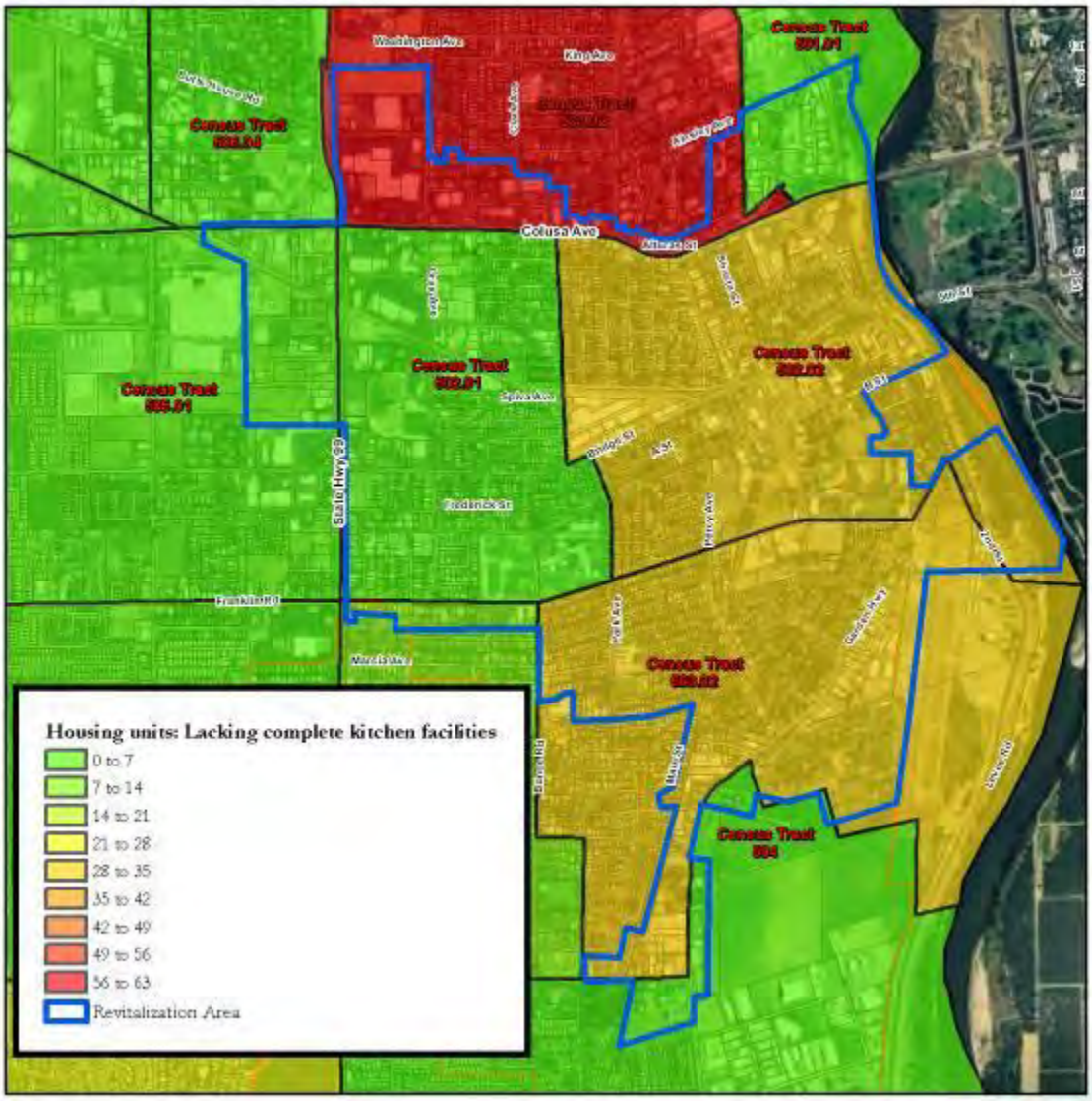
Furthermore, utilities in the area look as though they were installed at the time the homes were built. The undergrounding of utilities, perhaps as part of other improvement projects in the area, although subtle, could help to increase the aesthetic appeal of these neighborhoods for the residents. The undergrounding of utilities would also enhance safety during storm events. As shown in Figure 4, residential subdivisions that were developed more recently than the neighborhoods in the Revitalization Area meet certain improvement standards including underground utilities, street lighting and handicap ramps, among other features. However, specific design features could be added to the adopted design guidelines for the area to enhance the area from an improvement and safety standpoint while maintaining the character and uniqueness of the legacy-type neighborhoods.

Figure 4
Improvement Differences between New and Old Neighborhoods

Residents who occupy older units also run into specific issues with their housing. Older housing may not meet current building and fire codes, thereby creating safety hazards for the occupants. Moreover, these units may lack complete plumbing or kitchen facilities, which are critical facilities for residents' everyday lives (see Map 6). The two sections within the Revitalization Area that have issues with lack of sufficient facilities are Tracts 501.01 and 502.02. Insufficient facilities could also lead to health risks of residents from the inability to dispose of waste or prepare and store food properly.

Through public involvement, all of these areas were noted as priorities. More specifically, the focus groups and residents called for immediate action on road improvements and flood management infrastructure. These items are common and utilized daily by residents and should be addressed as a high priority. Additional items that drew serious attention through public involvement were tree planting for aesthetics, sidewalk improvements (e.g., the sidewalks themselves, Americans with Disabilities Act [ADA] compliant ramps, crosswalk striping) and sewer improvements or hookups.

Map 6
Housing Units Missing Kitchen Facilities

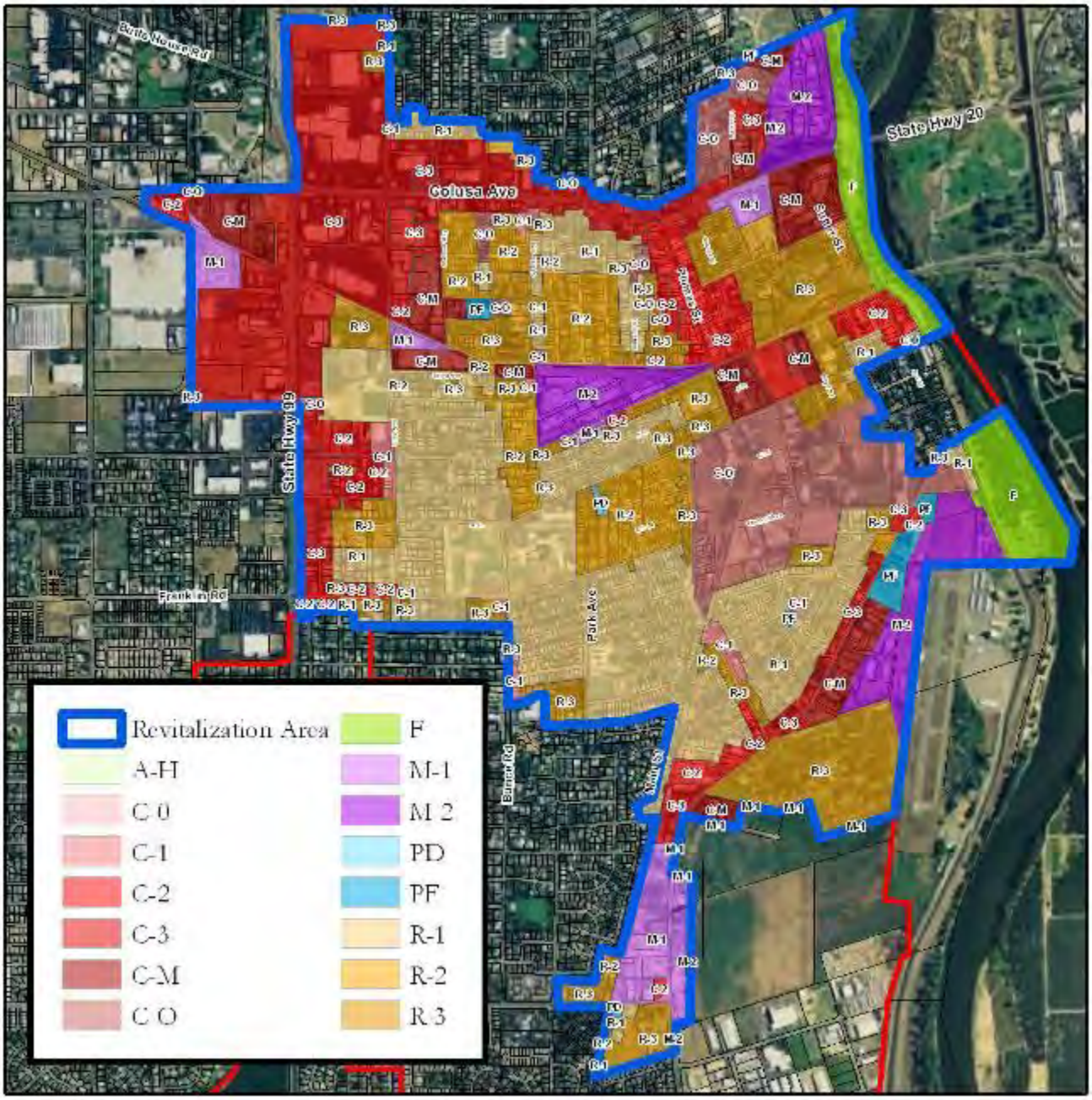


Commercial

The revitalization boasts a large area that is zoned commercial and industrial, which covers approximately 35 percent of the Revitalization Area (506 acres out of a approximately 1460 total acres). These areas of commerce include various shopping centers and local businesses ranging from pet stores to restaurants; and manufacturing areas such as the industrial complex located along Bridge Street in the central part of the Revitalization Area. These businesses draw customers from directly adjacent neighborhoods and perhaps residents

from outlying subdivisions or neighboring cities such as Marysville. However, these commercial areas are not without their share of similar issues that face the aforementioned residential parts of the Revitalization Area.

Map 7
Revitalization Zoning Designations



As previously stated, older areas tend to have deficiencies in many areas, especially standards that have only come about in recent years. Currently, commercial development has specific standards that are applied to every project constructed within Yuba City. The Community Development Department reviews proposals and applies specific codes, policies and standards for these projects. For example, commercial and industrial development currently has a requirement for the installation of landscape planters along all street frontages. As shown in Figure 5, along Bridge Street, the industrial complex has limited to no current landscaping and is not aesthetically pleasing to motorists or adjacent residents. The complex abuts residential areas to the west, north and south sides. Along the southern portion, large, vacant areas of the complex remain empty and expose the property to residents. To the north, there is intermittent landscaping by large plants, however, large gaps still exist. Landscaping would decrease the overall impact of the industrial area on the community by providing visual shielding of the use while also providing minor deflection of noise associated with the industrial property.

Figure 5

Bridge Street Industrial Complex (southern portion)

Other commercial areas have improved their aesthetic qualities, such as the shopping center where the Yuba-Sutter Mall is located. Landscaping, sidewalks and street medians lining the streets create a more comfortable environment for residents. However, accessibility and street quality in these areas could affect a resident's decision to frequent these areas, which in turn could lead to fewer patrons and less commerce for local business owners.

Many of the streets in the commercial parts of the Revitalization Area are in need of improvements such as overlaying. In addition, some commercial sections lack the same landscaping as the industrial sections. The identity of the area has been lost over time as the attributes of the area have deteriorated. With most of the area being built out, there is less opportunity to attract new businesses due to the absence of large vacant lots. Furthermore, a community further loses its identity if local business longevity is not preserved.

The City's use of Redevelopment Agency funds to make significant improvements to the Plumas Street infrastructure is a major step toward cementing Plumas Street as the destination for local shopping.

Beyond improvements, the efforts of local businesses should be promoted and preserved in any way possible. During the initial five-year period of the NRS, the City created a historic business district, including design standards. The historic business district will help with establishing an identity as a destination for residents and visitors alike. The Central City Specific Plan, which was adopted in 1992, should be updated to better meet the needs of local businesses in the downtown area.

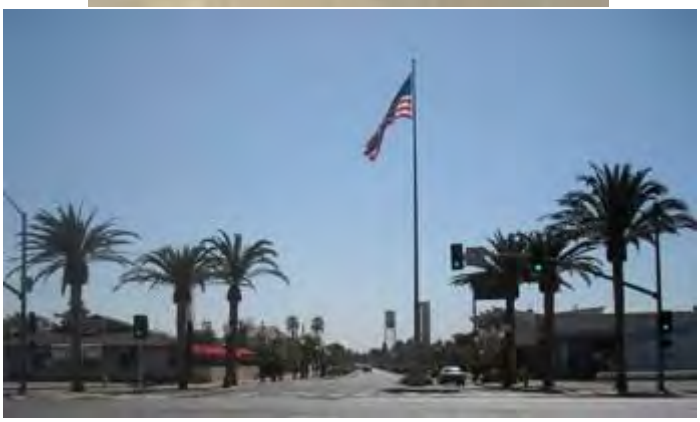
Currently, Yuba City's zoning ordinance allows for the establishment of a Historic Combining District. This zoning designation was designed to allow for the following:

- Enhance public knowledge, understanding and appreciation of the City's past.
- Foster civic pride in the beauty and personality of the City.
- Enhance property values.
- Promote continued use of outstanding structures and increase the economic benefits of historic preservation.

In addition, the establishment of a historical district implements the City's General Plan to "promote the preservation, rehabilitation, restoration, reconstruction, and protection of historic and cultural resources; to encourage and promote public knowledge, understanding, and appreciation of the City's history; to promote appreciation and use of historic resources; to encourage preservation of resources, which may potentially be considered eligible for historic preservation zoning; to promote public awareness of the benefits of preservation; and to encourage public participation in identifying and preserving historic resources, thereby increasing community pride and awareness of the City's cultural and historical heritage."

Figure 6

Plumas Street before and after Renovation



Opportunities

During all the community and stakeholder meetings held for the plan, numerous residents represented organizations that are currently aiding the community in some way. These organizations are generally nonprofit and aim to support the community's quality of life. Additional organizations can be identified through the Yuba-Sutter Chamber of Commerce. All of the agencies strive to serve the public and have a genuine attachment to the community either directly or indirectly through their actions.

The organizations that attended the meetings should be engaged by staff to coordinate and identify resources that, if enhanced, would carry out the goals identified in the plan. Nonprofits have invested in the area, bringing hope to the community through new homes, job training, youth programming, housing for low-income seniors and educational initiatives. For example, some nonprofits, such as Habitat for Humanity, have invested in the community by building new homes through grants and other resources.

Small businesses also have the capability to grasp the ideals of revitalization and are driven to both develop the area from an economic perspective and serve the neighborhood stakeholders. Some empty lots scattered throughout the community could present an opportunity for new housing development and business construction. Various lots in the area could be donated or possibly obtained by private local businesses and developed to serve the needs of the community.

School programs could be tapped due to their overall influence on the social and educational dynamics of the residents. Programs and facilities could be developed through grant funding, donations or sponsorship by local businesses in order to enhance the programs administered through the local schools. Programs for youths, adults and seniors could be important in enhancing the livelihood of the Revitalization Area's residents.

In addition to the organizational assets of the community, community members and the residents of adjacent areas could be utilized to represent and rebuild a sense of neighborhood pride and community togetherness. Political figures, people in positions of authority, such as police officers or firefighters, and neighborhood activists should take a prominent role in promoting the ideals within this plan to the residents. Their involvement would symbolize the plan's importance, and their leadership would be beneficial in organizing and carrying out these activities for the betterment of the community. In addition, the positions that these people hold put them in a position to naturally walk alongside community residents and businesses in their efforts to revitalize the neighborhood.

Utilizing any of the aforementioned assets in an individual or collective manner would be beneficial in achieving many of the goals laid out in the plan. The needs of the community have been identified through the community and departmental meetings and the distribution of surveys. The overall goal is to identify any of these assets and plan accordingly to achieve various steps toward improving these needs and the eventual revitalization of the area.

Constraints

Community residents and local stakeholders identified numerous challenges that Yuba City faces. However, these challenges could also be viewed as prospects for change, such as road improvements and adding ADA-compliant ramps or striping with the overall improvements. Yuba City staff have identified a lack of involvement within the community as one of the major obstacles to this process. A lack of attendance and overall participation at local meetings to discuss plans, such as the revitalization strategy, make it difficult to obtain community involvement for these projects. Although the City as whole continues to grow, the perception of discontent between local officials and residents remains a major impediment to achieving overall goals that essentially change the community. In essence, it becomes a question of how to improve the livelihood for the community when the community does not interact or participate in any of the programs designed for residents.

Along with the lack of public involvement, abandoned housing units or buildings create the perception of abandonment in some areas. These buildings create challenges for economic development because they have to either be torn down to build new structures or remodeled. Additional code enforcement would help to some extent. The neighborhood lacks internal financing capabilities for these projects because of the low-income levels of many of the residents. In addition, funding sources are needed to repair, rehabilitate and improve these structures to be suitable for occupancy by the general public.

As a result of the perception of disregard, prospective and current business owners, as well as local organizations in the community, are affected by the overall decline of the community. They may feel that there is no need to reinvest in the community and merely move their business or organization to another location that has better surroundings and amenities to suit their own needs. Identification of buildings needing renovation should be completed at some point, but most residents or investors do not currently have enough money to reinvest in the infrastructure needs of the area. Furthermore, current Community Development Block Grant (CDBG) funding for Yuba City is limited and should be focused on the greatest needs for the Revitalization Area.

Unfortunately, as noted previously, the State eliminated Redevelopment Agencies in 2012. Redevelopment funds had been a major funding source for the revitalization of older commercial areas and the provision of low income housing.

Despite these restrictions, the Yuba City community is committed to continuing the renewal process, and the process should gain momentum as various implementation steps of the plan are carried out.

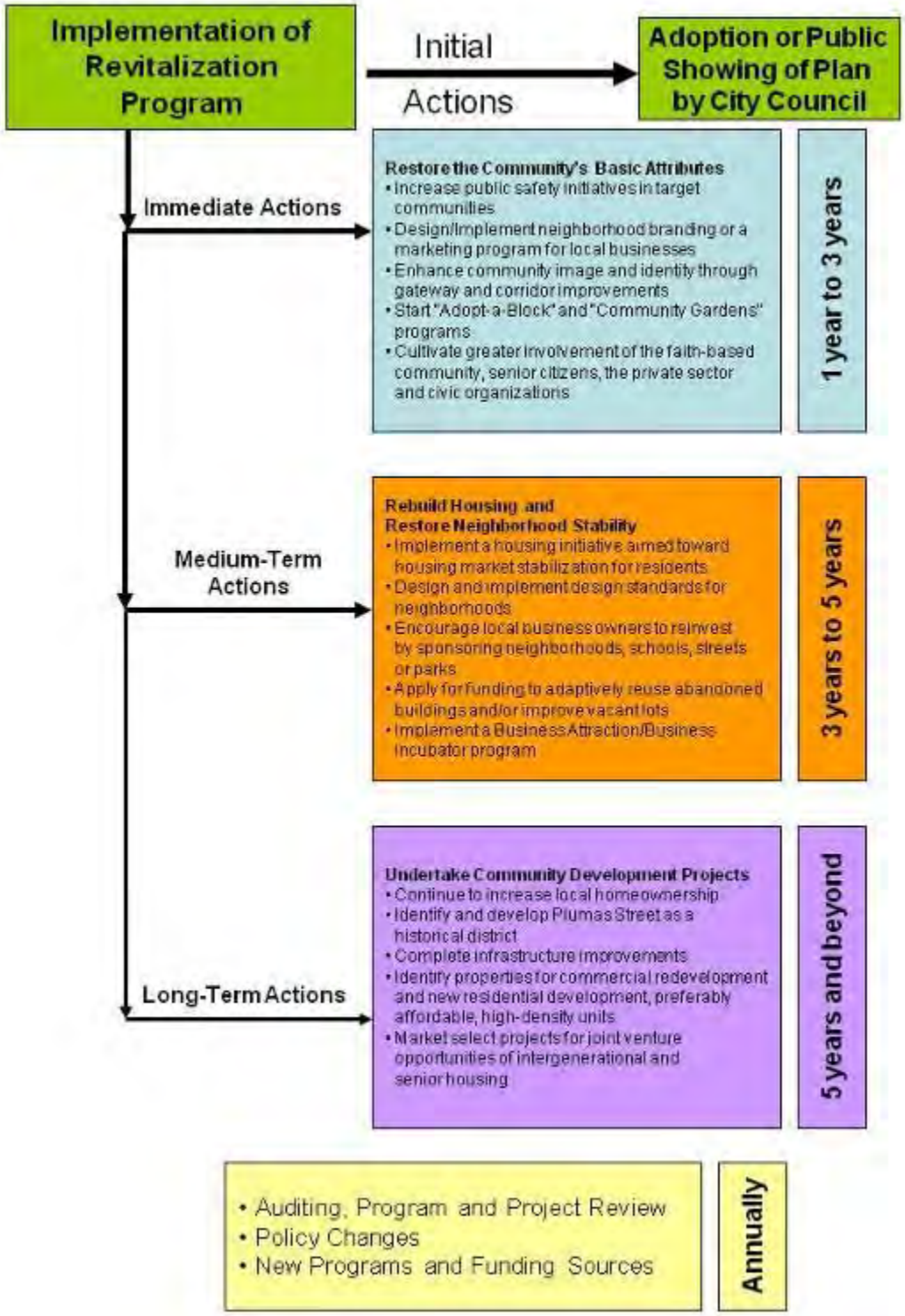
Implementation

Figure 7 provides a guide for implementation of recommendations resulting from the Neighborhood Revitalization Plan for Yuba City. The recommendations have been divided into categories of immediate, moderate and long term for purposes of approximating the time frames needed to complete the implementation program. These categories and time frames are designed as a guide, and actual time frames are dependent on the resources essential for implementation or public policy and statutory changes that may need to be adopted prior to implementation. We have also identified actions planned to gain some early acknowledgment and mobilization for the revitalization program. Adoption or some other public showing of the plan by the City Council will accentuate the overall importance of this program to those who must implement the recommendations, such as other local agencies or organizations, public or private.

Yuba City's Development Services Department will be responsible for organizing post-adoption activities. This will include the grading of each recommendation to determine the probability of completing any of the recommendations based on current policies and the financial impact. It is possible that some recommendations are already being carried out in Yuba City and that is why an evaluation of these suggestions should be completed in the context of expanding each current service to serve a greater need. Other recommendations, while suggested to be implemented by the City, might be better suited to be carried out by other organizations than Yuba City staff. The overarching theme of the evaluation is to identify and ultimately obtain broader public involvement in the revitalization effort.

To conclude, some recommendations will engage City participation in efforts to get the private sector and other nonprofit organizations excited about these new programs. It should be noted that Yuba City possibly will not be the sole party involved in development projects and activities but could contribute funding and support through grants or other policy measures. The City must embrace these concepts and use them efficiently in order to be successful in achieving the goals within the Plan.

Figure 7
Implementation Organizational Chart



Housing Performance Measures		
Actions	**Benchmark 1 Year**	**Benchmark 5 Years**
Create more owner-occupied housing	• Remodel 1–4 rental homes or • Build 1–2 homes for low-income families	• Remodel 6–10 homes • Build 5–10 homes for low-income families
Educate families about home ownership	• Counsel 20 families in the neighborhood • Counsel 60 families outside of the neighborhood	• Develop a post-ownership class that incorporates being a contributing neighbor to the community
Collaborate with local organizations	• Collaborate with local agencies to create incentives for o Affordable homes o Jobs for locals	• Build 5–10 affordable homes for low-income families • Create 40 jobs for residents • Develop more mixed-income blocks with multiple builders
Improve existing housing	• Develop and complete three projects per year • Improve rental housing units	• Develop a home repair program for low-income families

Transportation and Parks Performance Measures		
Actions	**Benchmark 1 Year**	**Benchmark 5 Years**
Improve the accessibility of the neighborhoods to local businesses	• Build/rebuild sidewalks along designated paths to the business district (including the Bridge Street sidewalk)	• Build/rebuild sidewalks or bike paths connecting the business district with Yuba-Sutter Mall
Build a new recreation center or improve an existing facility	• Increase energy efficiency in recreational facilities	• Renovate or construct a recreational center to meet current codes
Improve an existing park for locals	• Add park benches, picnic tables or a garden to an existing park	• Organize an annual event at the park
Create incentives for carpooling or biking	• Create a program that encourages carpooling or riding a bicycle	• Create parking areas for bicycles at local parks and business • Evaluate the number of off-street parking spaces needed and develop a plan to address the need

Business Performance Measures		
Actions	**Benchmark 1 Year**	**Benchmark 5 Years**
Establish a distinct identity in the neighborhood	• Create a historic business district • Develop a slogan that communi-cates an identity the businesses can support	• Build identifiable entrances to the business district • Establish annual events that attract customers to the area's businesses • Install unique features, such as lighting fixtures, that unite the area, provide safety and provide a unique identity for the area
Improve the appearance of the neighborhood	• Pull weeds • Cut grass especially for vacant businesses • Paint businesses that appear to need it • Plant flowers	• Plant trees • Build landscape medians • Demolish and/or renovate old buildings that are eyesores
Improve the perception and reality of safety in the neighborhood	• Collaborate with building owners and managers to keep the area clean and manicured • Initiate an annual event that attracts visitors from outside of Yuba City	• Install unique features, such as lighting fixtures, that unite the area, provide safety and provide a unique identity for the area • Improve the presence of police in the area in order to open at night
Improve the business capacity of current businesses in the neighborhood	• Develop ways for businesses to advertise each other including an exchange of business cards and a historic map that highlights area businesses • Determine means to better utilize empty areas for parking spaces • Work with the Chamber of Commerce to develop marketing programs that draw patrons from outside the neighborhood	• Evaluate the number of off-street parking spaces needed and develop a plan to address the need • Make it possible to open at night with lights • Upgrade occupied buildings to current code standards
Attract new businesses	• Add signs that show what businesses are present and connect the identity of the community • Collaborate to maintain the appearance of the area	• Make it possible to open at night with use of lights and other improvements • Recruit more businesses with a higher number of employees • Upgrade vacant buildings to make them business ready
Develop an association of businesses	• Develop a name for the business association and district • Set up regular meeting dates and times	• Add 10 new area business to the Yuba City business association • Develop relationships with other local associations

City of Yuba City

Citizen Participation Plan

2015

City of Yuba City
Development Services Department
1201 Civic Center Blvd.
Yuba City CA 95993
(530)822-4700

City of Yuba City

Citizen Participation Plan

Introduction

As required by federal regulations from the U.S. Department of Housing and Urban Development (HUD), citizens must be provided with a reasonable opportunity to participate in an advisory role in planning, implementing and assessing how Community Development Block Grant funds will be used. The Citizen Participation Plan sets forth policies and procedures to provide for and encourage participation in the development, implementation, and assessment of activities proposed in the Consolidated Plan, Action Plan, Substantial Amendments to the Consolidated Plan/Action Plan and the Consolidated Annual Performance Evaluation (CAPER).

Encouragement of Citizen Participation

The primary purpose of the Community Development Block Grant Program is to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities, principally for low-income persons. Citizen participation is encouraged by all city residents, especially by individuals of low and moderate income at all stages of the process, including needs and activities determination as well as funding allocations. The City makes an effort to ensure that persons with special needs and organizations and agencies that represent persons with special needs have an opportunity to participate in the process.

Citizen Comment

Prior to the adoption of the Consolidated Plan, Annual Action Plan or a Substantial Amendment to the Consolidated Plan/Action Plan, the City will make the draft documents available to citizens, public agencies and other interested parties, for a comment period of no less than 30 days. The following information will be identified in a notice that will be published in the local newspaper of general circulation: the amount of assistance the City expects to receive and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income, the dates of the public comment period, and location of where draft documents may be obtained for review.

The City will make the draft CAPER available to citizens, public agencies and other interested parties for a comment period of no less than 15 days.

Copies of the draft and final Consolidated Plan/Annual Action Plans and CAPER will be available for review on the City's Website and at the Yuba City Hall in the Development Services Department, 1201 Civic Center Blvd., Yuba City and at the

Main Branch of the Sutter County Library, 750 Forbes Avenue, Yuba City. A copies of the document(s) upon request will be available a at the cost of reproduction.

The City will consider any comments by individuals or groups received in writing or made orally at public hearings and public meetings. A summary of the written and oral comments received will be included in the Consolidated Plan, Action Plan, Substantial Amendments, or CAPER.

Public Hearings and Meetings

In accordance with HUD regulations, the City will hold at least two public hearings each year to obtain citizen input and respond to proposals and questions. Hearings will be held at convenient times and locations.

Typically one public hearing will be held before a regularly-scheduled City Council meeting in the spring to solicit public comment on the draft Consolidated Plan/Annual Action Plan. The public hearing will be noticed via a special hearing notice in a local newspaper of general circulation at least 15 days prior to the date of the meeting.

A second public hearing will be held before a regularly-scheduled City Council meeting in the fall to solicit public comment on the CAPER prior to submission to HUD. The public hearing will be noticed via a special hearing notice in a local newspaper of general circulation at least 15 days prior to the date of the meeting.

A contact name and telephone number will be provided in the hearing notice to allow interested parties to ask questions or to make requests for special accommodations. If a significant number of non-English speaking residents are expected to attend, the City will seek interpreter services from appropriate individuals or service organizations to provide such services.

Amendments to the Consolidated Plan/Action Plan

The City considers a substantial change to the Consolidated Plan/Annual Action Plan to be:

- A change in funding from one eligible activity to another in an amount that exceeds 15% of the total annual grant allocation plus program income.

- Funding of an activity type not described in the Annual Action Plan.
- Changing the priorities contained in the Five-year Strategic Plan.
- Increasing or reducing the amount allocated to an activity by more than 50 percent.
- A change in the purpose, location, scope or beneficiaries of an activity.

The City will make the draft Substantial Amendment available to citizens, public agencies and other interested parties for a comment period of no less than 30 days. The Substantial Amendment will be noticed as described in the Citizen Comments section of this Plan.

Technical Assistance

Technical Assistance, to the extent feasible, will be provided to organizations or persons of low and moderate income (and other special needs) that request such assistance in developing proposals for Community Development Block Grant funding.

The City will also hold at least one meeting for community agencies applying for City funding on or near the time of preparation of the Annual Action Plan to explain eligible activities, the application processes, and answer any questions about the Community Development Block Grant Program or application process.

Citizen Complaints

The City of Yuba City shall accept written complaints and provide a written response to any written citizen complaint within a reasonable period of time, not to exceed 15 working days, when the complaint concerns the Consolidated Plan, Annual Action Plan, Substantial Amendment to the Consolidated Plan/Annual Action Plan or the CAPER.

Complaint, comments and questions should be directed to:

Community Development Block Grant – Program Administrator
Development Services Department
City of Yuba City
1201 Civic Center Blvd.
Yuba City, CA 95993

Anti-Displacement

If, as a result of an activity, any residential displacement occurs, the City will develop an Anti-Displacement and Relocation Plan in connection with the activity in accordance with federal regulations. The City will comply with anti-displacement and relocation requirements of the Uniform Relocation Act and the Housing and Community Development Act of 1974, as amended, and implementing regulations of 24 CFR Part 42.

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor & Members of the City Council

From: Finance Department

Presentation By: Spencer Morrison, Accounting Manager

Summary

Subject: **Chemical Bid (FB15-06)**

Recommendation: Award formal bid contracts for the period May 1, 2015 through April 30, 2016, based on the lowest responsive bid in all categories as listed in the staff report.

Fiscal Impact: $830,770: Funds to be drawn from various accounts in both the Wastewater and Water Treatment funds. The actual cost may vary based on usage.

Purpose:

To provide chemicals to the Water and Wastewater Treatment plants.

Background:

The contracts are necessary to provide chemicals to be used in the purification of water for human consumption and in the treatment of wastewater.

Analysis:

Finance staff worked with the utilities departments to develop specifications for the chemicals. A formal bid was developed and advertised according to the City's municipal code section 2-6.09. Sixty (60) vendors received bid notification and seventeen (17) responded. Recommended awardees by category are as follows:

Category A-Liquid Chlorine One Ton
Sierra Chemical Co. — $717.03/ton
Sparks, NV

Category B-Fluorosillicic Acid
Solvay Fluorides, LLC — $2.34/gallon
Houston, TX

Category C-Sodium Hydroxide
Univar USA Inc — $631.94/dry ton
Kent, WA

Category D- Sodium Bisulfite

Univar USA Inc Kent, WA	40%-$1.75/gallon 25%-%1.50/gallon

Category E-Lime Slurry

ChemTrade Chemicals Parsippany, NJ	$604.00/dry ton

Category F- Aluminum Sulfate

ChemTrade Chemicals Salt Lake City, UT	$269.99/dry ton

Category G-Liquid Oxygen

Air Products Allentown, PA	$.3897/gallon

Category H-Powder Activated Carbon

Cal Pacific Carbon Fields Landing, CA	$.5160/pounds

Category I-Citric Acid

Univar USA Inc Kent, WA	$7.12/gallon

Staff has been in touch with previous year's vendors for categories with only one bid to verify that current bid price is competitive. City staff, at any time, can review the spot market to see if pricing has changed and purchase the best priced items.

Utilities staff is in the process of researching the requirements for joining the North Bay Agency Chemical Pool Bid (NBACP). Currently the NBACP bid does not purchase all of the same chemicals as the city. Potentially, if utilizing the NBACP, the city may have to conduct its own chemical bid, but on a smaller basis.

Fiscal Impact:

Funding for these purchases is budgeted in the Water and Wastewater fund portions of the budget. Account numbers to be used for these purchases are as follows:

Origin	Account	Account Title	Origin	Account	Account Title
7120	63701	CHEMICALS	7120	63702	CHLORINE
7120	63703	ALUMINUM SULFATE	7120	63708	FLUORIDE
7120	63707	LIME	7120	63714	CITRIC ACID
7120	63704	CARBON	8120	63702	CHLORINE
8120	63731	SODIUM BISULFITE	8120	63735	SODIUM HYDROXIDE
8120	63732	LIQUID OXYGEN			

This bid covers chemical purchases to be made from May 1, 2015 through April 30, 2016; therefore spanning two fiscal year budgets. Approximately 90% of these purchases will be made utilizing the yet to be adopted FY 15/16 Budget. Staff has not included projected ending balances for each of the above accounts as we expect that the purchases will be made from the FY 15/16 budget.

Alternatives:

1) Instruct staff to prepare new bid

2) Award to alternative firm(s)

3) Instruct staff to purchase on open market as required

Recommendation:

Award formal bid contracts for the period May 1, 2015 through April 30, 2016, based on the low bid in all categories as listed in the staff report.

Prepared By:

/s/ Vicky Anderson
Vicky Anderson
Administrative Analyst

Submitted By:

/s/ Steven Kroeger
Steven C. Kroeger
City Manager

Reviewed By:

Finance	/s/ RB
Utilities	/s/ DL
City Attorney	/s/ TH (via e-mail)

FB15-06 Chemical

Vendor	Category A Liquid Chlorine One Ton	Category B Fluorosilicic Acid	Category C Sodium Hydroxide	Category D Sodium Bisulfite	Category E Calcium Hydroxide Slurry/Lime Slurry	Category F Aluminum Sulfate	Category G Liquid Oxygen	Category H Powder Activated Carbon	Category I Citric Acid
Praxair	no bid	no bid	no bid	no bid	no bid	no bid	0.5071	no bid	no bid
F2 Industries	no bid	no bid	no bid	no bid	no bid	no bid	no bid	0.7640	no bid
Eco Services	no bid	no bid	no bid	no bid	no bid	480.0000	no bid	no bid	no bid
Chemrite	no bid	no bid	no bid	no bid	no bid	no bid	no bid	0.8580	no bid
Cal Pacific Carbon	no bid	no bid	no bid	no bid	no bid	no bid	no bid	0.5160	no bid
BHS Marketing	no bid	2.8400	no bid	no bid	no bid	no bid	no bid	no bid	no bid
Chem Trade	no bid	no bid	no bid	no bid	604.0000	269.9900	no bid	no bid	no bid
Olin	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid
Pacific Coast Chemicals	no bid	no bid	no bid	no bid	no bid	no bid	no bid	1.2400	7.2500
Mosaic FH	no bid	2.4900	no bid	no bid	no bid	no bid	no bid	no bid	no bid
Solvay	no bid	2.3400	no bid	no bid	no bid	no bid	no bid	no bid	no bid
Matheson Tri Gas	no bid	no bid	no bid	no bid	no bid	no bid	0.4200	no bid	no bid
Air Products	no bid	no bid	no bid	no bid	no bid	no bid	0.3897	no bid	no bid
Thatcher	720.2500	no bid	802.7600	no bid	no bid	288.9000	no bid	0.7954	7.1579
Univar	no bid	no bid	631.9400	40%-1.7458 25%-1.4974	no bid	no bid	no bid	no bid	7.1165
Carbon Activated Corp	no bid	no bid	no bid	no bid	no bid	no bid	no bid	0.7203	no bid
Sierra Chemical	717.0300	3.3500	697.6800	40%-1.8813 25%-1.2255	no bid	373.7500	no bid	no bid	7.7400

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor & Members of the City Council

From: Community Services Department

Presentation By: Brad McIntire, Community Services Director

Summary

Subject: Purchase of one (1) Commercial Wide Area Mower.

Recommendation: (a) Award the purchase of the Commercial Wide Area Mower to Valley Truck and Tractor of Yuba City, CA in the amount of $53,151.25.

(b) Authorize the Finance Director to make a supplemental appropriation in the amount of $53,151.25 within Vehicle Replacement Fund Account # 6610-69415.

Fiscal Impact: $53,151.25: Through Vehicle Replacement Fund Account # 6610-69415.

Purpose:

Purchase of one (1) piece of replacement equipment utilized by the Community Services Department's Parks Division.

Background:

In May 2013, the Parks Department purchased a Commercial Wide Area Mower from Jacobsen West of Sacramento, CA to replace an existing 2002 John Deere 1600 Turbo Series II Commercial Wide Area Mower. The 2002 John Deere 1600 Turbo Series II was reliable and operated for over 5,000 hours – far exceeding the average end of life hours for this type of equipment, which is 3,000 hours.

Once purchased and put into use, the Jacobsen Wide Area Mower had continuous maintenance issues, which often rendered it inoperable. After 18 months, Jacobsen West agreed to collect the mower and reimburse the City $43,500.

In order to properly maintain the City's 60 acres of turf (which includes all parks, both Treatment Plants, City Hall and the Police Department), the use of a Commercial Wide Area Mower is vital.

Analysis:

The Parks and Fleet Division staff were planning to piggyback on the National Joint Powers Alliance (NJPA Loop) pricing. However, local vendor Valley Truck and Tractor was able to further discount the NJPA pricing.

Three (3) vendors were contacted for comparable pricing. The following three (3) quotes were received:

Vendor	**Price**
Lawrence Tractor Co., Inc.	$56,692.22
Team Power Tractors	$54,838.92
Valley Truck and Tractor	$53,151.25

Staff requests Council's approval to purchase a new John Deere 1600 Turbo Series II Commercial Wide Area Mower for $53,151.25 from Valley Truck and Tractor of Yuba City, CA to replace the Jacobsen Wide Area Mower.

Fiscal Impact:

$43,500: reimbursement from Jacobsen West was credited to the Vehicle Replacement Fund Account # 620-49010.

Supplemental appropriation to existing funds in Account # 6610-69415, totaling $53,151.25.

Alternatives:

1) Instruct Staff to obtain additional quotes
2) Do not purchase

Recommendation:

(a) Award the purchase of the Commercial Wide Area Mower to Valley Truck and Tractor of Yuba City, CA in the amount of $53,151.25.

(b) Authorize the Finance Director to make a supplemental appropriation in the amount of $53,151.25 within Vehicle Replacement Fund account # 6610-69415.

Prepared By:

/s/ Brad McIntire

Brad McIntire
Director of Community Services

Submitted By:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed By:

Finance	RB
City Attorney	TH (via e-mail

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor & Members of the City Council

From: Public Works Department

Presentation by: Diana Langley, Public Works Director

Summary

Subject: Replacement of Automatic Chlorine Gas Shutoff System

Recommendation: Award purchase to Telstar Instruments for a Powell E-Pro Closure System.

Fiscal Impact: $68,320 (plus tax & freight) – Account No. 8120-69201 (Acquisitions)

Purpose:

To replace the existing obsolete automatic chlorine gas shutoff system in use at the Wastewater Treatment Facility (WWTF).

Background:

The WWTF uses chlorine gas to disinfect treated wastewater prior to discharge to disposal ponds, for process control and control facility odors. The chlorine system includes one-ton cylinders, vacuum regulators, feed chlorinators and an emergency closure system. The chlorine building that houses the system is equipped with chlorine sensing equipment that activates the emergency closure system in the event of a leak. The purpose of the emergency closure system is to automatically close the feed valves on all the supply cylinders when the system is activated to stop the detected leak. The facility's typical chlorine inventory is eleven one-ton cylinders with eight connected for process use.

Regular maintenance and repair of the chlorine system including the emergency closure system is required by the facility's Process Safety Management Plan (PSMP). The current emergency closure system is no longer manufactured, supported by the manufactures, or has any available spare parts for purchase.

Analysis:

Powell and Halogen are the only two companies that manufacture and service automatic chlorine closure systems in the western United States. Telstar Instruments is the regional supplier for both systems. Besides being the lower cost of the two systems, the Powell system utilizes a single lead gasket unlike the Halogen which uses two. Additional gaskets and connection points provide increased potential for chlorine leaks.

Vendor	Total Bid
Telstar Instruments (Powell E-Pro Closure system)	**$68,320**
Telstar Instruments (Halogen Closure system)	**$82,490**

Purchasing the Powell closure system will provide the highest level of reliability and safety to WWTF staff and the public.

Fiscal Impact:

$68,320 (plus tax & freight) – Account No. 8120-69201 (Acquisitions)

Alternatives:

No reasonable alternatives exist.

Recommendation:

Award the purchase to Tel Star Instruments for the purchase of a Powell E-Pro chlorine emergency closure system in the amount of $68,320 (plus tax & freight) for installation and startup.

Prepared by:

/s/ Michael Paulucci
Michael L. Paulucci
Deputy Public Works Director – Utilities

Submitted by:

/s/ Steven C. Kroeger
Steven C. Kroeger
City Manager

Reviewed by:

Diana Langley /s/ DL

Finance /s/ RB

City Attorney /s/ TH (via e-mail)

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor Dukes and Members of the City Council

From: Police Department

Presentation By: Robert D. Landon, Chief of Police

Summary

Subject: Social Host Regulations Ordinance For Under Age Drinking

Recommendation: Conduct a Public Hearing and Introduce an Ordinance providing for Regulations concerning Underage Drinking, waiving the first reading

Fiscal Impact: No costs are associated with the implementation of the proposed ordinance

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Purpose:

To establish a duty, by ordinance, of persons having control over any premises, who knowingly hosts, permits or allows a gathering at a premise, to take reasonable steps to prevent the service and consumption of alcoholic beverages by minors.

Background:

Whereas laws prohibiting furnishing alcoholic beverages to underage persons target furnishing alcoholic beverages to underage persons, Social Host accountability refers to laws that hold non-commercial individuals responsible for underage drinking on property they own, lease or control.

A Practical Guide to Preventing and Dispersing Underage Drinking Parties (PIRE, undated) articulates why regulating underage drinking parties and other gatherings is an important priority and why social host liability laws should be considered an essential law enforcement strategy for deterring these gatherings:

Many people dismiss underage drinking as a normal “rite of passage” in adolescence. However, it is important to remember that alcohol is one of the most common contributors to injury, death, and criminal behavior among youth (US Department of Health And Human Services, 1992). Underage alcohol use can have immediate and potentially tragic consequences as well as long-range harmful consequences, such as increased risk for chronic alcohol addiction (Grant and Dawson, 1997). Enforcement activities to limit youth access to alcohol are critical to reducing underage drinking and its often tragic consequences.

One common way that underage drinkers gain access to alcohol is at parties. These parties are commonly large gatherings of young people in a home, in an outdoor area (like a beach or a park), or in some other venue (like a warehouse rented for this purpose). These parties can be

particularly problematic because of the number of drinkers involved and the large quantities of alcohol consumed. Reports of alcohol poisonings, traffic crashes, property damage, community disturbance, violence, and sexual assault are all too common as a result of these parties. Teen parties are a primary avenue for underage drinking for high school and college students, and of high consumption of alcohol and binge drinking. Mayer, Forster, Murray, and Wagenaar (1998) found that the most common setting for drinking among high school seniors was someone else's home. High consumption (five or more drinks) is also associated with drinking in larger groups. The authors conclude that interventions that modify the environments in which adolescents find themselves have an impact on alcohol consumption levels. "Policies aimed at increasing the liability of adults who provide alcohol to or drink with minors may help to reduce underage drinking." (Mayer et al: 214).

New survey results show local teen drinking rates are higher than the average in California. According to the Substance Abuse Steering Coalition (SASC), local teens are engaging in high-risk drinking more often than in past years. SASC conducted surveys over the course of several months in 2013. A total of 100 surveys were collected from residents and youth in Yuba City. This data along with other sources such as California Healthy Kids Survey, Wake Forest School of Medicine Millennial Youth and Young Adult Survey, and Monitoring the Future Survey were used to show the need for specific interventions that will help elevate substance use and abuse among our area teens and young adults.

Results of the 2013 California Healthy Kids Survey show that 17% of 11th graders report being drunk or sick after drinking and 21% of 9th grade and 28% of 11th grade students in Yuba City report having at least one drink in the last 30 days. Residents of Yuba City reported that 56% had been given alcohol as minors and 95% believe it is important to have laws protecting minors from alcohol use. (SASC, Social host survey results, 2013). According to 44% of Yuba City 11th graders surveyed in 2013, it is very easy to obtain alcohol (California Healthy Kids Survey, 2013).

Easy youth access to alcohol is supported by anecdotal reports from young persons. In recent focus groups, youth reported they often got alcohol from their own homes or at the residence of friends. (SASC Data Findings, 2014).

50% of Yuba City youth respondents from a random sample survey conducted by Wake Forest School of Medicine stated that they received alcohol from a friend or acquaintance, 42.9% said they received alcohol from their own parent or guardian and 25% said they received alcohol from another parent or guardian. In this same survey of youth, 25% stated that the last time they drank any alcohol was at another person's home, 37.5% stated they drank alcohol at home or an apartment/dorm. And lastly, 33.3% stated that someone else's parent(s) or guardian(s) hosted the last party they attended. (Millennial Youth and Young Adult Survey, 2014). Monitoring the Future survey showed that the most widely used substances were tobacco, alcohol, and marijuana. And 22% of high school seniors report binge drinking on a regular basis. (Monitoring the Future, 2012).

The Substance Abuse Steering Coalition supports current research recommendations from the Institute of Medicine (IOM) and National Research Council. The IOM report recommends a greater emphasis on restricting access to alcohol by strengthening laws and enacting ordinances that restrict youth access in home parties (National Academy of Sciences, 2004).

Analysis:

The purpose and intent of this ordinance is to:

A. To facilitate the enforcement of laws which prohibit the service and consumption of alcoholic beverages by minors as well as to deter the service and consumption of alcoholic beverages by minors, and to promote the reduction of underage drinking.

B. To establish a duty of persons having control over any premises, who knowingly hosts, permits or allows a gathering at the premises, to take reasonable steps to prevent the service and consumption of alcoholic beverages by minors.

C. To protect health, safety, general welfare and quiet enjoyment of property and properties neighboring the location of gatherings at which minors are served and consume alcoholic beverages.

D. To impose civil liability for the recovery of emergency response costs to such gatherings.

The proposed ordinance would make it an infraction for any person having control of any premises to knowingly host, permit or allow a gathering to take place at the premises where one or more minors consumes an alcoholic beverage, whenever such person having control of the premises either: (1) intentionally serves or causes to be served an alcoholic beverage to a minor for consumption; or (2) knows or reasonably should have known a minor has consumed an alcoholic beverage and thereafter fails to immediately take appropriate action to prevent further consumption of alcoholic beverages by any minor. It also addresses imposing civil liability for any persons convicted of a second or subsequent response for the actual cost of the emergency response.

Fiscal Impact:

No costs are associated with the implementation of the proposed ordinance.

Alternatives:

Do not adopt the ordinance or provide staff with direction for adopting the proposed ordinance.

Recommendation:

Conduct a Public Hearing and Introduce an Ordinance providing for Regulations concerning Underage Drinking, waiving the first reading

Prepared By:

/s/ Rob Landon

Rob Landon
Police Chief

Submitted By:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed By:

Finance /s/RB

City Attorney /s/TH (via e-mail)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY ADDING CHAPTER 21 TO TITLE 5 OF THE YUBA CITY MUNICIPAL CODE REGARDING SOCIAL HOST REGULATIONS FOR UNDERAGE DRINKING

THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 21 of Title 5 is hereby added to the Yuba City Municipal Code to read as follows:

CHAPTER 21

SOCIAL HOST REGULATIONS FOR UNDERAGE DRINKING

Sections:

5-21.010	Purpose and intent
5-21.020	Definitions
5-21.030	Prohibition on hosting, permitting or allowing a gathering at which minors consume alcoholic beverages
5-21.040	Exemptions
5-21.050	Penalty for violations
5-21.060	Civil liability for emergency response costs
5-21.070	Reimbursement for emergency response costs
5-21.080	Severability

Section 5-21.010 Purpose and intent.

The purpose and intent of this chapter are:

A. To facilitate the enforcement of laws prohibiting the service and consumption of alcoholic beverages by minors as well as to deter the service and consumption of alcoholic beverages by minors, and to promote the reduction of underage drinking;

B. To establish a duty of persons having control over any premises, who knowingly host, permit or allow a gathering at the premises, to take reasonable steps to prevent the service and consumption of alcoholic beverages by minors;

C. To protect public health, safety, general welfare and quiet enjoyment of property and properties neighboring the location of gatherings at which minors are served and consume alcoholic beverages; and

D. To impose civil liability for the recovery of emergency response costs to such gatherings.

Section 5-21.020 Definitions.

For purposes of this chapter, the following words, terms and phrases shall have these definitions:

"Alcohol" means ethyl alcohol, hydrated oxide of ethyl, or spirits of wine, from whatever source or by whatever process produced.

"Alcoholic beverage" includes alcohol, spirits, liquor, wine, beer, and every liquid or solid containing alcohol, spirits, wine or beer, and which contains one-half of one percent or more of alcohol by volume and which is fit for beverage purposes, either alone or when diluted, mixed or combined with other substances.

"Gathering" is a party, gathering or event where a group of two (2) or more persons have assembled or are assembling for a social occasion or social activity.

"Legal Guardian" means (1) a person who, by court order, is the guardian of the person of an underage person; or (2) a public or private agency with whom an underage person has been placed by a court of competent jurisdiction.

"Minor" means any person under twenty-one years of age.

"Parent" means a person who is a natural parent, adoptive parent, foster parent or stepparent of another person.

"Premises" means any residence or other private property, place or premises, including any commercial, business or industrial premises.

"Emergency response costs" means the costs associated with responses by city law enforcement and fire personnel to gatherings, including, but not limited to:

(1)The salaries and benefits of law enforcement and fire personnel for the amount of time responding to or remaining at gatherings, and the administrative costs attributable to such responses;

(2)The cost of any medical treatment to, or for, any law enforcement and fire personnel responding to, remaining at, or leaving the scene of a gathering; and

(3)The cost of repairing any city equipment or property damaged, and the cost of the use of any such equipment or property damaged, responding to, remaining at, or leaving the scene of a gathering.

Section 5-21.030 <u>Prohibition on hosting, permitting or allowing a gathering at which minors consume alcoholic beverages</u>.

It is unlawful for any person having control of any premises to knowingly host, permit or allow a gathering to take place at the premises where one or more minors consumes an alcoholic beverage, whenever such person having control of the premises either: (1) intentionally serves or causes to be served an alcoholic beverage to a minor for consumption; or (2) knows or reasonably should have known a minor has consumed an alcoholic beverage and thereafter fails to immediately take appropriate action to prevent further consumption of alcoholic beverages by any minor.

Section 5-21.040 <u>Exemptions</u>.

This chapter shall not apply to:

A. Any California Department of Alcoholic Beverage Control licensee at any premises regulated by the Department of Alcoholic Beverage Control; or

B. A parent or legal guardian who provides an alcoholic beverage at a family gathering to a minor under the parent or legal guardian's care, or to any person who provides an alcoholic beverage to a minor as part of a legally protected religious activity.

Section 5-21.050 Penalty for violations.

Any person who violates Section 5-21.030 of this chapter is guilty of an infraction and shall be punished by a fine of not less than Five Hundred Dollars ($500), and said person is guilty of a misdemeanor for each subsequent violation and shall be punished by a fine of not less than One Thousand Dollars ($1,000) and/or six (6) months in jail. Nothing in this chapter shall limit or preclude the enforcement of any other applicable laws or remedies available for violations of Section 5-21.030 of this chapter

Section 5-21.060 Civil liability for emergency response costs.

Any person convicted of a second or subsequent violation of section 5-21.030 of this chapter shall be civilly liable for all emergency response costs incurred by the city arising out of the second or subsequent response to the gathering.

Section 5-21.070 Reimbursement for emergency response costs.

The actual cost of emergency response costs described in section 5-21.060 of this chapter shall be deemed a debt owed to the city recoverable in a civil action, and shall be recoverable in a civil action, including reasonable attorneys' fees and costs.

Section 5-21.080 Severability.

The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, phrase, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 2. This ordinance shall become effective thirty (30) days after its adoption. A summary of this ordinance shall be published once at least five (5) days prior to the adoption of this ordinance and once within fifteen (15) days after its adoption, in the Appeal Democrat, a newspaper of general circulation in the City of Yuba City.

Introduced and read at a regular meeting of the City Council of the City of Yuba City the ____ day of _____, 2015, and adopted at a regular meeting thereof held on the ____ day of _____, 2015.

AYES:

NOES:

ABSTAIN:

_____
John Dukes, Mayor

ATTEST:

_____

Terrel Locke, City Clerk

Approved as to Form:

_____

Tim Hayes, City Attorney

MINUTES (DRAFT)
REGULAR MEETING OF THE CITY COUNCIL
CITY OF YUBA CITY
COUNCIL CHAMBERS
APRIL 7, 2015
6:00 P.M. – REGULAR MEETING

Regular Meeting—Council Chambers

The City of Yuba City City Council meeting was called to order by Mayor Dukes at 6:00 p.m.

Roll Call

Present: Councilmembers Cleveland, Didbal, Gill and Mayor Dukes

Absent: Councilmember Buckland

Invocation

Councilmember Cleveland gave the invocation.

Pledge of Allegiance to the Flag

Councilmember Gill led the Pledge of Allegiance.

Presentations

1. Child Abuse Prevention Month Proclamation

Jeanine Warner of Casa De Esperanza arrived late and received the proclamation after the Council meeting was adjourned.

2. Presentation by the Yuba-Sutter Chamber of Commerce on Tourism Funding

This presentation is being continued to a later date, as Chamber Executive Director Rikki Shaffer was unable to attend.

Public Communication

3. Written Requests – None

4. Appearance of Interested Citizens - None

Bid Openings

5. One (1) Heavy Duty Forklift (FB15-05)

Councilmember Gill moved to award the purchase of one (1) Heavy Duty Forklift to Holt of California of Yuba City, CA, in the amount of $111,768.83 by finding that it is in the best interest of the City to do so. Councilmember Cleveland seconded the motion that passed with a unanimous vote.

6. Garden Highway Complete Streets Rehabilitation – Franklin to Winship Project (Award of Contract – Total Cost of $1,155,000)

Councilmember Gill moved to: A) Award Contract No. 13-02, Garden Highway Complete Streets Rehabilitation Project, to Teichert Construction of Davis, CA in the

amount of their bid of $947,547.00; B) Authorize the City Manager to execute the contract on behalf of the City, following approval by the City Attorney; and C) Authorize the Finance Director to make necessary budget transfers between projects, as outlined in the fiscal impact. Councilmember Didbal seconded the motion that passed with a unanimous vote.

Consent Calendar

Councilmember Cleveland moved to adopt the Consent Calendar as presented. Councilmember Didbal seconded the motion that passed with a unanimous vote.

7. Minutes of March 17, 2015

Approved the City Council Meeting Minutes of March 17, 2015

8. Annual Investment Policy Adoption

Reviewed the City's Investment Policy to ensure that it continues to meet statutory requirements and reflects treasury best practices

General Items

9. Recology request for reimbursement for South Area Storm Water Improvements and Feather River Organics Compost Pad/Storm Water Improvements

Councilmember Gill moved to approve use of $403,629.84 in Rate Stabilization and Capitalization Funds to reimburse Recology for eligible activities as submitted. Councilmember Didbal seconded the motion that passed with a unanimous vote.

10. Priorities and Goals for Fiscal Year 2015-2016

Noted and filed the Summary of Discussion of the Priority Goals for FY 2015-16 Workshop.

Business from the City Council

11. City Council Reports

- Councilmember Cleveland
- Councilmember Didbal
- Councilmember Gill
- Mayor Dukes

Adjournment

Mayor Dukes adjourned the Regular Meeting of the City Council of the City of Yuba City at 6:40 p.m.

_____
John Dukes, Mayor

Attest:

_____
Terrel Locke, City Clerk

MINUTES (DRAFT)
SPECIAL CLOSED SESSION
CITY COUNCIL
CITY OF YUBA CITY
BUTTE ROOM
APRIL 13, 2015
5:00 P.M. – CLOSED SESSION

Closed Session—Butte Room

Mayor Dukes called the City of Yuba City City Special Closed Session meeting to order by Mayor Dukes at 5:00 p.m.

Roll Call

Present: Councilmembers Buckland, Cleveland, Didbal, Gill and Mayor Dukes

Absent: None

A. Conferred with labor negotiators Steve Kroeger regarding negotiations with the following associations: Yuba City Firefighters Local 3793 and Public Employees Local No. 1, pursuant to Section 54957.6 of the Government Code.

Adjournment

Mayor Dukes adjourned the Special Closed Session Meeting of the City Council of the City of Yuba City at approximately 6:00 p.m.

_____
John Dukes, Mayor

Attest:

_____
Terrel Locke, City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor & Members of the City Council

From: Administration

Presentation By: Terrel Locke, Assistant to the City Manager

Summary

Subject: Amendment to the Regional Housing Authority of Sutter and Nevada Counties Agreement

Recommendation: Authorize the Mayor to sign the Amendment to the Agreement with Regional Housing Authority of Sutter and Nevada Counties adding Yuba County

Fiscal Impact: None.

Background:

The United Stated Department of Housing and Urban Development (HUD) has been promoting a regional approach to the management of their programs. The goal of this approach is to combine the resources of smaller agencies who administer few programs with the resources of larger agencies that are responsible for a greater variety of programs.

On April 20, 2011, the cities of Yuba City, Live Oak and the counties of Sutter and Nevada created the Regional Housing Authority for Sutter and Nevada Counties.

Analysis:

The Regional Housing Authority of Sutter and Nevada Counties (RHASNC) continues to grow. Effective January 1, 2015 RHASNC provides services to Yuba County residents in the means of the Housing Choice Voucher Program.

RHASNC has prepared the attached Amendment to the Agreement for approval by the cities of Yuba City and Live Oak and the counties of Sutter, Yuba, and Nevada, which would add Yuba County to the Regional Housing Authority. The Amendment specifies the usual components of an appointed body including representation. The Amendment has been reviewed and approved by legal counsel to RHASNC and approved by the Housing Authority Board of Commissioners.

Recommendation:

Authorize the Mayor to sign the Amendment to the Agreement with Regional Housing Authority of Sutter and Nevada Counties adding Yuba County.

Attachments:

- Agreement Creating the Regional Housing Authority of Sutter & Nevada Counties dated April 20, 2011
- Amendment to Agreement

Prepared By:

/s/ Terrel Locke

Terrel Locke
Assistant to the City Manager

Submitted By:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed By:

Finance RB

City Attorney TH (via e-mail)

AGREEMENT CREATING THE REGIONAL HOUSING AUTHORITY OF SUTTER & NEVADA COUNTIES

This agreement made and entered into by and between the Cities of Yuba City and Live Oak and the Counties of Sutter and Nevada is for the express purpose of creating and forming an area or regional housing authority pursuant to the Housing Authorities Law and more specifically Health & Safety Code Section 34240.1. This agreement is made with reference to the following facts:

1. Each of the parties to this agreement have declared by appropriate resolution that (a) there is a need for an authority to function within their respective jurisdictions; (b) that an authority currently functions and operates within its jurisdiction; and (c) annexation to form an area housing authority is permitted by law.
2. That the County of Sutter has heretofore declared the need for a housing authority to function within the County, that authority having been created in 1946 and having been organized and operating until February 16, 1994, as a County Housing Authority under the applicable provisions of the Housing Authorities Law.
3. That the County of Nevada has heretofore declared the need for a housing authority to function within the County, that authority having been created in September 8, 1992 and having been organized and operating ever since as a County Housing Authority under the applicable provisions of the Housing Authorities Law.
4. That the Cities of Live Oak and Yuba City have on their own motion declared a need for a housing authority within their respective jurisdictions and made the statutory findings required by law under Section 34242 and in making said findings have taken into consideration the factors required by law under 34243.
5. That the Cities of Live Oak and Yuba City and the County of Sutter formed a consolidated area housing authority known as the Consolidated Area Housing Authority of Sutter County effective February 16, 1994, and which has been operating ever since.
6. That each of the respective jurisdictions have declared expressly the need to form an area housing authority so as to address regional and area wide housing problems combining their respective resources and directing their respective efforts in a more concentrated manner toward the alleviation of such problems and recognizing that the creation of an area housing authority will permit unified long-term approaches to be taken by the governing bodies of each of the respective jurisdictions for the provision of housing within expanded yet cohesive areas of operation.
7. Each of the parties to this agreement recognize that the creation and formation of an area wide housing authority will create an organization capable of addressing affordable housing issues on a regional basis and a broader vehicle for implementing housing programs.
8. That the creation and formation of an area housing authority by this agreement shall pursuant to law absorb the existing Consolidated Area Housing Authority of Sutter County and the existing Nevada County Housing Authority with the appointment to the Regional Housing Authority of Sutter and Nevada Counties Board of the required Commissioners.
9. That with the creation of the within Regional Housing Authority and upon the appointment of required Commissioners to said Regional Housing Authority the title to all properties

owned or held by or in trust for the present Consolidated Area Housing Authority of Sutter County and the present Nevada County Housing Authority along with all debts, demands, liabilities or obligations existing in favor of or against such Housing Authorities in any proceedings of such authority shall become those of the Regional Housing Authority and likewise any and all such titles, debts, demands, liabilities, obligations and proceedings shall have the same validity, force and effect as if acquired, incurred, accrued or taken by the Regional Housing Authority created by this agreement; that, in addition, with said absorption of the Consolidated Area Housing Authority of Sutter County and the Nevada County Housing Authority into the Regional Housing Authority created by this agreement, such transfer shall not affect or impair the status or rights of any duly currently employed person of the Consolidated Area Housing Authority of Sutter County and the Nevada County Housing Authority and such status and rights shall have the same validity, force and effect as if obtained during employment with the Regional Housing Authority created by this agreement.

10. This agreement is entered into not only under the authority of 34240.1 and 34246, but under the general joint powers statutes.
    NOW, THEREFORE, the parties hereto agree as follows:

    A. There is hereby created and formed a Regional Housing Authority which shall be referred to as the Regional Housing Authority of Sutter and Nevada Counties.

    B. The governing body of the Regional Housing Authority shall be referred to as the Board of Commissioners and shall consist of : two (2) persons appointed by the governing body of the City of Yuba City; two (2) persons appointed by the governing body of the City of Live Oak; two (2) persons appointed by the Sutter County Board of Supervisors; two (2) persons appointed by the Nevada County Board of Supervisors, and except as otherwise provide in Section 34246.5 , one Tenant Commissioner of the Housing Authority as appointed jointly by the Governing Bodies of the Cities of Live Oak and Yuba City and the Board of Supervisors of the Counties of Sutter and Nevada upon the recommendation of the Regional Housing Authority Board of Commissioners. The Member Governing Bodies shall notify the Secretary of the Housing Authority, in writing, of all appointments.

    C. Non-tenant Commissioners shall serve for a term of four (4) years. The Commissioners previously appointed by the Cities of Live Oak and Yuba City and the County of Sutter and currently serving their terms shall continue to serve on the new Regional Housing Authority Board of Commissioners until the expiration of their term. The Nevada County Board of Supervisors shall designate of those Commissioners to be first appointed by it, the Commissioner who will serve for a term of three (3) years, and the Commissioner who will serve for a term of four (4)

years. All subsequent successors to the Board of Commissioners shall be appointed by the Governing Bodies of the respective jurisdictions for the terms of four (4) years except that all vacancies to be filled shall be filled for the unexpired portion of the term. The Tenant Commissioner jointly appointed shall serve for a term of two (2) years. His/her successor shall be appointed jointly by the Governing Bodies of the respective jurisdictions for the terms of two (2) years except that a vacancy shall be filled for the unexpired term, but only so long as he/she remains a tenant of the Housing Authority. His/Her successor shall also be a tenant of the Housing Authority and shall be appointed jointly by the Governing Bodies for the term of two (2) years except that a vacancy shall be filled for the unexpired term.

D. As provided for by law three fifths (3/5ths) of the Commissioners of the Area Housing Authority created by this agreement shall constitute a quorum for the purpose of conducting business in exercising its powers and for all other purposes. Action may be taken by the Board of Commissioners upon a majority vote of the Commissioners. The Commissioners shall select a Chairperson from amongst their number.

E. Upon appointment of all required Commissioners as hereinabove provided, the Regional Housing Authority shall be authorized to exercise all of the powers and transact all of the business which a housing authority is otherwise functioning and exercising is authorized to exercise or transact.

F. Pursuant to Health and Safety Code Section 34327, the area of operation of the Regional Housing Authority created by this agreement shall be the combined possible areas of operations of the participating entities, to wit the City of Live Oak , County of Sutter, City of Yuba City and County of Nevada, all as determined by Sections 34208 and 34209 of the Housing Authorities Law.

G. It is understood and agreed by and between the parties hereto that pursuant to law in that the Counties of Sutter and Nevada have previously established a Housing Authority in each jurisdiction, the powers and duties of such Housing Authorities shall with the execution of this agreement be vested in the Regional Housing Authority upon the appointment of all required Commissioners to the Regional Housing Authority. That with the vesting of such powers and duties in the Regional Housing Authority, and pursuant to law, the title to any property owned or held by or in trust for the Nevada County Housing Authority or the Consolidated Area Housing Authority of Sutter County, and any debts, demands, liabilities or obligations existing in favor or against such Nevada County Housing Authority or Consolidated Area Housing Authority of Sutter County, and any proceedings of such

authorities shall become those of the Regional Housing Authority and any and all such titles, debts, demands, liabilities, obligations and proceedings shall be deemed to have the same validity, force and effect as if acquired, incurred, accrued or take by the Regional Housing Authority. The debts, liabilities, and obligations of the Regional Housing Authority shall under no circumstances be debts, liabilities, and obligations of the parties to this agreement

Further that with the vesting of the powers and duties of the Consolidated Area Housing Authority of Sutter County and the Nevada County Housing Authority in the Regional Housing Authority created by this agreement, such shall in no fashion affect or impair the status or rights of any currently employed persons of the Consolidated Area Housing Authority of Sutter County and the Nevada County Housing Authority, and such status and rights shall have the same validity, force and effect as if attained during employment with the Regional Housing Authority.

H. As permitted by law and pursuant to resolution authorizing such action, the Commissioners appointed to serve on the Regional Housing Authority Board shall receive necessary traveling and subsistence expenses incurred in the discharge of their duties, but shall receive no other form of compensation for attending meetings of the Regional Housing Authority Board other than the meeting per diem authorized by California law (Health & Safety Code Section 34274).

I. For any legal services required by the Regional Housing Authority it may employ its own counsel and legal staff or it may call upon the Chief Law Officer of the County of Sutter for such services.

J. The Regional Housing Authority shall take out appropriate insurance to protect itself in connection with its operations.

Amendment to the Agreement creating the Regional Housing Authority of Sutter and Nevada Counties dated 4/20/2011

1. That the County of Yuba has heretofore declared the need for a housing authority to function within the County, that authority having been created in September 1, 1980 and having been organized and operating ever since as a County Housing Authority under the applicable provisions of the Housing Authorities Law.

2. That each of the respective jurisdictions have declared expressly the need to form an area housing authority so as to address regional and area wide housing problems combining their respective resources and directing their respective efforts in a more concentrated manner toward the alleviation of such problems and recognizing that the creation of an area housing authority will permit unified long-term approaches to be taken by the governing bodies of each of the respective jurisdictions for the provision of housing within expanded yet cohesive areas of operation.

3. This Amendment to the Regional Housing Authority of Sutter and Nevada Counties Agreement adds Yuba County as a member of said Regional Housing Authority.

4. The governing body of the Regional Housing Authority shall be referred to as the Board of Commissioners and shall consist of : two (2) persons appointed by the governing body of the City of Yuba City; two (2) persons appointed by the governing body of the City of Live Oak; two (2) persons appointed by the Sutter County Board of Supervisors; two (2) persons appointed by the Nevada County Board of Supervisors; two (2) persons appointed by the Yuba County Board of Supervisors, and except as otherwise provided in Section 34246.5 , one Tenant Commissioner of the Housing Authority as appointed jointly by the Governing Bodies of the Cities of Live Oak and Yuba City and the Board of Supervisors of the Counties of Sutter, Yuba and Nevada upon the recommendation of the Regional Housing Authority Board of Commissioners. The Member Governing Bodies shall notify the Secretary of the Housing Authority, in writing, of all appointments.

5. This agreement is entered into not only under the authority of 34240.1 and 34246, but under the general joint powers statutes.

Except as amended herein, the Agreement creating the Regional Housing Authority of Sutter and Nevada Counties dated April 20, 2011 shall remain in full force and effect.

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written set forth below.

CITY OF YUBA CITY

_____

By: Dated:
Title:

CITY OF LIVE OAK

_____

By: Dated:
Title:

COUNTY OF SUTTER

_____

By: Dated:
Title:

COUNTY OF NEVADA

_____

By: Dated:
Title:

COUNTY OF YUBA

_____

By: Dated:
Title:

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor & Members of the City Council

From: Administration

Presented by: Terrel Locke, Assistant to the City Manager

Summary

Subject: Approve Tenant Commissioner Appointment to the Regional Housing Authority

Recommendation: Approve the re-appointment of Suzanne Gallaty as the Tenant Commissioner to the Regional Housing Authority of Sutter and Nevada Counties Board of Commissioners

Fiscal Impact: None.

Purpose:

Approval of Regional Housing Authority Tenant Commissioner Appointment.

Background:

Per the Agreement with the Regional Housing Authority of Sutter and Nevada Counties, each Governing Body shall jointly appoint a Tennant Commissioner, per Section 324246.5 of the California Health & Safety Code. At their meeting on March 18, 2015, the Regional Housing authority approved the recommendation to reappoint Suzanne Gallaty as the Tenant Commissioner on the Board of Commissioners.

Analysis:

A request for approval of the recommended appointment to the Board of Directors has been received from the Regional Housing Authority for the Tenant Commissioner. This recommendation is compliant with the Agreement creating the Regional Housing Authority of Sutter and Nevada Counties. Each Governing Body also appoints two commissioners: the City of Yuba City citizen representative is Martha Greise, as appointed by the Council on February 28, 2014 and Councilman Stanley Cleveland as confirmed by Council on December 16, 2014

Fiscal Impact:

None.

Alternatives:

Do not approve.

Recommendation:

Approve the re-appointment of Suzanne Gallaty as the Tenant Commissioner to the Regional Authority of Sutter and Nevada Counties Board of Commissioners.

Attachment:

- Letter from Gustavo Becerra, Interim Executive Director

Submitted By:

/s/ Terrel Locke

Terrel Locke
City Clerk

Reviewed By:

City Manager /s/ SK

Regional Housing Authority of Sutter and Nevada Counties
1455 Butte House Road, Yuba City, CA 95993
Phone: (530) 671-0220, Toll Free: (888) 671-0220
TTY: (866) 735-2929, Fax: (530) 673-0775

ADMINISTRATION
MAR 30 2015
RECEIVED

March 19, 2015

City Council
City of Yuba City
1201 Civic Center Blvd.
Yuba City, CA 95993

RE: Tenant Commissioner Appointment

At the March 18, 2015 meeting of the Regional Housing Authority of Sutter and Nevada Counties Board of Commissioners meeting it was approved to recommend Suzanne Gallaty to be re-appointed to the Tenant Commissioner position.

The Regional Housing Authority of Sutter and Nevada Counties requests the City Council of City of Yuba City appoint Suzanne Gallaty as Tenant Commissioner pursuant to the Agreement Creating the Regional Housing Authority of Sutter and Nevada Counties.

Sincerely,

Gustavo Becerra
Interim Executive Director

The Housing Authority is an equal opportunity employer and housing provider.

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor & Members of the City Council

From: Administration

Presentation By: Terrel Locke, Assistant to the City Manager

Summary

Subject: Amendment to the Yuba-Sutter Transit Authority JPA Agreement

Recommendation: Approve Amendment No. 1 to the Yuba-Sutter Transit Authority Joint Powers Agreement to Update the Service Area Population Calculation Methodology Portion of the Contribution Formula

Fiscal Impact: The proposed amendment will result in a minor reduction in the amount of Local Transportation Funding (LTF) allocated to Yuba City

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Purpose:

To Amend the Yuba-Sutter Transit Authority JPA to update the outdated Service Area Population Calculation Formula.

Background/Discussion:

The existing Yuba-Sutter Transit Joint Powers Agreement (JPA) includes a funding formula to determine the relative annual contribution of Local Transportation Fund (LTF) revenues among the four member jurisdictions. This funding formula is detailed in Section 5 of the JPA (copy attached). The formula, which has been in place since January 1988, uses four equally weighted factors with one being the relative share of the service area population. The JPA specifies that this factor shall be based on the "latest Sacramento Area Council of Governments (SACOG) Population Module". Because this module has not been updated since 2001 and SACOG has no plans to update it in the future, staff is now proposing that the JPA be amended with a new process that would use current and regularly updated population information. Even though the Population Module has not been updated since 2001, the relative population distribution has been adjusted over time to reflect Yuba City annexations and any changes to the Yuba-Sutter Transit service area boundary.

Due to the now obsolete reference document and the significant population growth that has occurred over the last ten years in at least two of the four member jurisdictions; SACOG was recently approached in an attempt to identify an alternate source document or methodology for this important annual calculation. SACOG now conducts an identical annual exercise on behalf of the Sacramento Regional Transit District using the most recent information from the California Department of Finance Demographic Research Unit and they are willing to do the same for Yuba-Sutter Transit. A sample calculation for the

four Yuba-Sutter Transit jurisdictions was prepared from the 2014 City/County Population and Housing Estimates which are calculated each year based on the 2010 census. The following table compares the results of that calculation with the one that was used for the actual FY 2014-15 LTF apportionments. The variance column shows the relatively small net impact that this change in the service area population calculation would have on the total apportionment.

	JPA SERVICE AREA POPULATION CALCULATION		FY 2015 LTF APPORTIONMENT FORMULA		INCREASE (DECREASE)*
	Current	Proposed	Current*	Proposed*	
MARYSVILLE	12.5361%	10.4940%	$ 215,424	$ 206,504	$ (8,920)
YUBA CITY	56.9642%	56.7242%	$ 1,014,115	$ 1,013,012	$ (1,103)
YUBA COUNTY	23.7826%	26.3709%	$ 485,234	$ 497,122	$ 11,888
SUTTER COUNTY	6.7171%	6.3109%	$ 122,327	$ 120,462	$ (1,865)
TOTAL	**100%**	**100%**	**$1,837,100**	**$ 1,837,100**	**$ 0**

Staff is now recommending that the Yuba-Sutter Transit JPA be amended to replace the outdated Service Area Population calculation with the same process that SACOG now uses in Sacramento County. If adopted by all four jurisdictions prior by the first week of May, this amendment could be applied to the FY 2015-16 LTF apportionments that are scheduled for consideration by the Yuba-Sutter Transit Board of Directors on May 21st.

**Does not include the reallocation of any shortfall that may occur from year to year between the calculated LTF allocation and the amount of LTF available for one or more jurisdictions pursuant to Section 4 of the current JPA.*

Fiscal Impact:

The impact of the updated calculation to Yuba City is a minor reduction in the amount of LTF funding allocated to Yuba City. This is directly related to the reduction in the service population share (reducing from 56.9642% to 56.7242% for 2015 or $1,103). The reduction in service population will result in relatively lower LTF payments in future years when compared to the current formula.

Recommendation:

Approve Amendment No. 1 to the Yuba Sutter Transit Authority Joint Powers Agreement to Update the Service Area Population Calculation Methodology Portion of the Contribution Formula.

Attachments:

- *Yuba-Sutter Transit Authority JPA dated 12/17/01*
- *Yuba-Sutter Transit Authority JPA Amendment #1*

Prepared By:

/s/ Terrel Locke

Terrel Locke
Assistant to the City Manager

Submitted By:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed By:

Finance /s/ RB

City Attorney /s/ TH (via e-mail)

YUBA-SUTTER TRANSIT AUTHORITY
JOINT POWERS AGREEMENT AMENDMENT #1

This first amendment ("Amendment") to that certain Joint Powers Agreement for the Yuba-Sutter Transit Authority dated December 17, 2001 is made and entered into with an effective date of May 1, 2015 by and between the Counties of Yuba and Sutter, political subdivisions of the State of California, and the Cities of Marysville and Yuba City, municipal corporations.

RECITALS

Since July of 1975 the parties have been members of a Joint Powers Agreement formed for the purpose of providing and furnishing transit and transportation services within their respective jurisdictions.

This Joint Powers Agreement has been amended from time to time most recently effective December 17, 2001.

The entity which was created by the parties is currently known as the Yuba-Sutter Transit Authority ("the Authority").

The current version of the Joint Powers Agreement concerning the Authority contains a formula, specified in paragraph 5 of such Agreement, whereby the Annual Local Transportation Fund (PUC 99230) contribution of the parties is determined using a formula in which four factors are given equal weight.

One of the four factors is the Service Area Population for each of the members as specified in paragraph 5(a) of the current Joint Powers Agreement.

The source of population data specified in paragraph 5(a) of the current Joint Powers Agreement utilized the latest Sacramento Area Council of Governments (SACOG) population module which is no longer available.

This Amendment is technical in nature and the Authority shall be construed as having been in continual existence since its creation and no action previously exercised by the Authority shall be deemed to be modified, amended or otherwise affected by this Amendment.

NOW, THEREFORE, in consideration of the foregoing facts and circumstances and mutual promises and agreements herein contained, the parties hereto agree as follows:

1. Incorporation of Recitals. The foregoing recitals are contractual in nature and are incorporated into this Amendment.

2. Modification of Section 5(a) of the Current Joint Powers Agreement for the Yuba Sutter Transit Authority dated December 17, 2001. Paragraph 5(a) of the Joint Powers Agreement for the Yuba Sutter Transit Authority dated December 17, 2001 is amended to read in its entirety as follows:

"(a) Service Area Population. One-fourth of the total contribution of each member entity shall be based on the ratio that the total service area population of each entity bears to the total population of the Authority's adopted service area. Population for each entity shall be as determined by the Sacramento Area Council of Governments (SACOG) from the latest City/County Population and Housing Estimates available prior to the adoption of the budget for the ensuing fiscal year. Exceptions to the use of the City/County Population and Housing Estimates shall be made when major annexations have occurred since the last City/County Population and Housing Estimates was published. In the case of such exceptions, the best population data available shall be used. In the event the City/County Population and Housing Estimates cease to be maintained, the Authority's Board of Directors may by duly

adopted resolution designate another suitable database to be utilized for the purpose of determining the service area population for each member entity."

IN WITNESS WHEREOF, the parties have entered into this Amendment effective May 1, 2015 and have executed this Amendment on the dates set forth below.

ATTEST:	CITY OF MARYSVILLE
_____	_____
City Clerk	Mayor
	Date _____
ATTEST:	COUNTY OF YUBA
_____	_____
County Clerk	Chairman, Board of Supervisors
	Date _____
ATTEST:	CITY OF YUBA CITY
_____	_____
City Clerk	Mayor
	Date _____
ATTEST:	COUNTY OF SUTTER
_____	_____
Clerk of the Board of Supervisors	Chairman, Board of Supervisors
	Date _____

JOINT POWERS AGREEMENT FOR THE YUBA-SUTTER TRANSIT AUTHORITY

December 17, 2001

THIS JOINT POWERS AGREEMENT for the YUBA-SUTTER TRANSIT AUTHORITY is made and entered into with an effective date of March 1, 2002 by and between the Counties of Yuba and Sutter, political subdivisions of the State of California, and the Cities of Marysville and Yuba City, municipal corporations.

RECITALS

WHEREAS, pursuant to a Joint Powers Agreement entered into by and between Yuba County, Sutter County, Marysville and Yuba City in July of 1975, said parties established a separate legal entity then known as the Hub Area Transit Authority for the purpose of providing and furnishing transit and transportation services within their respective jurisdictions; and

WHEREAS, said Agreement has been amended from time to time most recently effective January 1, 1993 when, among a number of other changes, the name of the entity was changed to the Yuba-Sutter Transit Authority; and,

WHEREAS, the parties hereto wish to amend said Agreement for the purpose of changing the formula by which the annual Local Transportation Fund (PUC 99230) contributions are calculated; and,

WHEREAS, the parties hereto also desire to make other minor changes to the Agreement; and,

WHEREAS, by this Joint Powers Agreement, the parties hereto wish to enter into a new agreement for the provision of said transit and transportation services.

NOW, THEREFORE, in consideration of the foregoing facts and circumstances and mutual promises and agreements herein contained, the parties hereto agree as follows:

1. Purpose. This Joint Powers Agreement replaces that certain amended Joint Powers Agreement made and entered into effective January 1, 1993, for the purpose of providing transportation facilities and services in the Yuba County, Sutter County, Marysville and Yuba City area and such other areas as may be agreed to by the YUBA-SUTTER TRANSIT AUTHORITY, hereinafter referred to as the Authority. The Authority which was created by a Joint Powers Agreement in July of 1975 shall be construed as having been in continual existence since its creation and no action previously exercised by said Authority shall be deemed to be modified, amended or otherwise affected by this Agreement except as expressly provided herein.

2. Term of Agreement. The term of this amended Joint Powers Agreement shall commence on March 1, 2002 and shall continue until this Agreement is terminated pursuant to the terms of this Agreement.

3. Composition of Authority. The Authority has previously been created, designated and established as the agency to administer a public transportation program. The Authority shall be governed by a Board of eight (8) members consisting of two (2) members each from the Board of Supervisors of Yuba County and Sutter County and two (2) members each from the City Councils of Yuba City and Marysville. The members of the Board of the Authority shall serve at the

pleasure of the entity by whom said members are appointed. Each entity shall designate a first and second alternate member. If one of the regular members from that entity is absent, the first alternate director from that entity will serve in the regular member's place. If both of the regular members from that entity are absent, the first alternate member from that entity and the second alternate member from that entity shall serve in those regular members' place. If the first alternate member from that entity is absent, the second alternate member from that entity will service in the first alternate member's place. The Board shall adopt rules or bylaws to govern its activities and said rules or bylaws shall provide for, among other things, matters relating to the quorum of the Board, the method of voting, the manner in which meetings may be called and the notice to be given therefore and such other matters as may be deemed appropriate by the Board.

4. Budget. On or before March 31 of each year during which the Authority is in existence, the Transit Manager shall submit to the Board a proposed budget for the fiscal year which is to commence on the following July 1. The Board shall conduct such hearings as it deems to be necessary or appropriate with respect to said budget, and the Board shall adopt a final budget for the ensuing fiscal year on or before May 31 of each year.

In making provision for such early adoption of a budget for the Authority, the parties hereto recognize and acknowledge that the budget for the Authority will impact the budget decisions to be made by each of the entities during the course of their regular budget hearings and that, therefore, it is essential that the

Authority budget be adopted on or before May 31 for the ensuing fiscal year. If by said date certain information (e.g. the amount of funds apportioned to each agency from the Local Transportation Fund or from other state or federal funds) is unavailable, said budget shall be estimated and adopted based on the best information available and shall be amended as promptly as possible after the receipt of any additional facts or information which would indicate that the assumptions on which the final budget were based were inaccurate in any respect.

In establishing and adopting a final budget in accordance with the provisions of this section, the Authority shall take into account revenues to be obtained from state or federal sources as well as fare revenues and other direct transit revenues or subsidies. Each of the parties hereto shall make an annual contribution from apportioned Local Transportation Funds (PUC 99230), to finance the final budget adopted by the Authority, which contribution shall be determined as provided in Paragraph 5.

If the annual contribution of Local Transportation Funds from one or more parties hereto as determined by Paragraph 5 exceeds the amount of Local Transportation Funds apportioned to such party or parties for the following fiscal year, the shortfall between the amount required and the amount apportioned shall be allocated to the remaining parties. The amount of such shortfall to be allocated to each of the remaining parties shall be determined as provided in Paragraph 5 using only the relative values of each formula component for the remaining parties. The result of this second calculation shall be added to the Local

Transportation Fund contribution of each party as determined in the first calculation.

5. Contributions. The annual Local Transportation Fund (PUC 99230) contribution of each of the parties to the Agreement, pursuant to Paragraph 4, shall be determined by using a formula in which four (4) factors are given equal weight. Said factors and the manner in which each is determined are:

(a) Service Area Population. One-fourth of the total contribution of each member entity shall be based on the ratio that the total service area population of each entity bears to the total population of the Authority's adopted service area. Population for each entity shall be as set forth in the latest Sacramento Area Council of Governments (SACOG) Population Module available prior to the adoption of the budget for the ensuing fiscal year. Exceptions to the use of the Population Module shall be made when major annexations have occurred since the last module was published. In the case of such exceptions, the best population data available shall be used.

(b) Apportionment of Local Transportation Funds. One-fourth of the total contribution of each member entity shall be based on the ratio that the funds allocated to each of the entities from the Local Transportation Fund, as set forth annually in the Findings of Apportionment – Local Transportation Fund adopted by SACOG as of March 1st of each year, bears to the total of such funds allocated to all member entities.

(c) Demand Response Boardings. One-fourth of the total contribution of member entities shall be based on the use made of the demand response services

offered by the Authority as determined by an analysis of passenger trip origins. Said analysis shall be a 100 percent sample of trip records for no less than one weekday for each calendar month. For purposes of determining contributions hereunder, this calculation shall be based on the twelve calendar months immediately preceding such determination. The ratio that the total number of passenger trip origins recorded in each entity bears to the total number of passenger trip origins recorded in all member entities shall be the basis for determining contributions under this subparagraph. The Authority shall, to the extent reasonably practicable, conduct and keep or have their operations contractor conduct and keep such surveys and records of ridership as are necessary to provide a reasonably accurate method of tracking passenger trips by origin.

(d) Route Miles. One-fourth of the total contribution of the member entities shall be based on the total number of scheduled route miles offered by the Authority. Route miles are defined as those miles in which revenue service is scheduled. Route miles shall be determined from an analysis of the published service schedule in effect on the first full service day of each January prior to the adoption of the budget for the ensuing fiscal year. The ratio that the total route miles for each entity bears to the combined total route miles of all member entities shall be the basis for determining contributions under this subparagraph. Limited stop intercity services that are generally accessible to all urban area residents shall not be included in this calculation of route miles.

6. Powers of Authority. The Authority shall be vested with the power and authority to:

(a) Exercise the common powers of the parties hereto to provide transit and transportation services and to solicit proposals, bids, or contractual quotes, from any source capable of providing such services to the areas served by the Authority and, for this purpose, the Authority shall be vested with authority to enter into contracts for transportation services or any other contract necessary or appropriate for support of such transportation services. Notwithstanding any provision herein to the contrary, the Authority shall not have the power to enter into any contract or agreement or incur any financial obligation which shall be binding upon any party to this agreement after such party has withdrawn from the Authority unless such contract, agreement or financial obligation was specifically approved by such party during such time as the party was a member of the Authority.

(b) Purchase, lease or rent, as appropriate, the necessary capital equipment and facilities to provide the services furnished by the Authority.

(c) Select and remove all officers, agents and employees, prescribe such powers and duties for them as may not be inconsistent with law or with this agreement, require from them security for faithful service and to fix the compensation for services rendered, and to adopt personnel rules and procedures.

(d) Determine the service area boundaries in connection with the transportation services which are the subject of this Agreement with the provision that

service area boundary changes that affect less than all of the member entities cannot be made without the concurrence of at least one of the duly appointed representatives of the affected member entity or entities.

(e) Determine eligibility criteria for service including provision for service to persons with disabilities and senior citizens.

(f) Determine the rate structure applicable to services furnished by the Authority.

(g) Establish the details of the operation of the transportation system. Provide transit services to non-member jurisdictions, agencies or organizations through service contracts.

(h) Provide accounting service to insure proper operation and strict accountability of all funds and reports and of all receipts and disbursements, all as set forth in Section 6505 and 6505.1 of the Government Code, and in full conformity therewith.

(i) The Authority shall have the authority to contract with one or more of the parties to this Agreement for such other services as it deems necessary to effectuate the purposes of this Agreement.

(j) The Authority shall have those additional powers as set forth in Section 6508 of the Government Code.

7. Treasurer and Auditor. The Authority shall designate a Finance Director to act as Treasurer for the Authority. Said Finance Director shall have all of the duties, powers and authority set forth in Section 6505.5 of the Government Code. The Finance Director shall have authority to draw warrants to pay demands against the Authority upon approval by said Authority. The charges to be made against the

Authority for the services rendered by its Finance Director shall be a reasonable and proper charge against the Authority.

8. Obligation of Authority. Except as herein specifically provided to the contrary, the debts, liabilities and obligations of the Authority shall be shared proportionally by the parties to this Agreement. Said proportionate shares shall be determined by comparing the amount of funds contributed to the Authority by each party as a percentage of the total contributions of all member entities during the preceding three (3) full fiscal years. The Authority shall not sell bonds, notes or incur other multi-fiscal-year debt without the express consent of each member entity.

9. Withdrawal. Any party may withdraw from the Authority and this Agreement effective as of the first day of any fiscal year provided that such party give preliminary notice of its intention to withdraw to the Authority on or before the last day of December preceding the effective date of its withdrawal and give to the Authority final notice of its intention to withdraw on or before the last day of March preceding the effective date of its withdrawal. A party may rescind its notice of intent to withdraw by giving the Authority written notice of rescission prior to the first day of May preceding the first day of the fiscal year of the noticed withdrawal from the Authority. If such notice of rescission is not given, said party shall no longer be eligible to remain a member of the Authority and must thereafter apply for membership under the terms of Paragraph 15 of this Agreement. Time is of the essence of this provision and any party not giving the notices required herein shall have no authority whatsoever to withdraw form the

Authority or to terminate its obligations under this Agreement. Upon the termination of a party's involvement with the Authority and its withdrawal from the Agreement as hereinabove provided, such withdrawing party shall have no further obligation to make annual contributions to the Authority nor shall such withdrawing party have any further obligations for any contractual debts, liabilities or obligations of the Authority unless the governing body of the member entity agreed to incurring the debt, liability or obligation during the time that it was a member. The fiscal year of the Authority commences on July 1 each year.

10. Termination. With the concurrence of any three (3) of the parties to this Agreement, this Agreement and the Authority may be terminated as of the end of any fiscal year.

11. Division of Assets on Withdrawal or Termination. Upon the withdrawal of any party from the Authority under the terms set forth in Paragraph 9 of this Agreement, such party shall be relieved of any further debts, liabilities and obligations of the Authority except as herein specifically provided and such party shall have no further right, title or interest in or to any asset of the Authority. All of the right, title and interest which such withdrawing party previously had to the assets of the Authority shall remain the property of the Authority and shall increase proportionally the interest of each of the parties therein.

Upon the withdrawal whether or not simultaneously of any two parties from the Authority within three years of each other under the terms set forth in Paragraph 9 of this Agreement, the remaining parties shall cause an appraisal of

the assets of the Authority, and shall pay the withdrawing members, without interest of any kind, the appraised value of their proportionate share of the assets in ten equal shares, or less if mutually agreed upon by all parties, over a period not to exceed ten (10) years. Said proportionate share of each member that has withdrawn shall be a fraction, the numerator of which would be all funds contributed to the Authority by that member agency during the three full fiscal years preceding the effective date of the second party's withdrawal and the denominator of which would be all funds contributed by all member agencies during the same time period.

Upon termination of this Agreement under the provision of Paragraph 10, all assets remaining after the payment of all debts, obligations and liabilities of the Authority shall be divided among the entities which were members of the Authority within thirty (30) days immediately prior to said termination in proportion to the contributions made to the Authority by each of such entities, during the preceding three full fiscal years or in such other manner as may be agreeable to all entities.

12. Notice of Amendment. As provided in Section 6503.5 of the Government Code, within thirty (30) days after the effective date of this Agreement or amendment thereto, the Authority shall cause a Notice of this Agreement or amendment thereto to be prepared and filed with the Office of the Secretary of State.

13. Liability Under Agreement. Pursuant to the provisions of Government Code Section 895.4, the parties hereto agree that any liability created by this Agreement that exceeds the coverage afforded by the Authority's Comprehensive Liability

Insurance for any injury caused by, or any negligent or wrongful act or omission occurring in the performance of such Agreement shall be shared proportionally by the member parties hereto. The proportionate share of each member shall be determined in the same manner as is set forth in Paragraph 8 of this Agreement.

In the event liability is established against the Authority for an act or omission which occurred while a withdrawn party was a party to this Agreement, the proportionate contribution of the parties hereto for discharge of any such liability shall be the same as it would have been if determined on the date of occurrence of the act or omission giving rise to the liability and any withdrawn party shall participate in the discharge of such liability as so determined. Upon presentation of a claim or service of an action, written notice shall be promptly made to any former party whose liability maybe affected thereby.

14. Comprehensive Liability Insurance. The Authority shall obtain and maintain in full force and effect during the term of this Agreement, or any extension thereof, adequate comprehensive liability insurance in connection with the execution and/or administration of this Agreement, naming the Authority and the parties to this Agreement as insured. The cost of said insurance shall be a proper charge against any funds administered by the Authority pursuant to this Agreement.

15. Amendment. This Agreement may be amended or modified at any time with the consent of each party to the Agreement, including the addition of parties to the Agreement, the reinstatement of former parties to the Agreement, or the formation of a transit district.

16. Savings. If any provision of this Agreement is unenforceable, no other provisions shall be affected thereby and all other provisions shall be enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the dates hereinafter indicated.

ATTEST: CITY OF MARYSVILLE

City Clerk Mayor

Date 2/7/02

ATTEST: COUNTY OF SUTTER

County Clerk Chairman, Board of Supervisors

Date 2-5-02

ATTEST: CITY OF YUBA CITY

City Clerk Mayor

Date 2/8/02

ATTEST: COUNTY OF YUBA

Clerk of the Board of Supervisors Chairman, Board of Supervisors

Date 2-7-02

F:\USERS\COMMON\Legal\JPA 3-01-02/

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor Dukes & Members of the City Council

From: Fire Department

Presentation By: Peter H. Daley, Fire Chief

Summary

Subject: California Fire Service Agreement (CFAA) Reimbursement

Recommendation: Adopt a Resolution for reimbursement from portal to portal for responses to emergency incidents outside the City's jurisdiction per the CFAA Agreement.

Fiscal Impact: If not adopted, the CFAA default hourly pay rate for personnel would be imposed, including no reimbursement for portal to portal.

Purpose:

To ensure total personnel and equipment reimbursement for time served at emergency incidents portal to portal.

Background:

Historically, Yuba City Fire Department has responded to incidents throughout California during times of disaster. We have been able to provide this assistance to other agencies based on previous agreements which ensured that compensation provided would be revenue neutral to the City. This Resolution provides clarification on the reimbursement process and ensures fair and equitable reimbursement.

Analysis:

Yuba City Fire Department has paid personnel involved in emergency incidents from time of dispatch until they return and all equipment and personnel are back in service and available for response (portal to portal). The newly adopted CFAA Agreement states personnel will not be paid portal to portal and personnel would be compensated at the Agreement's hourly rate unless an adopted Resolution for each entity is on file with CalOES.

Fiscal Impact:

Under current CFAA guidelines, payment for time served on emergency incidents outside our jurisdiction would be limited to time worked only at the CFAA hourly rate. This Resolution would ensure that all of our financial costs such as personnel, equipment, travel and administrative would be reimbursed in full.

Alternatives:

Do not adopt Resolution.

Recommendation:

Adopt a Resolution identifying the terms and conditions for Yuba City Fire Department emergency response away from their official duty station and assigned to an emergency incident outside their jurisdiction to ensure proper reimbursement to the Department.

Prepared By:

/s/ Peter Daley
Peter H. Daley
Fire Chief

Submitted By:

/s/ Steven C. Kroeger
Steven C. Kroeger
City Manager

Reviewed By:

Finance /s/RB
City Attorney /s/ TH (via e-mail)

RESOLUTION NO. ____

RESOLUTION OF THE CITY COUNCIL OF CITY OF YUBA CITY IDENTIFYING THE TERMS AND CONDITIONS FOR YUBA CITY FIRE DEPARTMENT RESPONSE AWAY FROM THEIR OFFICIAL DUTY STATION AND ASSIGNED TO AN EMERGENCY INCIDENT OUTSIDE OF THEIR JURISDICTION

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

WHEREAS, Yuba City Fire Department is a public agency located in the County of Sutter, State of California, and

WHEREAS, the Yuba City Fire Department (the "Department") routinely responds to requests for assistance to incidents outside the jurisdiction; and

WHEREAS, the request for resources to respond for assistance may be through an "Assistance for Hire" arrangement; and

WHEREAS, the Department may be compensated for resources provided or reimbursed for response expenses through such agreements; and

WHEREAS, it is the Department's desire to provide fair and legal payment to all its employees for time worked; and

WHEREAS, the Department has in its employ the following Fire Department response personnel, which include: Fire Chief, Assistant Chief, Division Chief, Battalion Chief, Fire Captain, Fire Apparatus Operator and Firefighter; and

WHEREAS, the Department will compensate its employees for all time committed, portal to portal, while in the course of their employment and away from their official duty station and assigned to an emergency incident, in support of an emergency incident, or prepositioned for emergency response; and

WHEREAS, the Department will compensate its employees overtime in accordance with their current Memorandum of Understanding while in the course of their employment and away from their official duty station and assigned to an emergency incident, in support of an emergency incident, or prepositioned for emergency response.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Yuba City on behalf of Yuba City Fire Department that:

1. Personnel shall be compensated according to Memorandum of Understanding (MOU), Personnel Rules and Regulations, and/or other directive that identifies personnel compensation in the workplace.

2. In the event a personnel classification does not have an assigned compensation rate, a "Base Rate" as set forth in an organizational policy, administrative directive or similar document will be used to compensate such personnel.

3. The Yuba City Fire Department will maintain a current salary survey or acknowledgement of acceptance of the “base rate” on file with the California Governor’s Office of Emergency Services, Fire Rescue Division.

4. Personnel will be compensated beginning at the time of dispatch until the return to jurisdiction and all equipment and personnel are back in service and available for agency response (for all time committed to/portal to portal).

5. Fire Department response personnel include: Fire Chief, Assistant Chief, Division Chief, Battalion Chief, Fire Captain, Fire Apparatus Operator and Firefighter.

The foregoing Resolution of the City Council of the City of Yuba City was duly and regularly introduced, passed and adopted at a regular meeting held on the 5th day of May 2015.

AYES:

NOES:

ABSENT:

_____
John Dukes, Mayor

ATTEST:

_____
Terrel Locke, City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor & Members of the City Council

From: Development Services Department

Presentation by: Darin Gale, Interim Development Services Director

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Summary

Subject: Professional Services Agreement with Denis Cook for Planning Consulting Services.

Recommendation: Authorize the City Manager to amend the existing Professional Services Agreement between the City of Yuba City and Denis Cook Consulting of Yuba City, CA, to extend the services from a single project to multiple projects, and to increase the contract amount from $45,000 to $115,000 with the finding that it is in the best interest of the City.

Fiscal Impact: $70,000 – Account No. 1910-62701

Purpose:

To provide professional services to the Development Services Department in the absence of a full time City Planner.

Background:

In 2014-15 the Development Services Department entered into a professional services contract with Denis Cook Consulting to prepare the necessary planning documents for the El Margarita Master Plan for $45,000. Since the commencement of this agreement the City's planner left for another position, leaving the City without a planner. In order to continue processing planning applications the City has depended on the assistance of Denis Cook for planning needs.

Analysis:

The City is currently recruiting for the Development Services Director. Once the Director position is filled the City will begin the recruitment process for a Senior or Principal Planner. Until that time the City will need consulting services to assist with the processing of planning applications. As the former Planning Director of Yuba City, Denis Cook understands the City's planning processes and documents.

Staff recommends the extension and increase of funding for the Agreement with Denis Cook, with the finding that it is in the best interest of the City.

Fiscal Impact:

The cost to increase the existing contract is $70,000. The hourly cost of service is $125, which is very reasonable given Mr. Cook's experience and breadth of knowledge. There is sufficient salary savings in the Development Services budget due to the current vacancies within the department.

Alternatives:

Direct staff to obtain proposals from other Planners

Recommendation:

Authorize the City Manager to amend the existing Professional Services Agreement between the City of Yuba City and Denis Cook Consulting of Yuba City, CA, to extend the scope of planning services and increase the contract amount by $70,000 with the finding that it is in the best interest of the City.

Prepared by:

/s/ Darin Gale
Darin Gale
Interim Develop Services Director

Submitted by:

/s/ Steven C. Kroeger
Steven C. Kroeger
City Manager

Reviewed by:

Finance */s/RH*

City Attorney */s/TH (via e-mail)*

CITY OF YUBA CITY
STAFF REPORT

Date: May 05, 2015

To: Honorable Mayor & Members of the City Council

From: Department of Public Works

Presented by: Benjamin Moody, Deputy P.W. Director - Engineering

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Summary

Subject: Memorandum of Understanding between Sacramento Area Council of Governments, (SACOG) and the City of Yuba City for the project known as the "Highway 20 Revitalization Project".

Recommendation: Authorize the City Manager to execute the Memorandum of Understanding between SACOG and the City of Yuba City for funding associated with the City's Highway 20 Revitalization Project.

Fiscal Impact: Receipt of $100,000 in Grant funding with a minimum 10% required local match

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Purpose:

To utilize available SACOG funding to prepare construction improvement plans for the revitalization of the Highway 20 corridor.

Background:

In accordance with Council's direction at their November 18th, 2014 meeting, staff is continuing to move forward with the Highway 20 Revitalization Strategy. One of the steps being taken is to use available SACOG funding to advance the design and construction phases of the project. Previous phases of the project included development of a Hwy. 20 corridor study, and contracting with a landscape design architect. Previous work has been the basis to provide potential enhancement options that would create a consistent design theme along the entire corridor. The project goal has been to implement improvements to help bring new economic energy to the area by creating an attractive, and pedestrian friendly environment.

Analysis:

The proposed MOU provides initial funding for the City's Highway 20 revitalization project. SACOG funding will be utilized towards the preliminary design of the entire corridor, and the complete design of construction ready plans for the segment of Hwy. 20 between Stafford Way and Clark Avenue. Improvements considered will include street trees, sidewalks, street furniture, lighting, signage, and necessary road improvements to facilitate the implementation of the project.

To construct the initial segment along Highway 20, between Stafford Way and Clark Avenue, the City anticipates using City Road funds programmed through the CIP Budget, and coordinating with SACOG to determine if additional grant funding is available to aid the construction of this first segment, and future phases of the corridor enhancement project.

Fiscal Impact:

The SACOG funding program requires a minimum local match of 10% - approximately $11,000. The City has programed funding in the City's Capital Improvement Project budget 921167 specifically for the project. Additionally City staff anticipates submitting new applications through available SACOG funding programs to continue the project forward.

Alternatives:

Do not authorize the City to enter into the MOU.

Recommendation:

Authorize the City Manager to execute the Memorandum of Understanding between SACOG and the City of Yuba City for funding associated with the City's Highway 20 Revitalization Project.

Attachment:

- Highway 20 Revitalization Exhibits

Prepared by:

/s/ Benjamin Moody

Benjamin K. Moody
Deputy P.W. Director - Engineering

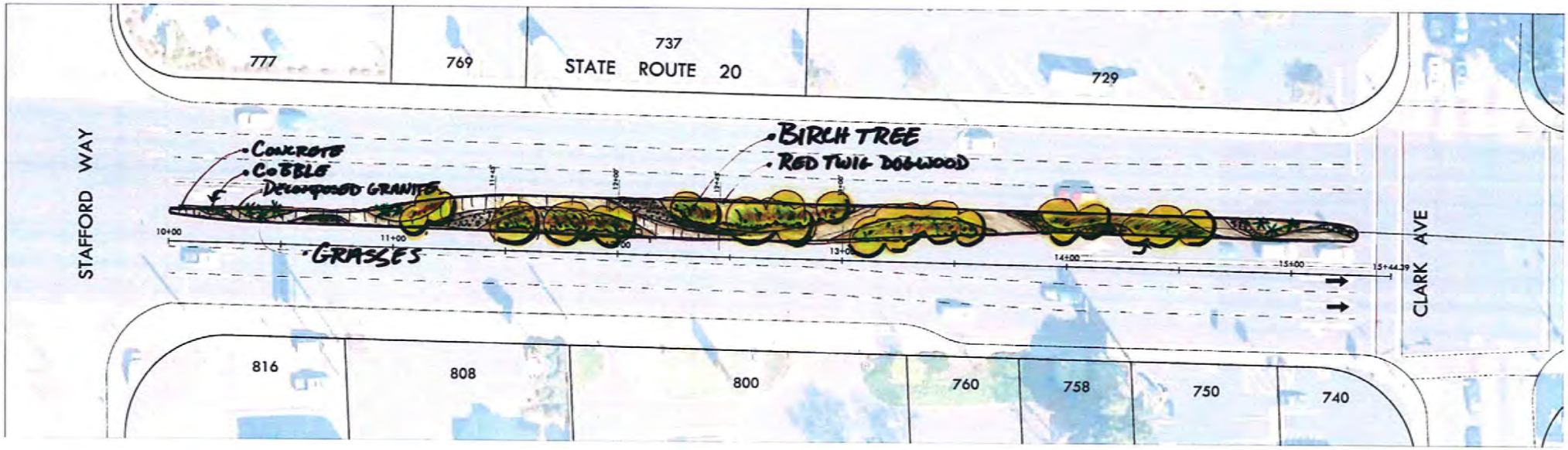
Submitted by:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed by:

Diana Langley	/s/ DL
Finance	/s/ RB
City Attorney	/s/ TH (via e-mail)



VIEW FROM STAFFORD AVE

VIEW FROM CLARK AVE

BIRCH TREE/GINKGO

PINK MUHLY GRASS

RED TWIG DOGWOOD

ART WORK

BLACK COBBLE

DECOMPOSED GRANITE

MELTON DESIGN GROUP
309 WALL STREET
CHICO, CA 95928
530.899.1616

2014-12-16 #2186

STATE ROUTE 20 MEDIAN IMPROVEMENTS

PRELIMINARY LANDSCAPE PLAN: CONCEPT 2

NORTH

0 20 40

File Name: G:\MDG\2101-2199\3186 Tule Parkway\3186 CAD\2186 MY\2186 SR 20 -- Stafford to Clark MASTER.dwg

Plot Date: December 16, 2014 - 1:45 pm

SACOG 2014 Programming Round Funding

Memorandum of Understanding ("MOU" or "Agreement")
Between the Sacramento Area Council of Governments ("SACOG") and the
City of Yuba City, ("Recipient")
For the Project known as "Highway 20 Revitalization Project"

1. **Introduction; Project Description and Scope of Work**

   a. Program Description: The SACOG Community Design Funding Program (henceforth referred to as "Program") is intended to provide financial assistance to local governmental agencies that are planning or constructing projects that are consistent with the SACOG identified guidelines and principles. Local agencies submit project applications to SACOG and SACOG awards funding by a regional selection process. The Project was awarded funding through the Program. This document serves as the MOU between SACOG and Recipient.

   The Project is receiving funds from SACOG-managed local funding sources, meaning these funds bring no requirement to federalize the Project. As such, the Project is not subject to administrative review by the California Department of Transportation ("CalTrans"), but rather by SACOG. However, SACOG will review any delay in the Project, as noted in Section 4.b below. SACOG must approve of the Project scope of work, milestones, deliverables and timelines, and shall review and approve all invoices before the Recipient will be reimbursed.

   The Program is set up as a reimbursable program, meaning Recipient will be reimbursed for eligible Project costs after SACOG receives, reviews, and approves invoices covering those expenditures. In signing this agreement, Recipient certifies that it can fund the project on its own until it seeks reimbursement from SACOG. The Recipient shall carry the expenses until it invoices SACOG for expenditures. SACOG will reimburse the Recipient within 45 days of receiving and approving an invoice that is determined to meet the terms of this MOU.

   b. Recipient Project Manager and SACOG Program Manager: The following persons shall serve as the point of contact for all communications unless mutually agreed in writing that another individual may represent either the Recipient or SACOG.

   The Recipient's officially designated Project Manager is:

   Benjamin K. Moody
   Deputy Public Works Director - Engineering
   1201 Civic Center Boulevard
   Yuba City, CA 95993

bmoody@yubacity.net
Phone: (530) 822-4783
Fax: (530) 822-4694

SACOG's Program Manager is:

Gregory Chew
Community Design Program Manager
Sacramento Area Council of Governments
1415 L Street, Suite 300
Sacramento, CA 95814
[EMAIL ADDRESS]
Phone 916.321.9000
Facsimile 916.321.9551

c. Scope of Work, Deliverables, Milestones and Timeline: Exhibit "A" describes the detailed scope of work to be performed by Recipient as well as the Project milestones, deliverables, and timeline for the Project. SACOG, in reviewing invoices, will verify the work completed and deliverables against the terms of Exhibit "A."

d. Project Application and Amount: Recipient submitted an application to SACOG for funding under the Program (hereinafter "Application") and a copy of the Application is attached and incorporated herein as Exhibit "B". The Application was evaluated through a competitive regional selection process and has been awarded One Hundred Thousand Dollars ($100,000), to be provided under the terms and conditions of this Agreement. The Recipient has pledged ($11,111.11) or 10% in matching funds, and certified these funds are available to complete the Project scope. If Recipient incurs costs and expenses beyond the awarded amount, Recipient is responsible to cover those costs and expenses.

e. Project Description: Based on the submitted Project Application, the Project's general purpose and scope is to design corridor improvements along Highway 20 that will provide visible enhancements to the corridor and help to create a consistent design theme along the corridor that is attractive and pedestrian friendly. Exhibit "A" to this Agreement, attached and incorporated herein, sets forth the detailed scope of work for the Project.

f. Payment: As the work is satisfactorily performed and funds are available, SACOG will reimburse Recipient for Project costs approved by SACOG. Recipient shall not be paid in advance of work completed. Conditions for reimbursement are identified in Section 3 below.

2. **Performance**

a. Notice to Proceed: The Recipient may not start reimbursable Project activities until this agreement is signed by both SACOG and Recipient. SACOG's Program Manager shall issue a written Notice to Proceed ("NTP") (e-mail acceptable) to Recipient's Project Manager after this Agreement is fully signed. The NTP shall contain the effective date for reimbursable activities, which date shall coincide with the date on which the NTP is issued.

b. Recipient Accountability Duties: Recipient shall comply with the following accountability duties. Recipient acknowledges that a failure to perform these duties may result in the DISQUALIFICATION of Recipient from receiving future funding through SACOG as further specified below. It is incumbent upon Recipient, particularly the Recipient Project Manager, to understand these accountability duties and perform them throughout the term of the MOU or until the Project is completed, whichever comes first. SACOG will NOT remind Recipient to perform these duties.

(1) Staff Requirements - A Recipient staff person who is familiar with the contents of Recipient's Application and has been assigned to oversee the delivery of this Project. Recipient acknowledges that if it does not maintain an assigned, qualified staff person or consultant to manage the delivery of the Project pursuant to the Recipient's Application, SACOG reserves the right to withdraw funding for this Project.

(2) Funding Cycle Deadline - The Project as set forth in the Application, including the scope, timeline and deliverables, must be delivered no later than the current funding round cycle deadline of December 31, 2016. Recipient acknowledges that, if it does not deliver the specified Project on the agreed to timeline and prior to the funding cycle deadline, Recipient may be penalized in future funding cycles of SACOG's four regional funding programs.

(3) Status Reports – Following issuance of the NTP, Recipient shall provide the SACOG Program Manager with a brief, written (e-mail acceptable) quarterly status report on the Project. The due date for each is the first day of January, April, July and October of each year that the project has started until its completion or the termination of this MOU. This status report may be as brief as one or two paragraphs, depending upon the complexity and status of the particular Project. If Recipient's designated Project Manager changes during the course of the Project, it is the responsibility of Recipient to convey this status report requirement and all other requirements of this MOU to the new Project Manager. The Project Manager shall not change unless mutually agreed upon by SACOG and Recipient in writing. Recipient acknowledges that a failure to provide quarterly Project status reports to SACOG may result in Recipient failing to qualify for future funding cycles of SACOG's regional funding programs, in particular, the Program. The responsibility of submitting the brief status report to

SACOG lies solely with Recipient's identified Project Manager listed above.

c. Overall Performance: Recipient recognizes that SACOG considers Recipient's performance on this Project a factor in qualifying Recipient for proposed future projects for any other current or future SACOG's funding program (e.g., Community Design, Bicycle/Pedestrian, Air Quality programs).

d. Recipient Responsibilities: After the NTP has been issued the Recipient is required to perform the accountability requirements in Section 2.b., including, but not limited to, submission of a brief quarterly Project status report. Recipient shall complete the Project, in accordance with Exhibit "A", by no later than the expiration of this Agreement.

e. SACOG Responsibilities: SACOG shall:

(1) Review progress reports and invoices promptly, and contact Recipient in a timely manner to discuss any issues. Invoices will not be approved until issues have been satisfactorily resolved.

(2) Remit invoice for payment promptly after approving invoices.

(3) Verify final Project completion as appropriate to close out final completion and payment.

3. **Reimbursement**

a. Invoices and Payments: Recipient shall submit regular Project invoices to the SACOG Program Manager for reimbursement following issuance of the NTP, but shall submit such invoices no more frequently than once a month and no less frequently than once a quarter. Each invoice shall contain a one-page progress report narrative (bullet format acceptable) of work completed to date along with reference to the scope of work, timeline, milestones, and deliverables in Exhibit "A." Recipient shall clearly identify which of the activities have been performed in the period for which reimbursement is being requested. Recipient may include copies of any deliverables or photographs of physical construction, as applicable, to provide documentation of work completed.

b. Evaluation of Invoices: SACOG will review invoices in the order received from all Program projects. Upon the review of each invoice received, SACOG will evaluate the degree of progress being made in comparison to the scope of work in Exhibit A, and may ask Recipient to provide additional information to support an invoice. SACOG may withhold payment of a full or partial invoice amount if it believes insufficient evidence has been provided to justify the amount requested.

c. Methods of Payment: After the SACOG Program Manager has approved an invoice, it will be submitted to the SACOG Finance Department for processing.

Reimbursement will be made within 45 days of invoice approval and will be made by check, unless an electronic fund transfer arrangement has been made in advance.

d. Retention and Completion: SACOG reserves the right to withhold up to 10% of the awarded amount until it can verify the Project is completed as described in Exhibit "A" and approved by SACOG.

4. **Completion; Termination**

a. Agreement Expiration Date: All reimbursable expenses must be incurred before December 31, 2016. The expiration date of this Agreement is March 31, 2017, which is the final date for submitting invoices to SACOG, and the date when all projects funded in the 2014 Program funding cycle must be completed. Reimbursement will be made as outlined in Section 1.a. and Section 3.

b. Extensions: This MOU may be extended by written agreement of the parties, but such written agreement by SACOG may only occur by one of two ways. First, SACOG may agree to an extension in the event that a delay is caused by SACOG, Caltrans or state or federal agencies regarding the funding, programming or regulatory review of this project and such delay is deemed "abnormally longer than usual" by SACOG. Second, SACOG may agree to an extension for any other reason only by direct approval of the SACOG Board of Directors.

c. Termination by Recipient: The Recipient may terminate this Agreement upon 30 days written notice to SACOG identifying the reason for termination. Within 10 working days of the notice, Recipient shall submit an invoice which shall be paid according to the conditions in Section 3.

d. Termination by SACOG: Recipient's failure to perform any material obligation hereunder is a material breach of this Agreement. SACOG shall provide Recipient with written notice of any such failure and specify a reasonable opportunity to cure. If Recipient fails to cure a material breach after SACOG provides written notice thereof and a reasonable opportunity to cure, SACOG may terminate this Agreement upon 10 days written notice to the Recipient identifying the reason for termination. Upon receipt of the notice of termination, Recipient shall immediately cease its own reimbursable activities on the Project and shall give notice to any third party working on the Project to immediately cease its reimbursable activities on the Project. Within 30 working days of receipt of the notice of termination, Recipient shall submit an invoice for work done through the date of termination. Reasons for termination may include, but are not limited to:

(1) failure by the Recipient to submit a progress report or invoice for two consecutive quarters after the Notice to Proceed;

(2) if the Project falls more than 6 months behind the timeline in Exhibit A and the Recipient fails to timely inform the SACOG Program Manager; or
(3) the Recipient does not respond in a timely manner to repeated requests by SACOG's Project Manager for information.

Reimbursable funding for the Project shall cease upon the effective date of the termination notice.

5. **General Provisions**

a. 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.

b. Indemnity: Recipient and SACOG are each responsible for its own acts and omissions. Further, each party agrees to indemnify, defend, and hold harmless the other party, its governing body, officers, agents, and employees from and against any and all actions, claims, demands, losses, expenses, including reasonable attorney's fees and costs, damages, and liabilities, resulting from the negligent acts or omissions or willful misconduct of the indemnifying party. The provisions of this Section shall survive the expiration or termination of this Agreement.

c. Audit, Records: SACOG shall have the right to audit, or have audited by a representative agent, Recipient's use of Project funds. Recipient shall maintain books, records, documents and other evidence (collectively "Records") pertinent to Project work performed under this Agreement in accordance with generally accepted accounting principles and practices for a minimum of three years following completion of the Project. Recipient shall make the Records available to SACOG or its agents upon request.

d. Notices: All notices required or provided for under this Agreement shall be in writing and delivered in person or by first class U.S. mail, postage prepaid, to the Project Managers identified in Section 1.b.

e. Integration: This Agreement represents the entire understanding of SACOG and Recipient 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 5.a.

f. 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.

g. 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.

h. Counterparts: This Agreement may be executed in multiple counterparts, each of which shall constitute an original, and all of which taken together shall constitute one and the same instrument.

i. Dispute Resolution: Each party hereto will notify the other party promptly of any matters that may cause disputes arising out of their respective rights and obligations under this Agreement and will make every reasonable effort to settle such disputes by prompt and diligent negotiations. If the parties are unable to resolve the dispute through negotiation, the dispute will be sent to mediation administered by a mediator acceptable to both parties prior to the initiation of legal action, unless delay in initiating legal action would irrevocably prejudice one of the parties. All expenses of the mediation will be borne by the parties equally; however, each party will bear the expense of its own counsel, experts, witnesses, and preparation and presentation of proofs.

6. **Signatories**

The following parties are the authorized signatories representing their respective agencies to sign this MOU:

Sacramento Area Council of Governments

_____
Mike McKeever
Chief Executive Officer

_____
Date

City of Yuba City

_____
Steven C. Kroeger
City Manager

_____
Date

Approved as to form:

_____
Legal Counsel to SACOG

Exhibit "A" - Scope of Work, Deliverables, Milestones, and Timeline

Exhibit "B" – Recipient Application for Funding

Exhibit "A" - Scope of Work, Deliverables, Milestones, and Timeline

City of Yuba City
Highway 20 Revitalization Project

The City of Yuba City's Highway 20 Revitalization Project will design and construct corridor improvements along Highway 20 from SR-20 to the 10th St. Bridge. Available SACOG funding will be utilized towards the design and construction of specific improvements for segments of the corridor. Improvements considered will include street trees, sidewalks, street furniture, lighting, signage and necessary road improvements to facilitate the implementation of the project.

Preliminary Design

Deliverable: Preliminary design plans for the use of determining acceptable project scope in Caltrans right of way
Timeline: 6 months
Community Design Program Cost: $50,000
Minimum City Match: $5,555.56

Environmental Clearance

Based upon the scope and limits of the project segment, the City anticipates filing for Categorical Exemption for CEQA. Determination will be approved by the City.

Deliverable: Complete CEQA determination
Timeline: 1 month
Community Design Program Cost: $1,000
Minimum City Match: $111.11

Final Design

City will prepare final plans, specifications and estimates for construction of improvements to the corridor segment along Highway 20 between Stafford Way and Clark Avenue.

Deliverable: Construction Plans, Specifications, Estimates
Timeline: 3 months
Community Design Program Cost: $45,000
Minimum City Match: $5,000.00

Construction

Any remaining SACOG program funding, with contributing local funds, will be used for the construction of the design segment between Stafford Way and Clark Avenue. The city and its contractors will perform inspection, management, and construction of the improvements. The project will construct approved street improvements that will provide visible enhancements to the corridor and help to create a consistent design theme along the entire corridor that is attractive and pedestrian friendly.

All invoicing and reporting will be provided by City staff.

Deliverable: Construction Invoices and completed deliverables
Timeline: 3 months
Community Design Program Cost: $4,000
City Min. Match: $444.44

EXHIBIT B

>>> Aaron Busch <abusch@yubacity.net> 8/12/2013 10:08 AM >>>

Good morning Greg,

Thank you for your assistance with this process. Per our discussion I am sending you the following information for our request for this latest round of Community Design Funding. For ease of the process, I have provided numbered responses below to correspond with your notes below.

1. The City of Yuba City
2. Highway 20 Opportunity Based Implementation Plan
3. Category 3
4. Diana Langley, Public Works Deputy Director
5. Phone number: (530) 822-4632 / email: dlangley@yubacity.net
6. The proposed project follows on our most recent revitalization effort with the Highway 20 corridor which was previously funded by a SACOG Community Design Grant. That project was a "Better Streets" project for the corridor prepared by Dan Burden and his team. The proposed project is planned to build on Mr. Burden's design guideline booklet by identifying specific public improvements for each segment of the Highway 20 corridor, including street trees, sidewalks, furniture, lighting, and possibly signage. The proposed project is also intended to identify specific private improvements that can be installed (i.e. driveway consolidation, parking improvements, accessibility improvements) when a property owner develops their adjacent property. The desired outcome will be specific design (concept) plans for each segment of the highway corridor so that those plans can be implemented as new opportunities arise.
7. The ultimate goal for the revitalization of this portion of Highway 20 is to utilize Blueprint principles to create an active and vibrant corridor of regional-serving and neighborhood-serving commercial and service uses that integrate well with the surrounding mixed use and residential development on either side of the corridor. New development and redevelopment will provide visible enhancements to the corridor and help to create a sense of place and distinct character in this important gateway area. Improvements shall be attractive and pedestrian scaled. This project will specifically create a consistent design theme along the entire corridor through the implementation of form-based codes and bring new vitality to the area by creating an attractive and pedestrian friendly environment.
8. The local match funds will be the required 11.47% which equates to $11,500.

Thanks again for your assistance with our latest request. Please let me know if there is anything else you need from me on this matter.

Aaron M. Busch
Director of Community Development
City of Yuba City
(530) 822-3231
abusch@yubacity.net

From: Greg Chew [mailto:GChew@sacog.org]
Sent: Wednesday, August 07, 2013 4:01 PM
To: Aaron Busch
Subject: Community Design

Aaron - per our conversation, for the Community Design application, just answer these 10 questions in an email back to be by 4 p.m. on Monday, Aug 12.

1. Name of the Sponsoring Jurisdiction
2. Name of the Project
3. Category of the Project (Category 1, 2, 3)
4. Project Manager Name for Category 3
5. Federal Aid Project Manager's phone and email (Category 1 or 2) or Project Manager's phone and email (Category 3)
6. If awarded, how will the Community Design funding be spent (what is the project, what are the major outcomes, deliverables, etc.)
7. Why does this project help promote the Blueprint Project? (limit to one paragraph only)
8. How much in local matching funds will be committed? What source do they come from? (Categories 1, and 3: 11.47% minimum; Category 3: 10% minimum?

CITY OF YUBA CITY
STAFF REPOR

Date: May 5, 2015

To: Honorable Mayor & Members of the City Council

From: Administration

Presentation By: Darin Gale, Interim Development Services Director

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Summary

Subject: Greater Sacramento Area Economic Council Membership

Recommendation: Move to financially support Greater Sacramento at $29,000 from FY 14-15 Economic Development budget savings

Fiscal Impact: $29,000 Annually

Purpose:

To consider joining the Greater Sacramento Area Economic Council for $29,000 annually

Background:

In 2014 a group of CEOs from the Sacramento Region initiated a private sector effort to improve economic growth and prosperity in our region. Through this effort the group established a private sector lead economic development organization named Greater Sacramento and is looking to raise $3 million from the private sector and $1 million from the public sector. Attached is a list of 23 private sector partners that have committed $100,000 annually for five years.

Working together with local governments, Greater Sacramento will strengthen the region's job-creating capacity while developing and advancing Sacramento's brand and story, helping the region earn the reputation as the best and easiest place to do business in California. The Greater Sacramento private sector investors are looking to partner with local jurisdictions and requested a membership fee of $.40 per resident to support this effort.

Eighteen communities in the Sacramento Region have been invited to participate and to date the 15 communities listed below have made commitments to financially support Greater Sacramento efforts at $.40 per resident.

City of Citrus Heights
City of Davis
City of Elk Grove
City of Folsom
City of Lincoln
City of Rancho Cordova
City of Rocklin
City of Roseville
City of Sacramento
City of West Sacramento
City of Woodland
City of Yuba City
County of Placer
County of Sacramento
County of Yolo

Analysis

After meeting with the Mayor and staff, Barry Broome CEO of Greater Sacrament presented to the Yuba City Economic Development Commission. The Economic Development Commission, made up of local business and community leaders, unanimously recommended financially supporting Greater Sacramento with a three year commitment.

Fiscal Impact:
$29,000 Annually

Recommendation:

Move to financially support Greater Sacramento at $29,000 from FY 14-15 Economic Development budget savings

Attachment:

- Greater Sacramento Investment

Prepared by:

/s/ Darin E. Gale
Darin E. Gale
Interim Development Services Director

Submitted by:

/s/ Steven C. Kroeger
Steven C. Kroeger
City Manager

Reviewed by:

City Attorney */s/ RH*

Finance */s/ TH (via e-mail)*

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Invest in the Greater Sacramento Area Economic Council

WHY NOW?

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THE MISSION

The Greater Sacramento Area Economic Council ("Greater Sacramento") is an organization created by regional CEOs and led by a public-private partnership to retain, attract, grow, and create sustainable businesses throughout the region's six counties: El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba.

Working together with local governments, Greater Sacramento will strengthen the region's job-creating capacity while developing and advancing Sacramento's brand and story, helping the region earn the reputation as the best and easiest place to do business in California. Only through collaboration and a unified effort can we achieve success.

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Greater Sacramento is a public-private partnership, with the majority of funding coming from the private sector. The organization is implementing a new approach to economic development and is seeking multi-year financial commitments to allow more time and resources to be dedicated to business recruitment and retention, rather than ongoing fundraising.

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Barry Broome has set the bar high for California's capital region — to become the best and easiest place to do business in California. Competing against the three outlier regions in the state — San Francisco, Los Angeles, and San Diego — will not be easy, but bold initiatives, unprecedented collaboration between business and community leaders, and unwavering follow-through and execution will raise the profile of the Sacramento Region and make it the fourth region in California.

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"As chief executives of some of this region's largest organizations, we are committed to a high level of engagement in achieving success for Greater Sacramento. Barry's undeniable track record of success, tremendous breadth and depth of knowledge, and his passion for building communities are what the region needs at this pivotal time in our history."

ROB LYNCH, President/CEO | VSP Global
Greater Sacramento Board Chair

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor & Members of the City Council

From: Administration

Presentation By: Steven C. Kroeger, City Manager

Summary

Subject: Agreement with the National Resource Network for services related to increasing Yuba City's economic competitiveness

Recommendation: Authorize the Mayor to execute a Memorandum of Understanding with the National Resource Network for direct assistance concerning the strengthening the City's job readiness pipeline and providing options for financing utility infrastructure system upgrades

Fiscal Impact: $18,750 – Economic Development - Account No. 4120-62701
$6,250 – Water Enterprise – Account No. 509-62701
$6,250 – Wastewater Enterprise – Account No. 527-62701

Purpose:

To evaluate and analyze issues that are key to maintaining and increasing Yuba City's economic competitiveness and develop strategies based upon results.

Background:

In May of 2014, the Department of Housing and Urban Development and the White House launched the National Resource Network (the Network), an organization that works with cities seeking to increase their economic competitiveness. The Network deploys teams of private and public sector experts to work with cities on-the-ground to implement locally identified projects and initiatives that will deliver economic benefits in the near term.

The Network delivers direct assistance to individual cities from a team of experts that works side-by-side with a city for up to 12 months. Teams assess local needs, provide recommendations, and help cities to identify and execute strategies that align with their economic recovery. Teams also work with cities to identify potential opportunities for funding and strategic partnerships with foundations, nonprofits, and local businesses to help them achieve their economic goals. The direct assistance program is based on the following principles:

- The Network prioritizes assistance to cities that demonstrate both significant levels of need and a demonstrated commitment to promoting and executing strategies to grow their economy.

- The Network provides an assessment of a city's needs, evaluating economic development, housing, land use, infrastructure, crime, schools, budget, and city operations.
- Based on these assessments, the Network proposes customized direct assistance strategies.

In November 2014, City staff submitted a request for assistance to the Network. The City's application was accepted shortly thereafter and Network proceeded with a three phased assessment:

1. Review of Baseline Conditions – a review of budgetary, operational, economic, and publicly available demographic information in order to understand and assess Yuba City's current priority challenges and opportunities.
2. On-Site Interviews – meetings with members of the City Council, the Executive Team, and business and education leaders to better understand key challenges facing Yuba City and identify potential opportunities for direct assistance.
3. Recommendation for Direct Assistance - recommendations were provided, based on an evaluation of the City's baseline conditions, priority issues and opportunities that were identified during on-site interviews, additional research and evaluation of the City's primary challenges.

The Assessment Report, provided as an attachment to this staff report, captures the assessment team's findings and the recommended technical assistance from the Network.

Analysis:

The Network's recommendations address strengthening of Yuba City's human capital and physical assets:

Proposed Task #1: Strengthen the City's Job Readiness Pipeline - The Network proposes to help Yuba City develop a citywide workforce development strategy, designed to build a job readiness pipeline oriented around the needs of existing and prospective local agribusiness employers.

Proposed Task #2: Provide Options for Financing Utility Infrastructure System Upgrades - The Network proposes to provide the City with options to strategically finance upgrades to Yuba City's utility infrastructure.

The Assessment Report was shared with the community leaders who participated as part of the on-site interviews as well as with the City's Economic Development Commission. Overall, feedback received was very positive and no parties provided any dissenting opinion to the recommendations of the Network. Further, other organizations actively involved in local workforce training include the North Central Counties Consortium, the WIB Board, the Sutter County Office of Education, and the Sutter County One Stop. Though these organizations were not interviewed during the assessment process, they

would be important partners to any citywide workforce development initiative moving forward.

Additional information regarding the scope of the proposed tasks is provided on Pages 9-18 of the Assessment Report.

Fiscal Impact:

All services provided to the City thus far have been funded through the National Resource Network. If the City elects to proceed with the proposed Direct Assistance Plan, the cost sharing arrangement would be 75% by the Network (using funds provided through the Department of Housing and Urban Development) and 25% by the City. The Direct Assistance Plan proposes $75,000 for the Jobs Readiness Pipeline task and $50,000 for the Infrastructure Financing task. Accordingly, the Network would fund $93,750 of the cost of the engagement, along with 75 percent of all travel costs. Yuba City will be responsible for funding $31,250 of the cost of the engagement and 25 percent of all travel costs.

Funding for the Jobs Readiness Pipeline task ($18,750) is available within the City's Economic Development budget (from one-time salary savings since Darin Gale has been serving as the Interim Development Services Director).

Funding for the Infrastructure Financing task ($12,500) would be split between the City's Water and Wastewater enterprises.

Alternatives:

1) Elect to proceed with one of the proposed tasks rather than both.
2) Elect not to proceed with the proposed direct assistance plan.

Recommendation:

Authorize the Mayor to execute a Memorandum of Understanding with the National Resource Network for direct assistance concerning the strengthening the City's job readiness pipeline and providing options for financing utility infrastructure system upgrades.

Attachments:

A. City of Yuba City Assessment Report – April 2015
B. Memorandum of Understanding

Submitted By:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed By:

Finance _____ /s/ RB

City Attorney _____ /s/ TH (via e-mail)

City of Yuba City, CA
Assessment Report

April 15, 2015

NATIONAL RESOURCE NETWORK ▪ 10 G STREET NE, SUITE 580 ▪ WASHINGTON, DC 20002

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OVERVIEW

In November 2014, the City Manager of Yuba City, California, submitted a Request For Assistance (RFA) to the National Resource Network, seeking help in determining and initiating the next steps towards the City's economic recovery. The City Manager, Steven Kroeger, is appointed by and reports directly to City Council. The City's RFA materials outlined its ongoing efforts to close its structural operating budget deficits, deficits which are rooted in the stagnant economy and rising pension, healthcare, and workers' compensation costs. Yuba City's RFA application also highlighted the potential for growth in the local agricultural support industry and the related need for workforce training and business attraction activities. Following a review of the city's RFA application and supplemental materials and a call with City staff on November 21, 2014, the National Resource Network accepted Yuba City's application and initiated an assessment of the City's core challenges and opportunities.

OVERVIEW OF THE NATIONAL RESOURCE NETWORK DIRECT ASSISTANCE PROGRAM

The National Resource Network (Network) develops and delivers innovative solutions to American cities that are rounding the corner on some of their toughest economic challenges. The Network works with mayors and other local leaders to identify practical solutions, sharing real-world expertise and best practices, and helps cities develop the tools and strategies they need to grow their economies and more effectively use existing federal investments. Cities that receive assistance from the Network will serve as laboratories for innovation and learning that will also strengthen federal policies and programs moving forward.

The Network delivers on the ground direct assistance to individual cities from a team of experts that works side-by-side with a city for up to 12 months. Teams assess local needs, provide recommendations, and help cities to identify and execute strategies that align with their economic recovery. Teams also work with cities to identify potential opportunities for funding and strategic partnerships with foundations, nonprofits, and local businesses to help them achieve their economic goals. The direct assistance program is based on the following principles:

- The Network prioritizes assistance to cities that demonstrate both significant levels of need and a demonstrated commitment to promoting and executing strategies to grow their economy.
- The Network provides an assessment of the City's needs, evaluating economic development, housing, land use, infrastructure, crime, schools, budget, and city operations.
- Based on these assessments, the Network proposes customized direct assistance strategies.

YUBA CITY ASSESSMENT TEAM

On December 16th and 17th, 2014, a Network assessment team conducted a site visit to Yuba City. The team included representatives from the following organizations:

- **Enterprise Community Partners.** For more than 30 years, Enterprise has introduced solutions through public-private partnerships with financial institutions, governments, community organizations and other partners that share the vision that one day, every person will have an affordable home in a vibrant community. Luke Patton, a Program Officer, represented Enterprise Community Partners on the Yuba City assessment team.

- **Public Financial Management.** The PFM Group of companies is a national leader in providing independent financial advice as well as investment advisory, management, and consulting services to local, state, and regional government and non-profit clients. PFM helps clients

meet their financial challenges with a broad array of products, backed by unquestioned professionalism and outstanding service. Russ Branson, a Senior Managing Consultant, and Nina Bennett, a Senior Analyst, represented Public Financial Management on the Yuba City assessment team.

YUBA CITY ASSESSMENT METHODOLOGY

The Network uses a systematic approach to the assessment process that includes data collection and analysis, interviews with key leaders, and the development of a tailored set of findings and analysis for each city.

Review of Baseline Conditions

The first phase of the Yuba City assessment focused on reviewing budgetary, operational, economic, and related information provided by the City and publicly available demographic information identified by the Network, to understand and assess Yuba City's current priority challenges and opportunities for Yuba City.

On-Site Interviews

The second phase of the Yuba City assessment consisted of on-site interviews. Over the course of two days, the assessment team met with members of the City Council, the executive team, department directors, and business and education leaders to better understand key challenges facing Yuba City and identify potential opportunities for direct assistance that would be most catalytic or transformative. The assessment team met with the following individuals:

- **John Dukes**, Mayor
- **John Buckland**, Vice Mayor
- **Stanley Cleveland**, Councilmember
- **Preet Didbal**, Councilmember
- **Kash Gill**, Councilmember
- **Steve Kroeger**, City Manager
- **Darin Gale**, Economic Growth & Public Affairs
- **Terrel Locke**, City Clerk
- **Brad McIntire**, Community Services Director
- **Robin Bertagna**, Finance & IT Director
- **Pete Daley**, Fire Chief
- **Robert Landon**, Police Chief
- **Diana Langley**, Public Works Director
- **Nancy Aaberg**, Superintendent of Yuba City Unified School District
- **Dan Flores**, President of Cambridge Junior College and County Supervisor elect.
- **Karm Bains**, Farmer and Planning Commissioner
- **Robert Chason**, Interim CEO of Rideout Memorial Hospital
- **Kurt Hilbers**, CEO of general contracting company Hilbers, Inc and Salvation Army Board member
- **Stephen Hoffman**, Commander of the 9th Mission Support Group at Beale Air Force Base
- **Harl Sanderson**, 9th Mission Support Group at Beale Air Force Base
- **Kayleigh Carabajal**, Vice Chancellor of the Yuba Community College District
- **Dane Lance**, CEO of Sunsweet
- **Rikki Schaeffer**, Executive Director of the Yuba-Sutter Chamber of Commerce
- **Julie Shackleford**, CEO of the Bank of Feather River
- **Tom Walther**, Board member of United Way, retired COO of Sutter Medical Foundation

Recommendation for Direct Assistance

The third and final phase of the Yuba City assessment consisted of developing this assessment report, which provides recommendations for direct assistance from the Network. These recommendations are based on an evaluation of the City's baseline conditions, priority issues and

opportunities identified during on-site interviews, additional research and evaluation of the City's primary challenges, and follow-up conversations with the City Manager after the on-site interviews.

SUMMARY OF FINDINGS

The following is a summary of the assessment team's findings and the recommended technical assistance from the National Resource Network for Yuba City. The findings and recommended assistance are based on the Network's research on Yuba City, a two-day assessment visit to the City on December 16th and 17th, and experience working with communities similar to Yuba City. These findings are not meant as a comprehensive evaluation of all current or future assets and programs that the city can leverage in order to achieve economic turnaround.

ASSESSMENT FINDINGS

Unemployment

- Over the last ten years, Yuba City has maintained the highest annual unemployment rate of all cities in the six-county Sacramento region. The impact of the recession was exceptionally severe and long-lasting: according to annual data compiled by the Federal Bureau of Labor Statistics, Yuba City's unemployment rate grew by 11.4 percentage points between 2006 and 2010, more than any other jurisdiction in the area. Though the annual unemployment rate has dropped to 17 percent as of 2013, the city remains seven percentage points above pre-recession levels.

Workforce

- The city's role as a significant agricultural center is not sufficient to explain these unemployment challenges. Over the last ten years, even during peak agriculture season, the city's unemployment rate has exceeded the regional average by three to four percentage points. During the same time period, the city's unemployment rate exceeded that of other Northern Central Valley cities, including Marysville and Oroville.

- According to several agricultural stakeholders, the local industry appears to be undergoing a shift towards vertical integration, potentially creating demand for higher skill and higher paid jobs in areas such as marketing, management, manufacturing, and research & development.

- A core strength of the city is its position as a regional retail and medical hub, as well as the presence of a variety of businesses serving the agriculture industry.

- There is broad consensus among City staff and business stakeholders that a mismatch exists between the workforce needs of Yuba City businesses and the skill levels of local residents, resulting in recruitment delays and high training costs for employers, as well as high levels of unemployment and underemployment among local residents. Further exacerbating the City's demographic challenges, prospective high-skill recruits are often unwilling to move to Yuba City, preferring to commute in from the Sacramento or south Placer County areas.

- The business community and school district appear to be ready and willing to take on creative, innovative measures to improve the local job pipeline. For example, the Yuba-Sutter Chamber of Commerce is currently hosting conversations regarding skills needed by local businesses; the Yuba City School District has been awarded two four-year grants to update its engineering curricula and expose high school teachers to the needs of the agribusiness industry; and the CEO of Sunsweet, one of the city's largest employers, has articulated an interest in developing an apprenticeship or internship training program.

City Government Fiscal Challenges

- Along with most cities throughout California, Yuba City's finances were seriously affected by the recent national recession. Between FY06 and FY10, sales tax revenues dropped by 16.2 percent and property tax revenues dropped by 16.4 percent, the result of weak consumer confidence, declining levels of disposable income and sharp reductions in property values. As a result, the General Fund ran an annual operating deficit in every year between FY09 and FY13. Though sales and use tax revenues have been recovering steadily over the past three years and almost reached pre-recession levels in FY2014, the weak real estate market has lowered the citywide taxable assessed value to 2006 levels, which will affect property tax returns for years to come. The City anticipates that the slow recovery in property tax revenues, combined with rising pension and healthcare costs, will prolong budget deficits through FY2017, when it expects to be able to pay off its pension obligation bonds.

- In order to navigate these fiscal challenges, the City negotiated with employee bargaining units to develop a three year budget plan, including furlough days, OPEB and pension reforms, early retirement incentives, and unfilled vacancies. As of December 2014, the City had a furlough program in effect that was saving the equivalent of 10 percent in salary expenditures, or $2.2 million annually. Labor agreed to these concessions in exchange for a promise that there would be no layoffs between FY11 and FY14, though the City is in the midst of renegotiating these agreements. Net of labor concessions, management estimates the City's structural deficit will be approximately $1.5 - $1.6 million annually through FY2017.

- Recovering revenue streams and spending controls resulted in a $0.9 million General Fund surplus in FY2014, though the adopted budget anticipated a budget deficit of $1.41 million. According to the FY2014 Comprehensive Annual Financial Report (CAFR), the City has $4.5 million in Economic Stabilization reserves, or 12.5 percent of the FY15 General Fund appropriations. City leadership anticipates that these reserves will be sufficient to fund operating deficits in future fiscal years until a balanced budget is achieved in FY18.

City Government Needs

- One of Yuba City's core strengths is its proactive staff, who have leveraged a variety of funding mechanisms in order to undertake place-making initiatives, such as the redevelopment of the city's downtown, commercial corridors, and medical center.

- The City has limited capacity to expand the existing sewer and water infrastructure, which in turn impedes new industrial and residential development. Water and sewer lines cannot accommodate significant new development on the western and southern sides of the city, areas targeted for expansion under the General Plan. Historically, both residential developers and new businesses have been relatively small-scale, indicating that prospective developers are unlikely to be able to shoulder the up-front costs associated with infrastructure expansion.

RECOMMENDED TECHNICAL ASSISTANCE FROM THE NETWORK

The Network proposes to help Yuba City develop a citywide workforce development strategy, designed to build a job readiness pipeline oriented around the needs of existing and prospective local agribusiness employers. In addition, the Network proposes to provide the City with options to creatively finance upgrades to Yuba City's utility infrastructure. Together, the direct assistance would

strengthen Yuba City's human capital and physical assets, bolstering the foundations of the city's economy and increasing its attractiveness to prospective businesses and residents.

Proposed Task #1: Strengthen the City's Job Readiness Pipeline

Because there is broad recognition among business and community leaders that the existing job-skills mismatch is both a serious and costly problem, Yuba City is well positioned to be able to implement innovative workforce development strategies that will improve the overall efficacy of the local job pipeline and realign training efforts around labor market demand.

The Network's first step would be to conduct a comprehensive labor market analysis and an asset mapping exercise focused on workforce programs, funding, and stakeholders. This work would build on data analysis conducted to date as well as on preliminary conversations on workforce needs conducted by the Yuba-Sutter Chamber of Commerce. These efforts would result in a proposed set of short term actions and longer term goals related to the development of demand-driven career pathways programs, as well as identify which populations (dropouts, long-term unemployed, low-wage workers, etc.) would most likely benefit from various initiatives.

Next, in concert with local employers and education institutions, the Network would help to establish a few specific career pathways in target occupations. This process would include the identification of specific training needs, career advancement prospects, roles for partner entities, and opportunities to leverage new funding opportunities and deploy existing workforce funding more efficiently. In addition to jumpstarting various job readiness partnerships, these efforts would generate a process tool to facilitate ongoing workforce development activities, such as curricula updates based on employer needs or the establishment of on-the-job training programs.

Proposed Task #2: Provide Options for Financing Utility Infrastructure System Upgrades

Unless Yuba City is able to upgrade its utility infrastructure system serving the western and southern sides of the City's Sphere of Influence, it will face serious challenges in achieving the volume of residential and industrial development projected in the General Plan. In the medium and long term, such constraints will hinder business recruitment and expansion, as well as limit the city's attractiveness to prospective higher skill workers who might prefer to commute in from new housing developments in the Sacramento or south Placer County areas.

The Network proposes to assess the viability of various financing mechanisms for Yuba City, such as connection fees, enhanced infrastructure financing districts, Mello-Roos community facility districts, rates and charges (if aligned with Prop 218 limitations), and others. The resulting assessment of these best practices, along with assumptions about future demand, would be incorporated into a Development Buildout Model, which the Network would use to project how the City's infrastructure system could be upgraded iteratively over time.

THE NEED FOR NETWORK ASSISTANCE

While the appendix provides a more comprehensive analysis of certain demographic and socioeconomic conditions in Yuba City, the following section details the specific factors leading to the Network's recommendation.

YUBA CITY'S ASSETS PROVIDE A STRONG FOUNDATION FOR ECONOMIC GROWTH

Established Agriculture and Agriculture-Serving Industries

Yuba City's economy is rooted in the region's well-established agriculture sector. According to the most recent Sutter County crop report, the local agriculture industry grossed almost $600 million in 2013, generating countywide economic returns of $2.44 billion.[1] Historically, the county has specialized in fruit, nuts, and rice production. The farming and orchard operations in unincorporated Sutter County are a source of low-skill farm labor jobs, particularly during fruit harvesting season. In addition, farming operations create demand for a variety of agricultural-serving businesses, such as crop processing, packaging, and machinery sales and repair - many if not most of which locate within Yuba City due to County zoning restrictions. The city's largest agricultural employer is Sunsweet (727 employees), an agricultural marketing cooperative that processes and packages dried fruit and juice products from orchards throughout the Central Valley.

Several stakeholders interviewed as part of the Network's site visit noted that this disproportionate concentration of local agriculture activities presents several untapped opportunities for future economic development. According to farming operation owners, the local agricultural industry appears to be undergoing a shift towards vertical integration, potentially creating demand for higher skill and higher paid jobs in areas such as marketing and management. In addition, the city has a nascent cluster of microproduction nurseries that create hybrid rootstocks in a laboratory setting, an avenue for higher-skill research and development jobs that could be strengthened in the future through stronger connections with the growing seed production cluster in Davis and Woodland.

Excellent Transportation Access

Yuba City's central location within the agriculturally-fertile Sacramento Valley offers easy access to urban amenities in the Sacramento region as well as to farming operations throughout the Central Valley. Via state highways 99, 70, and 65, Yuba City connects the City of Sacramento and its suburbs to the rest of the northern Sacramento Valley, including the Cities of Chico and Redding. State Highway 99 also links Yuba City to the Ports of West Sacramento and Stockton for bulk agricultural product export, as well as to the Central Valley's principal cities and agricultural markets located further south, such as Modesto, Merced, and Fresno. In addition, the Sacramento International Airport is located 40 miles south of Yuba City, facilitating interstate and international commerce. According to stakeholders interviewed, the city's high level of transportation connectivity was a strong factor in the decision of Kingsbury Inc – a Philadelphia-based bearing manufacturing business - to locate its West Coast operations center in Yuba City in October 2014.

Regional Hub for Health Care and Retail

Due to its central location within Yuba and Sutter Counties, as well as its status as the largest city between Sacramento and Chico, Yuba City has become a retail and medical hub serving the surrounding agricultural region. According to the US Census' Longitudinal Employer-Household Dynamics (LEHD) data, the retail industry is the city's largest employer with approximately 3,300 jobs in 2011, followed by the health care and social assistance industry with approximately 2,900 workers. Major employers include the Rideout Medical Center (1,784 employees), the Sutter North

[1] Sutter County, Office of the Agricultural Commissioner. 2013. Sutter County Crop & Livestock Report. P.5

Medical Group (450 employees), Wal-Mart (500 employees), Sam's Club (250 employees), and Target (200 employees).

Vibrant and attractive downtown and medical center

City staff have successfully leveraged redevelopment and grant funding to undertake place-making initiatives, such as the redevelopment of the city's downtown, commercial corridors, and medical center. Completed in 2008, the $16 million Plumas Streetscape Redevelopment project targeted the nine block historic downtown area and resulted in an attractive and pedestrian-friendly shopping street that is supported by the Yuba City Downtown Business Association. South of Plumas Street is the 22 acre Del Monte Cannery site, which has been redeveloped into approximately 300,000 square feet of medical office space. Prior to its dissolution by the State, the Yuba City Redevelopment Agency also contributed $3.7 million in funding and the City issued $12.5 million in Certificates of Participation to support the construction of the new Gauche Aquatic Park, a family-friendly city amenity. These place-making actions have generated assets that render the city more attractive to prospective businesses and residents.

THE CITY FACES CHALLENGES TO ACHIEVING ITS FULL ECONOMC DEVELOPMENT POTENTIAL

One of City Council's stated goals is building, strengthening, and expanding existing businesses, particularly in the agribusiness sector. However, the city's ability to achieve these local economic development goals is undermined by human capital challenges and site location limitations.

Jobs-Skills Mismatch

There is broad consensus among city staff and business stakeholders that a mismatch exists between the workforce needs of Yuba City businesses and the skill levels of local residents, resulting in recruitment delays and high training costs for employers. According to the 2010-2013 American Community Survey, only 16.3 percent of residents over 25 years hold a four year college degree and more than one in five adults lack a high school diploma. In a comparison study of MSA economies released in January 2015, the Center for Economic Development at CSU Chico ranked the Yuba-Sutter MSA economy as "last by a wide margin" in a worker training and education index.[2] Employers interviewed during the site visit recounted difficulties in filling positions due to local job applicants' weak understanding of basic construction tools and elementary math skills.

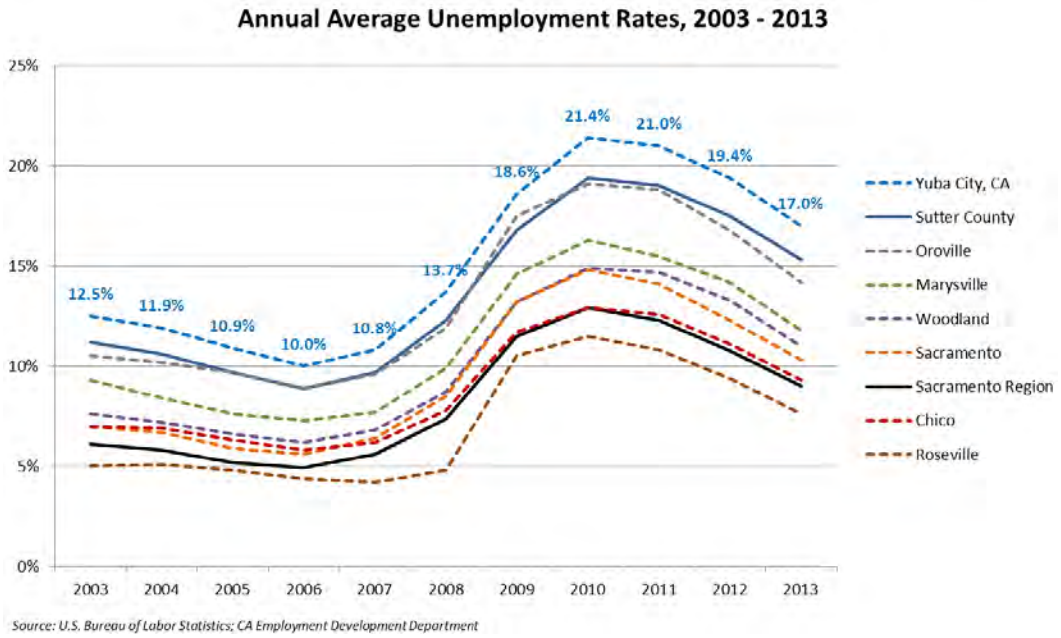
According to stakeholders interviewed, local job placement difficulties prompt many employers to recruit higher skilled and higher paid workers from Sacramento and its northern suburbs. Anecdotal evidence indicates that these higher-skill job recruits often prefer to commute in to their Yuba City jobs instead of moving into the local community. According the U.S. Census' LEHD data, 66.6 percent of Yuba City jobs are filled by non-residents. Because non-residents contribute less to the vitality of Yuba City's real estate market, retail, or other aspects of the local economy, the creation of good jobs must be coupled with improved local job placement if the city is to derive the maximum benefits from local business growth.

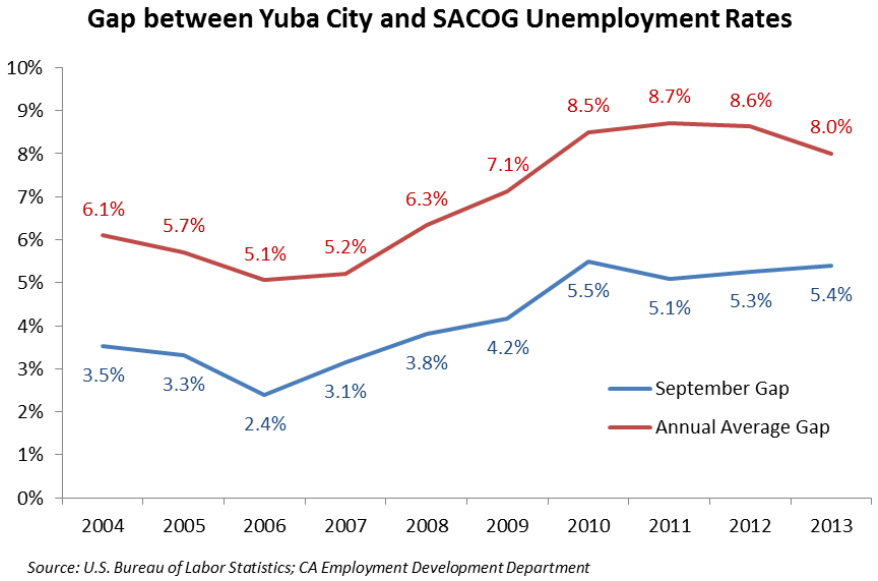
Many Residents Face Significant Economic Challenges

The mismatch between the workforce needs of Yuba City businesses and the relatively low skill levels of local residents has contributed to high levels of unemployment, underemployment, and poverty within the city. Over the last ten years, Yuba City has maintained the highest annual unemployment rate of all cities in the six county Sacramento region. The city's role as a significant agricultural center is not sufficient to explain these unemployment challenges. During the same time period, the city's unemployment rate exceeded that of other northern Central Valley cities, including

[2] California State University - Chico, Center for Economic Development. January 2015. "5th Annual Economic Scorecard." Available at: http://cedcal.com/assets/images/2015-Economic-Scorecard.pdf

Marysville and Oroville. Over the last ten years, even during peak agriculture season, the city's unemployment rate has exceeded the regional average by three to five percentage points. At the height of the recession, over 4,000 city residents were looking for jobs but were unable to secure employment.





According to the 2010-2013 American Community Survey, the median household income is $47,440 or 20 percent lower than the regional median. This leaves local residents vulnerable to economic cycles; between 2007 and 2013, the poverty rate increased sharply from 11.7 percent to 19.2 percent and the median household income dropped by 4.6 percent. As of the academic year 2013-2014, California Department of Education data indicate that almost 70 percent of students enrolled in the local school district are eligible for free or reduced price school meals.

Educational and Workforce Development Efforts Are Not Integrated

Yuba City's principal education and training organizations include:

- The Yuba Sutter Unified School District, which provides K-12 education to over 60 percent of all students enrolled in public schools in Sutter County. According to California Department of Education data, YSUSD consistently achieves higher academic performance scores and lower high school drop-out rates than the statewide average.
- The Yuba Community College District, which provides post-secondary education at a new site in northern Yuba City as well as at a facility in neighboring Marysville.
- The Cambridge Junior College, a private college that offers training programs for medical assistants and medical receptionists, as well as an Associate degree in Business Administration.

There are opportunities for these three organizations to strengthen the jobs pipeline for local residents by partnering with local employers for placement and training programs, reassessing existing curricula in light of employer needs and feedback, and improving integration with local, state, and federal workforce training resources. Some of these partnerships have existed in the past, but were discontinued due to staff turnover and funding changes.

Other organizations actively involved in local workforce training include the North Central Counties Consortium, the WIB Board, the Sutter County Office of Education, and the Sutter County One Stop. Though not interviewed during the assessment process, these organizations will be important partners to any citywide workforce development initiative moving forward.

City staff, the business community, and the school district appear to be ready and willing to take on creative, innovative measures to improve the local job pipeline. In its recently revised Five-Year Economic Development Strategy, the City specifically recognized the importance of connecting residents with jobs and noted the potential for workforce development programs in partnership with area education institutions. The Yuba-Sutter Chamber of Commerce is currently hosting conversations regarding skills needed by local businesses; the Yuba City School District has been awarded two four-year grants to update its engineering curricula and expose high school teachers to the needs of the agribusiness industry; and the CEO of Sunsweet, one of the city's largest employers, has articulated an interest in developing an apprenticeship or internship training program.

Physical Barriers to Business Attraction and Expansion

In addition to the development of an appropriately trained workforce, the second barrier to the attraction and expansion of agribusinesses is the relatively small supply of adequate sites where such businesses can locate. Yuba City has a large supply of vacant and undeveloped retail sites – the citywide retail vacancy rate is at a five-year high of 26 percent according to CoStar data, and several large commercially-zoned sites remain undeveloped (including the 180 acre Harter site). The only undeveloped sites zoned for manufacturing uses are situated in the industrial park in south-east Yuba City, where Kingsbury Inc recently located, and in a few scattered small-scale infill sites along the eastern edge of the city. Once build-out on the existing manufacturing sites has been achieved, further expansion of the industrial park will not be a realistic option, as the park is bound by residential communities on three sides and by the Feather River levees to the east. At present, only two infill industrial sites are listed for sale on Loopnet.com.

The City recognized its constrained supply of industrially-zoned land in its 2004 General Plan, and identified one of its goals as "maintain[ing] a generous supply of 'ready to go' commercial and industrial land by annexing and zoning sites prior to the receipt of development applications" (Policy

2.5-I-15). In its Land Use Element, the City defined its Urban Growth Boundary (UGB) as including approximately 7,079 acres of unincorporated Sutter County land, 68 percent of which was reported to be under agricultural cultivation at the time. These unincorporated areas are targeted for annexation by 2025, and include all properties north of Bogue Road, east of Township Road, and south of Pease Road. The General Plan anticipates that newly incorporated Business, Technology, and Light Industry sites will be located along Colusa Highway or along Highway 99, and most of the remaining land will be developed as residential neighborhoods. Once full build-out of the UGB area is achieved, the City expects to have a total of 520 acres devoted to industrial land uses, capable of supporting 7,550 industrial jobs.[3]

Most unincorporated properties located in the UGB currently obtain water from private wells. This arrangement is not scalable for future industrial users, both because such users have significantly higher water and wastewater needs, and because the groundwater in and around Yuba City has failed to meet Federal EPA arsenic standards in the past.[4] In order to increase its supply of industrially-zoned land, Yuba City will need to convert these properties from the groundwater supply to the surface water supply, connecting users to the water tanks and water treatment facilities located in the eastern part of the city. Unfortunately, the existing water and sewer transmission lines in the western and southern sides of the city are not large enough or numerous enough to accommodate significant levels new water usage. Further, historical trends indicate that prospective developers are likely to be small-scale operations, unable to shoulder the up-front costs associated with infrastructure expansion.

In the medium to long term, the City will exhaust its existing supply of industrial land and its agribusiness recruitment and expansion efforts will stall, unless it can upgrade its utility infrastructure system serving properties located in the western and southern areas of the Urban Growth Boundary. Given the City's currently fiscal challenges and the high cost of utility infrastructure upgrades, a capital project of this scale will require realistic and long-term financial planning.

[3] In its build-out calculations, the Land Use Element assumes that one job exists for every 750 square feet of net building area, and site development is assumed at 0.25 FAR. These assumptions apply to both "Business, Technology, and Light Industry" uses as well as to "Manufacturing, Processing, and Warehousing" uses.
[4] Yuba City, 2014. General Plan. Public Utilities Element. Page 7-1.

RECOMMENDATIONS FOR NETWORK ASSISTANCE

Because there is broad recognition among business and community leaders that the existing job-skills mismatch is both a serious and costly problem, Yuba City is well positioned to be able to implement innovative workforce development strategies that will improve the overall efficacy of the local job pipeline and realign training efforts around labor market demand. The Network proposes to help the city develop a citywide workforce development strategy, designed to build a job readiness pipeline oriented around the needs of existing and prospective local agribusiness employers.

In addition, in order to accommodate expected business growth as the city's smaller manufacturing sector matures and as agricultural ventures expand to include processing, packaging, and marketing operations, the City will need to increase the number of developable sites on its western and southern edge. An extension of wastewater transmission lines will increase the number of available job sites as well as provide a variety of housing options to current and future residents. There are four basic steps to developing a financing plan for the wastewater transmission line: 1) determine land use and phasing of benefitting properties, 2) determine project cost-phasing options for the transmission line itself, 3) identify potential funding options and amounts by development phase, and 4) develop a funding plan(s) based on the above data.

TASK 1: STRENGTHEN THE CITY'S JOB READINESS PIPELINE

Task 1.1 Project Kick-off, Assessment, and Asset Mapping

The Network project team will schedule a kickoff meeting with city leadership and coordinate with a designated City point of contact to schedule two-to-three days of on-site meetings with City officials and other key stakeholders in the community. The team will conduct a comprehensive assessment and asset mapping exercise specifically focused on workforce funding, programs, policy, data, structures, stakeholders and leadership.

Task Goals

Inform the team's understanding of the city's workforce development needs and opportunities and identify specific opportunities and challenges related to workforce development programs and systems. The results of this work would be the identification of a strategic set of short term actions and longer term goals designed to improve the overall efficiency of the city's workforce system and drive greater alignment with regional labor market demand. This assessment would also help determine which populations (i.e. dropouts, long-term unemployed, low-wage workers) would be the initial focus of the engagement.

Task 1.2 Labor Market Analysis

Starting with any existing data and analysis and preliminary conversations on workforce needs conducted by the Yuba-Sutter Chamber of Commerce, the Network project team will conduct a comprehensive labor market analysis bringing together data from traditional sources such as BLS, real-time labor market information from private sector vendors (Burning Glass and EMSI) and conversations with employers. In addition, the team will generate a skills audit tool to facilitate ongoing workforce development activities, such as curricula updates based on employer needs.

Task Goal

The data resulting from this work would establish a starting point for the development of demand-driven career pathways programs. The skills audit tool will enable key stakeholders to ensure that training curriculum is aligned with the skills and competencies are employers are seeking.

Task 1.3 Career Pathways Identification and Design

The project team will map and support the creation of a few specific career pathways in target occupations. This process would include mapping out the specific education requirements for the occupations, career advancement opportunities and roles for partner entities.

Task Goal

This process would include the identification of specific training needs, career advancement prospects, roles for partner entities, and opportunities to leverage new funding opportunities and deploy existing workforce funding more efficiently.

Task 1.4 Sustainability

The project team will work with the city to identify ways to use their existing workforce resources more efficiently and also identify some future state and federal-level funding opportunities.

Task Goal

Determine specific strategies for deepening and sustaining the career pathways programs and underlying system supports.

TASK 2: INFRASTRUCTURE FINANCING

Task 2.1 Land Use and Development Plan

Funding for the wastewater transmission line extension will need to come from benefitting properties. For the most part, this will mean new development; however, benefit from existing properties can be included as well, if a nexus can be established.

The Network project team will work with City staff to identify the land uses and development zoning of all properties benefitting from the transmission line improvement. This analysis will address potential build-out timeframes that are consistent with the project phasing of the transmission line. For example, if a new transmission line phase can serve 1,000 wastewater equivalent dwelling units (EDUs), we will identify the timeframe(s) over which that that development might occur. This development phasing will lead directly to projections funding availability and the need for gap funding.

Task Goals

Land use phasing table by land use. Identification of any existing development benefited by the wastewater transmission line.

Task 2.2 Transmission Line Phasing

Due to the nature of the land ownership (smaller parcels held by individual owners rather than one large owner), and an expected slow build-out of the development area, it is unlikely that the City will be able to extend the wastewater transmission line all at once or from a single funding source. A phased approach — that will try and match funding availability from the land uses served by this needed improvement to timing of development — is anticipated.

The Network project team will rely on the City's Public Works department staff to estimate the cost of construction under different phasing scenarios. It is understood that these will be planning-level numbers, and not engineer's construction estimates.

Task Goal

Cost phasing table for the wastewater transmission line.

Task 2.3 Evaluate Funding Opportunities

As indicated above, the funding for the wastewater transmission line is likely to come from multiple sources, mostly related to new development. In this task, the Network project team will evaluate funding options, estimate the amount of funding that could be available from each source, and plug potential revenues into the development phases.

Funding opportunities will include: connection fees, Mello-Roos Community Facility Districts (CFDs) or assessment districts (ADs), property tax increment through Enhanced Infrastructure Financing Districts (EIFDs), rates and charges—for developing areas and possibly existing if nexus can be determined, developer advances, City loans—short term only. We will also seek to identify any other funding source that could assist in advancing the funding for the transmission pipe project.

The Network project team will develop assumptions sufficient to estimate revenues from each of the identified sources. Assumptions may include: expected property values, maximum CFD special tax rates, and rates and charges by land use type. All of these assumptions will be clearly identified and discussed with the City to ensure the City's comfort with their reasonableness.

Task Goal

Outline funding options and projected revenue ranges for each funding source. Funding will also be projected by development phase.

Task 2.4 Develop a Funding Plan

Based on the development projections, cost of construction, and funding options, the Network Project team will develop a funding plan for the wastewater transmission pipeline. This plan will include a general cash flow including expected revenues and expenses by phase assuming typical development funding. The cash flow will identify funding gaps and funding options to close those gaps. The Network project team will stress test this cash flow using different revenue and cost assumptions for the major inputs.

The Network project team will document the funding plan in a report outlining the work performed in the four tasks of this work proposal.

Task Goal

Report documenting the land use, cost, and phasing work along with the development of a funding plan(s) and recommendations based on this analysis.

PROJECT DURATION AND ESTIMATED COST

The project team will begin work on the project by early-April 2015 and anticipates project completion by October 2015. The proposed timeline and key milestones to complete the project are:

- Early April 2015
  - Project kickoff, assessment, and asset mapping
- Late-April 2015
  - Labor market analysis and conversations with employers
- Late May 2015
  - Complete analysis of needs and opportunities
  - Complete land use and development plan, as well as cost phasing scenarios
- Early June 2015
  - Begin career pathways mapping
  - Begin infrastructure funding assessment

- Summer 2015
    - Career pathways mapping, design, and implementation
    - Develop Infrastructure Funding Plan
- Early October 2015
    - Final Report and leadership briefing

The projected cost of the engagement is estimated to be approximately $125,000 plus travel costs. This includes $75,000 for the Jobs Readiness Pipeline task and $50,000 for the Infrastructure Financing task. The Network will fund $93,750 of the cost of the engagement, along with 75 percent of all travel costs. Yuba City will be responsible for funding $31,250 of the cost of the engagement and 25 percent of all travel costs.

APPENDIX 1: CITY PROFILE

CITY PROFILE:
YUBA CITY, CA

FAST FACTS

- Retail & services hub for surrounding rural region → strong dependence on Ag industry.

- Highest unemployment rate of all cities in the Sacramento region.

- General Fund deficits since FY09, projected through FY18.

Demographics

Resident population:	65,400
Avg annual growth rate ('00-'13):	*6.0%*
% Population Hispanic:	24.6%
% Population Asian, inc. Sikh:	18%
Residents w/ no post-secondary diploma:	73%
Class of 2011 dropout rate:	9.5%
School performance:	Better than State Avg
Median household income:	$47,440
% of residents living in poverty:	19.2%
2013 unemployment rate:	17.0%
in Sacramento Region:	*9.0%*

Economy

Total jobs:	18,400
Biggest employers:	Retail, Health
% Employed residents who commute to jobs outside the city	70%
% Annual job growth since '06:	+0.4%
Biggest job losses:	Admin, Construction, Retail

City Budget

FY14 General Fund revenues	$34.9M
Year over year change	+2.9%
Biggest sources	Sales Tax (23%) Property Tax (19%)
FY14 General Fund expenditures	$36.3M
Year over year Change	+3.2%
Biggest allocations	Police Dept (36.5%) Fire Dept (26.2%)
FY13 CalPERS contribution	$7.3M
% ARC	100%
% Plans Funded	72% and 78%
Annual OPEB contribution	$66K
% ARC	35%
% Funded	0%

OVERVIEW AND CORE CHALLENGES

Founded as a distribution center for Gold Rush supplies, Yuba City is located in the agriculturally fertile Central Valley, an hour north of Sacramento. It is situated on the western bank of Feather River, while the City of Marysville is located on the eastern bank. These two cities are connected to Sacramento and its northern suburbs by state highways 99, 70, and 65, with few communities in between. Surrounded by fruit and nut farming operations in unincorporated Sutter County, the city serves as a regional retail and health services hub as well as central location for businesses that serve the agricultural industry.

HIGH UNEMPLOYMENT AND POVERTY RATES

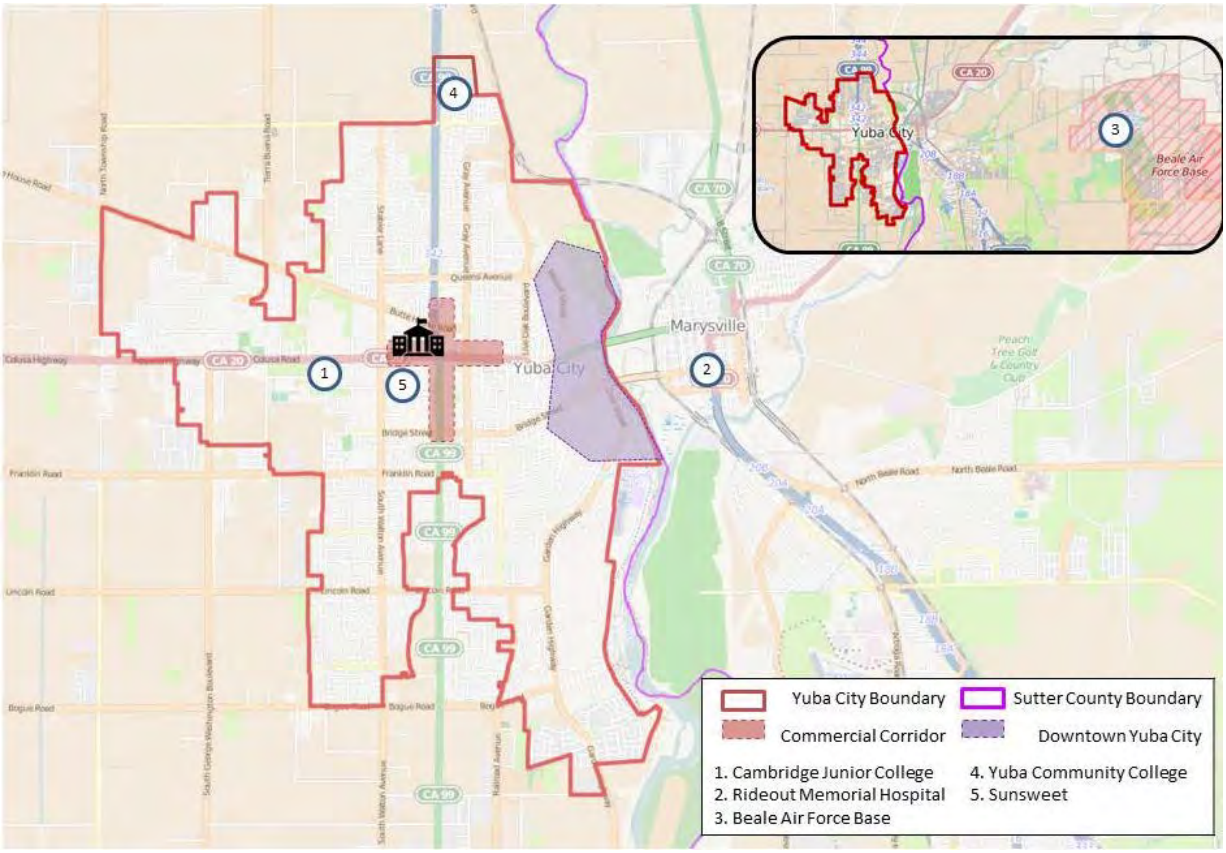
Although the economy benefits from real estate affordability, availability of developable land, and proximity to the large Sacramento employment market, the city has been under severe economic pressure for several years. Typical for an agricultural community, unemployment and income levels have consistently been weaker than state or regional levels. At 17 percent, Yuba City's 2013 unemployment rate is the highest of all incorporated cities in the six-county Sacramento region. At the height of the recession in 2010, the annual unemployment rate reached 21.4 percent, exceeding the regional average by 8.5 percentage points. Incomes are low - the median household income is $47,440 or 20 percent lower than the regional median. The poverty rate increased sharply during the recession, climbing from 15.6 percent to 19.2 percent in three years. In academic year 2013-2014, almost 70 percent of students enrolled in the local school district were eligible for free or reduced price school meals.

CORE CHALLENGES

High Unemployment and Poverty

Ongoing Budget Deficits

Figure 1: Map of Yuba City with Key Features



Recognizing the importance of connecting residents with jobs, the City has prioritized business attraction and expansion, with a particular focus on agribusinesses. The City also noted the potential for workforce development programs in its recently revised Five-Year Economic Development Strategy, perhaps in partnership with area educational institutions. Though only a quarter of all residents over 25 years have a post-secondary degree, the local school district achieves higher academic performance scores and lower high school drop-out rates than the statewide average. Per the 2004 General Plan, the City prefers to achieve economic vitality without reorienting itself as a bedroom community to Sacramento or its northern suburbs, even though 70 percent of employed Yuba City residents are currently commuting to jobs outside the city limits.

ONGOING BUDGET DEFICITS

Along with most cities throughout California, Yuba City's finances were seriously affected by the recent national recession. Early in the recession, sales tax revenue dropped sharply along with consumer confidence, and a weak real estate market resulted in stagnating property tax revenues. Though retail sales revenues have been recovering steadily and surpassed pre-recession levels in FY2014, dropping housing prices have lowered the citywide taxable assessed value to 2006 levels, which will affect property tax returns for years to come. As a result, the General Fund ran an annual operating deficit in every year between FY09 and FY13. The City anticipates that rising pension and healthcare costs will prolong budget deficits through FY2017, when it expects to be able to pay off its pension bonds.

City staff have navigated these fiscal challenges by enacting a number of offsetting expenditure reductions, including furlough days, OPEB and pension reforms, early retirement incentives, and unfilled

vacancies. Though the adopted FY2014 budget anticipated a budget deficit of $1.41 million, the largest to date, recovering revenue streams and spending controls resulted in a $0.9 million General Fund surplus. As of December 2014, the City had a large furlough program in effect that was saving the equivalent of 10 percent in salary expenditures, or $2.2 million annually. Labor agreed to these concessions in exchange for a promise that there would be no layoffs for three years, though the City is in the midst of renegotiating these agreements. Net of labor concessions, management estimates the City's structural deficit will be approximately $1.5 - $1.6 million annually moving forward.

DEMOGRAPHICS

STRONG POPULATION GROWTH

According to the 2013 American Community Survey, Yuba City has a population of 65,400 residents, accounting for approximately 70 percent of the Sutter County population. The city has almost doubled in size since 2000, when the decennial census counted 36,800 residents. During the same time period, the number of residents living in unincorporated Sutter County dropped from 36,000 to 21,500. A significant share of the City's population growth is directly related to land annexations, which have played a major role in the city's economic development planning. Between 1989 and 2004, the City annexed approximately 2,370 acres, increasing the Yuba City land area by 54 percent. According to the City's 2004 General Plan, annexation pressure is most acute in agricultural areas to the west and south of the City, especially along highway corridors. The General Plan assumes that the city will eventually annex all areas north of Bogue Road, east of Township Road, and south of Pease Road.

LOCAL ECONOMY

INCOME AND POVERTY

Yuba City has a higher concentration of residents with low incomes, including residents living below the poverty line, than either the county or the state. Table 3 indicates that the city's median household income is $47,440, a figure 16 percent lower than the county-wide median of $56,264 and 20 percent lower than the statewide median of $59,645. Over 25 percent of all Yuba City households earn less than $25,000 per year, compared to 20 percent county-wide and 11.7 percent throughout the Sacramento region.[5] On the opposite end of the income spectrum, only 18 percent of all Yuba City households earn over $100,000 per year, compared to 22 percent county-wide and 25 percent throughout the Sacramento region. Between 2000 and 2010, the gap between the city's and the county's median household income narrowed from 14.4 percentage points to 1.5 percentage points, perhaps related to the City's annexation activities during that time period. However, since 2010, the City's median household income has dropped by an annual average rate of 0.5 percent while the County median has continued to grow by an annual average of 2.6 percent.

According to the American Community Survey, 12,300 Yuba City residents live below the Federal poverty level, for an overall poverty rate of 19.2 percent. As of 2013, the city's poverty rate is two percentage points above the county's poverty rate and three percentage points above the state's poverty rate. Poverty is a growing challenge for the city; as demonstrated in Figure 2, poverty rates have spiked in recent years, particularly among children and seniors.

Figure 2: Yuba City Poverty Rates, 2000 - 2013

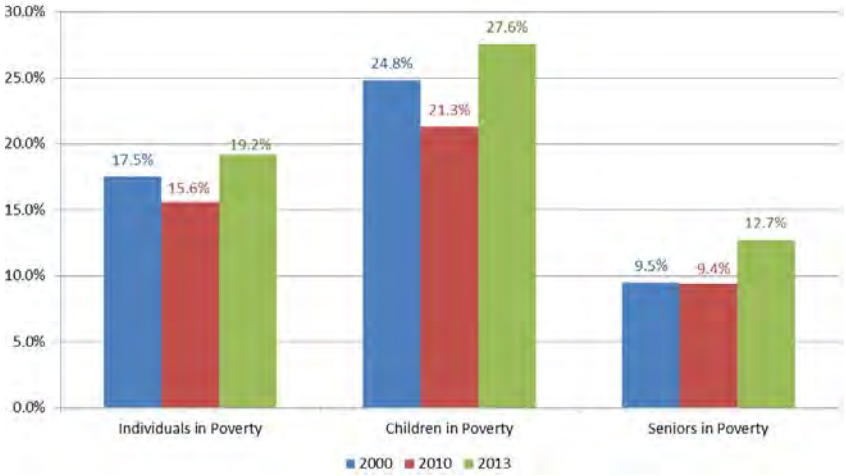
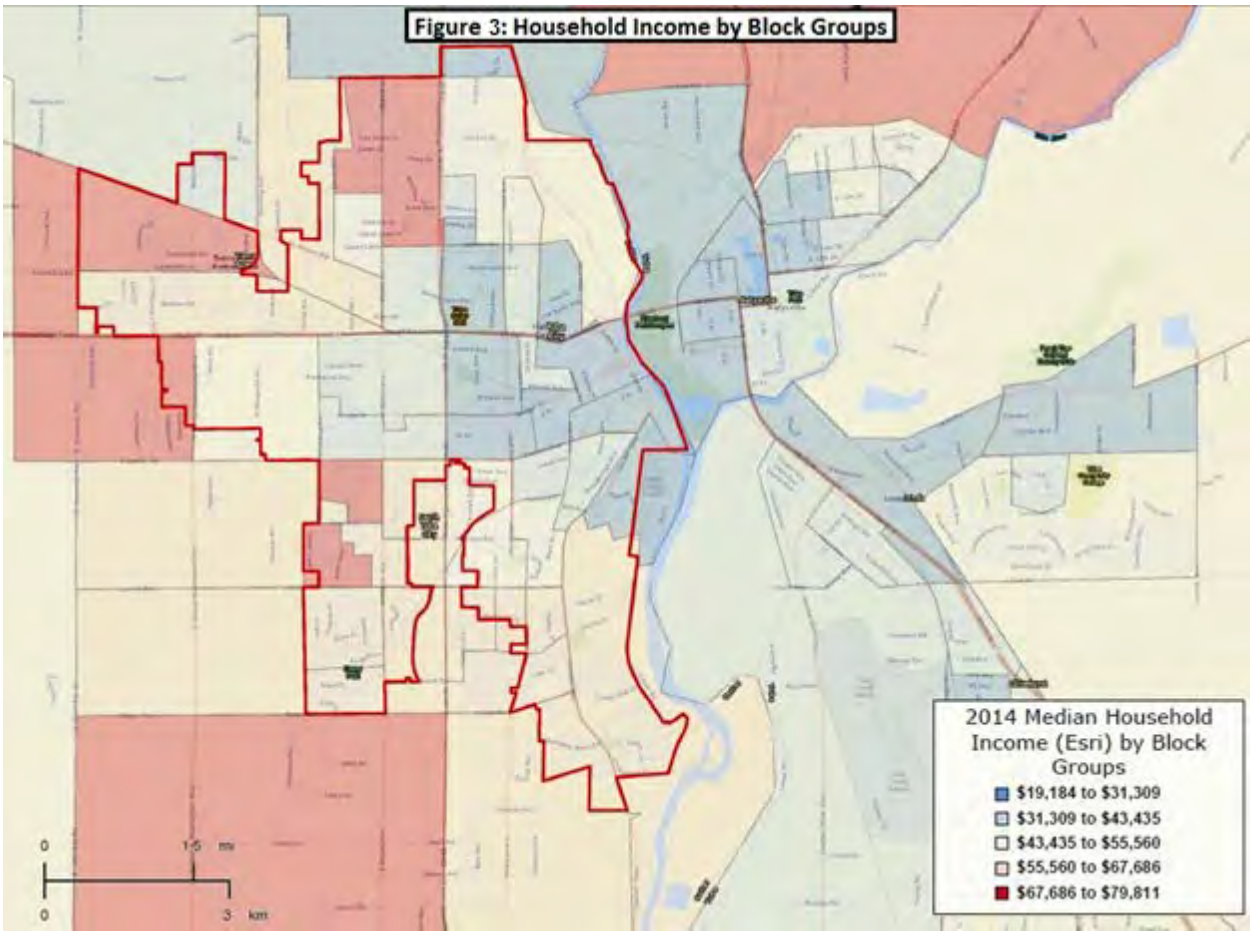


Figure 3 depicts the census block groups in and around Yuba City, color-coded to differentiate among the median household income levels. The lower income areas are located in the central and eastern part of the city, encompassing the downtown area and located between Marysville and the rest of Yuba City. Higher income residential areas are located in the western and southern parts of city as well as just beyond the city's southern and western limits, areas currently under consideration for annexation. Another high income area is located in north Yuba City, near the Butte Vista Elementary School and Regency Park.

[5] Per the Sacramento Area Council of Governments, the Sacramento region is here defined as the counties of El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba.

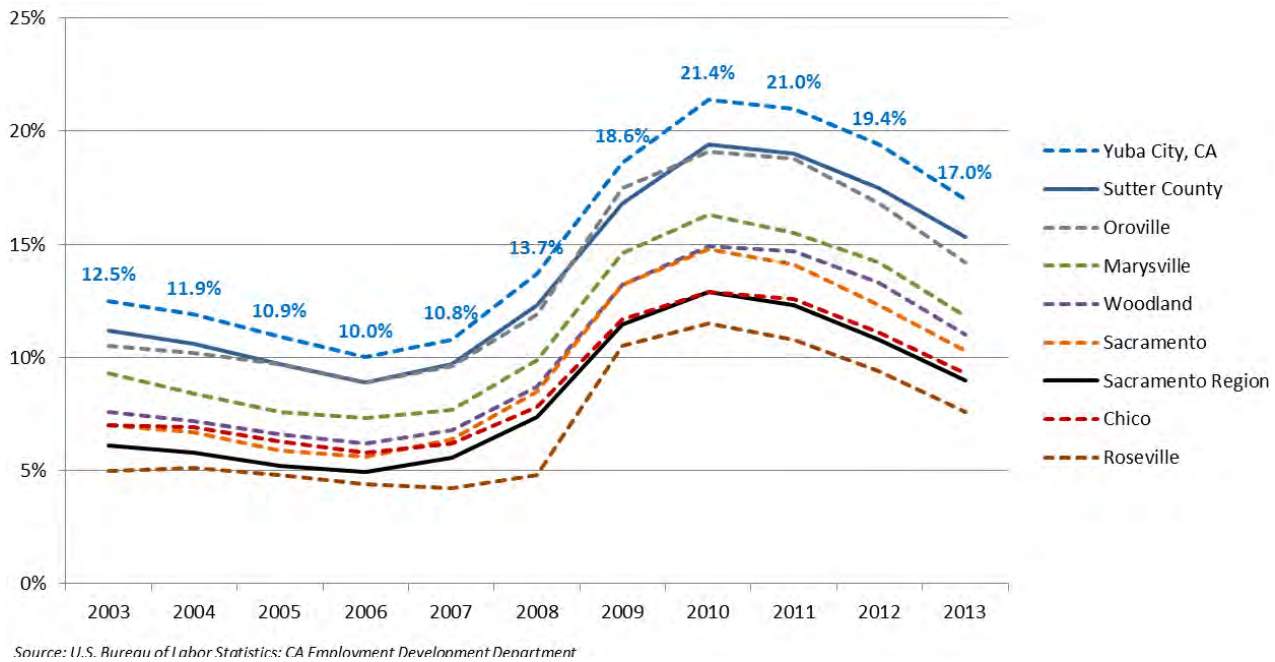


UNEMPLOYMENT

Yuba City has the highest levels of unemployment of all cities in the six county Sacramento region. Between 2003 and 2013, the city's unemployment rate first decreased from 12.5 percent to a low of 10.0 percent in 2010, before doubling to reach a peak of 21.4 percent in 2010. During the height of the recession, over 4,000 city residents looking for jobs were unable to secure employment. Though Yuba City's unemployment rate has dropped to 17 percent as of 2013, the city remains seven percentage points above prerecession levels.

Though nearby communities experienced similar spikes in unemployment rates during the recent national recession, Figure 4 shows that Yuba City's experience was exceptionally severe and long-lasting. Between 2006 and 2010, the city's unemployment grew by 11.4 percentage points – more than any other jurisdiction analyzed. Yuba City's unemployment rate remains almost double that of the Sacramento region, and exceeds that of nearby Marysville by 5.2 percentage points. Within the Sacramento region, unemployment rates are generally lower in urbanized job centers, such as Sacramento and Roseville, and in rural communities with economies founded on a large public employer, such as Chico (home to California State University – Chico, with 1,800 employees and 16,000 students). Smaller, rural cities such as Oroville, Marysville, and Woodland appear to experience a positive correlation between unemployment rates and distance from the central Sacramento region. Yuba City, however, is the exception to this trend; as shown in Figure 4, the city's unemployment rate has consistently exceeded that of neighboring Marysville and more remote Oroville over the last ten years.

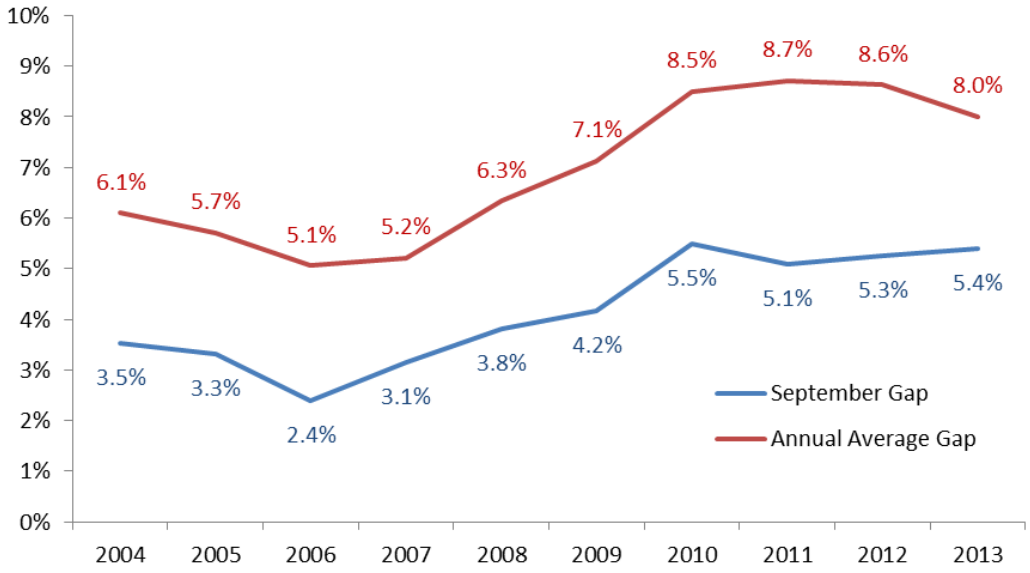
Figure 4: Annual Average Unemployment Rates, 2003 - 2013



Source: U.S. Bureau of Labor Statistics; CA Employment Development Department

Cities with a significant agricultural sector tend to have greater seasonal variations in employment, and Yuba City is no exception. Over the last ten years, the variation in unemployment rates between peak summer months and mid-winter employment lows has ranged between 4.5 and 8.1 percentage points, with an average of 6.3 percentage points. In an average year, an additional 1,200 individuals are looking for jobs in the winter months compared to the summer months. However, the city's role as a significant agricultural center is not sufficient to explain these unemployment challenges. Over the last ten years, even during peak agriculture season, the city's unemployment rate has exceeded the regional average by three to five percentage points.

Figure 5: Gap between Yuba City and Sacramento Region Unemployment Rates, 2000 - 2013



Source: U.S. Bureau of Labor Statistics; CA Employment Development Department

KEY JOB SECTORS

Because Yuba City is the largest city within a 40 mile driving radius, it serves as a consumer retail and services hub for surrounding rural communities. As shown in Table 5, in 2011 the retail industry was the city's largest employer with 3,260 jobs, accounting for 17.7 percent of all primary jobs within the city. The city's economy is notably more dependent on its retail employers than is typical in the Sacramento region, where only 10 percent of all workers are employed in retail on average. As such, the local industry's 8 percent job contraction between 2006 and 2011 likely had a notable negative effect on the Yuba City economy. This contraction is likely to be reversed. Projections released by the California Employment Development Department indicate that, between 2010 and 2020, almost 1,400 new cashiers and retail salesperson jobs are likely to be created in Yuba and Sutter Counties, accounting for two of the top three jobs with the most projected job openings in the area. At present, major employers include Wal-Mart (500 employees), Sam's Club (250 employees), Target (200 employees), and Bel Air/Raley's (175 employees).

The second largest employer is the health care and social assistance industry, which employs 2,870 workers or 15.6 percent of the city's workforce. Following nationwide trends, this industry expanded during the recent recession, adding almost 400 new jobs between 2006 and 2011 for a growth rate of 15 percent. Major employers include the Freemont Medical Center, the largest employer in the County with 1,784 employees, Sutter North Medical Group (450 employees), and several smaller-scale clinics and medical practices located near downtown Yuba City. As with the retail sector, this industry serves the needs of residents throughout Sutter and Yuba counties. Unlike the retail sector, jobs created by health care industry generally require higher levels of education and offer higher wages. As noted in Table 6, of occupations with the largest number of projected job openings in the Yuba City MSA, the 300 projected registered nurses jobs are expected to offer the highest median wage ($66,680 annually).

Local employment figures belie the importance of the agricultural industry to the city's economic base. Though only 4.4 percent of all local jobs are directly connected to agricultural employers, the agricultural industry supports a variety of supplier businesses and is a key source of income for the Sutter and Yuba county residents who shop and visit health care services in Yuba City. According to the most recent Sutter County crop report, the industry grossed almost $600 million in 2013, which generated countywide economic returns of $2.44 billion.[6] Projections released by the California Employment Development Department indicate that over 1,000 new farmworker jobs are likely to be created in Yuba and Sutter counties between 2010 and 2020, more job openings than in any other occupation, as well as approximately 450 new agricultural manager jobs. Historically, the county has specialized in fruit, nut, and rice production. Within Yuba City, the largest agricultural employer is Sunsweet (727 employees), which specializes in dried fruit and juice products and is affiliated with over half of the prune growers in California. Other notable agribusinesses include farm machine sales and repair companies, such as Orchard Machinery Company, and microproduction nurseries that create hybrid rootstocks in a laboratory setting, such as Sierra Gold Nurseries.

High skill, office-based industries are relatively underrepresented in the Yuba City economy. Only 8.6 percent of the area employees work in Professional and Business Services (465 jobs), Financial Activities

[6]Sutter County, Office of the Agricultural Commissioner. 2013. Sutter County Crop & Livestock Report. p.5. Available at: http://www.co.sutter.ca.us/pdf/ag/CropReports/2013_Crop_Report.pdf

(790 jobs), Management (150 jobs), or Information (180 jobs), compared to 15.9 percent regionally. Since these industries often provide higher wages and benefits and attract a workforce with higher education attainment, their absence is likely a strong factor in the County's relatively low median household income and the low levels of education among its residents. Residents who do achieve higher degrees and aim for commensurate compensation may have to leave the city in order to find a job appropriate to their skill sets.

Yuba City's jobs base stagnated between 2006 and 2011, growing by an annual average of 0.37 percent compared to a regional growth rate of 1.6 percent annually. The most significant job losses occurred in the Administration and Support industry, which lost 350 jobs (or 28 percent of all industry employment), followed by Construction with 330 jobs (-38 percent) and the retail industry with 300 jobs (-8 percent).

COMMUTER CHARACTERISTICS

As summarized in Table 7, approximately 14,500 individuals or 70 percent of Yuba City's employed residents commute to jobs outside of the city. The most popular destination is neighboring Marysville (12 percent of all out-commuters), followed by Sacramento (10.4 percent) and Roseville (4.5 percent), both approximately 40 miles from Yuba City. It is not known how many Yuba City residents commute to jobs in unincorporated Sutter County, where many orchards and other agricultural businesses are located. U.S Census On The Map data indicate that out-commuters are more likely to have higher salaries than those who live and work in Yuba City, with 41.1 percent of out-commuters earning more than $3,333 per month compared to 35.6 percent of Yuba City residents with local jobs.

An important commuter destination not reflected in the data is the Beale Air Force Base, located a half hour from the city. The base employs approximately 4,000 military personnel and covers nearly 23,000 acres in the hills west of Yuba City. According to the 2010 Census, approximately 1,300 individuals or 382 households reside on the base, while the majority of employees reside in surrounding communities, including Yuba City.

CITY ECONOMIC DEVELOPMENT ACTIVITIES AND PRIORITIES

One of City Council's stated goals is building, strengthening, and expanding existing businesses, particularly in the agribusiness sector. In its 2004 General Plan, the City specifically noted that it did not want to become a bedroom community to Sacramento, and that therefore local job creation was a key objective. With over 2,500 active business licenses, the City's goal is to grow employment by an average of one employee per business between 2014 and 2019.

In 2008, the City prepared its first Five-Year Economic Development Strategy, which called for the appointment of a City Economic Development Commission and the recruitment of an Economic Development manager, both of which occurred within six months. In 2014, the five-member Economic Development Commission updated the Economic Development strategy for the 2014-2018 time period. The update process included an exercise in mapping the City's assets, opportunities, and challenges, summarized in Figure 5. The updated Strategy is oriented around three key objectives:

1. Grow Our Image, through the execution of a branding strategy, place-making physical improvements, corridor and gateway enhancements, and a large visitor-oriented event.

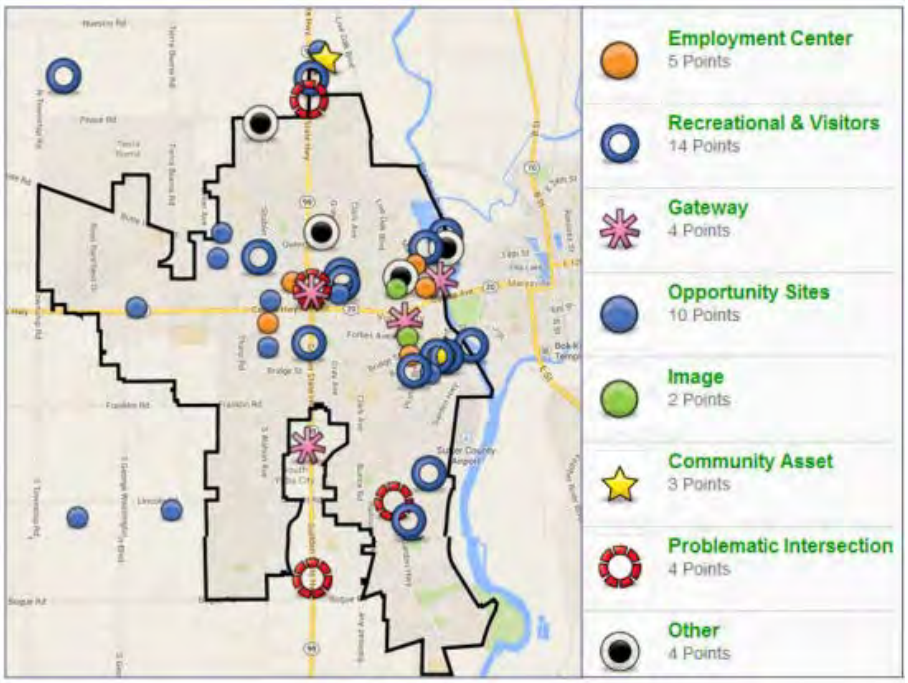
2. Grow Our Businesses, through the creation of an agribusiness strategy; leveraging outdoor amenities to attract sporting events and market to recreation visitors; increasing educational offerings; continuing efforts to transform Plumas Street into a destination; continuing business retention and expansion outreach; and implementing business attraction campaigns

3. Grow Our People, through entrepreneurial support, student achievement expectations, and workforce development. The strategy encourages the city to align its workforce development efforts with the 2014 Federal Workforce Innovation and Opportunity Act.

The City has a three year contract with the Yuba-Sutter Chamber of Commerce to provide a Visitor Center and tourism program for regional tourism promotion, attraction, and branding. The City has also received SACOG funding for a Highway 20 Design Study, which seeks to revitalize the older and underutilized commercial corridor that serves as the prominent gateway into Yuba City.

In April 2014, the Yuba-Sutter Economic Development Corporation developed a regional economic development strategy for Yuba and Sutter counties, prepared with funding from the Economic Development Administration in the U.S. Department of Commerce. Though several Yuba City stakeholders participated in the formulation of this strategy, the City opted not to participate.

Figure 5: Asset Map Developed by the
Yuba City Economic Development Commission



COMMUNITY CHARACTERISTICS

SCHOOLS

Like many agricultural communities, Yuba City residents achieve relatively low levels of educational attainment. Among residents over 25 years old, one in five lack a high school diploma. Only 16.3 percent of residents over 25 years hold a four year college degree, compared to 30.8 percent statewide. That said, in accordance with national trends, younger generations and/or new residents are more likely to pursue schooling beyond High School; between 2000 and 2013, the proportion of residents with a post-secondary degree increased by 4.2 percentage points, and the proportion of residents with some college but no degree increased by 3.2 percentage points.

Yuba City Unified School District (YCUSD) provides K-12 education to approximately 13,400 K-12 students, or slightly over 60 percent of all K-12 students enrolled in public schools in Sutter County. According to the California Department of Education, approximately two-thirds of YCUSD students are eligible for free or reduced price school meals. Over 20 percent of all students are English as a Second Language (ESL) learners -- of these, 70 percent are native Spanish speakers and 26 percent are native Punjabi speakers.

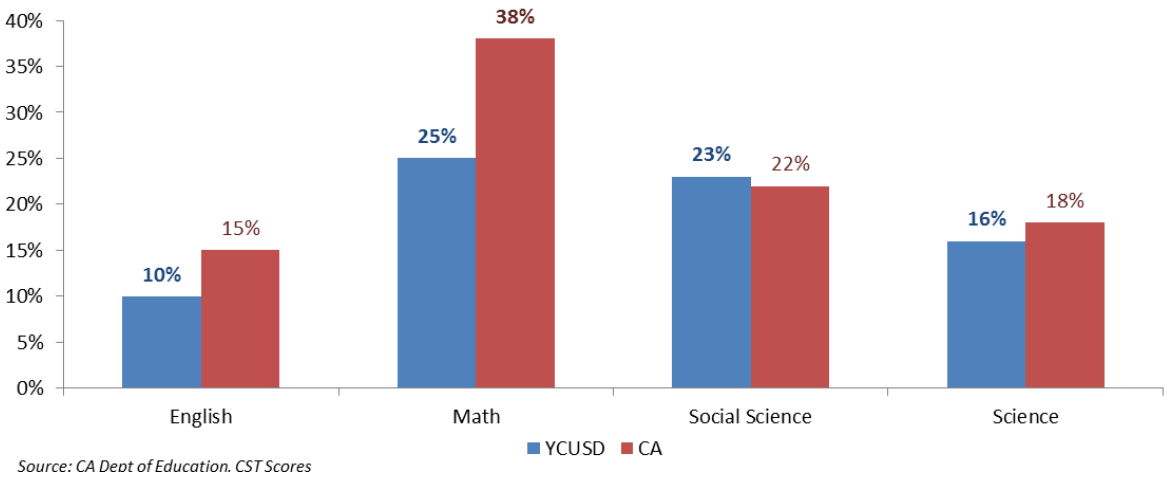
YCUSD has achieved performance scores that exceed the statewide average. Prior to the adoption of Common Core Standards in 2014, the State of California incorporated its standardized K-12 test results into a single Academic Performance Index (API), with scores ranging from 200 to 800; the state-established target for all school districts is 800. As shown in Figure 6, YCUSD's API scores have consistently exceeded the statewide average by 10 to 20 points, and in 2012 and 2013 the school district met the state-established target for school performance. Though API scores among YCUSD's socioeconomically disadvantaged students, its ESL learners, and students with disabilities have yet to achieve the state-established target score of 800, the API scores achieved by these YCUSD students have improved by 16 – 21 percent between 2005 and 2013, as shown in Table 10.

Figure 6: YCUSD and State Average API Scores

Source: CA Dept of Education

Further, as shown in Figure 7, the proportion of YCUSD 8th graders who score "below basic" or "far below basic" on their California Standards Tests is lower than the statewide average for all subject matters other than Science. In another example of YCUSD's better than average performance, as of academic year 2012-2013, the district's dropout rate was 9.5 percent, approximately two percentage points lower than the statewide dropout rate.

Figure 7: Proportion of 8th Graders who scored "Below Basic" or "Far Below Basic" on the 2013 California Standards Test



YCUSD has partnered with several local and regional economic development stakeholders and educational institutions to create NextEd, a regional employer-education partnership affiliated with the Sacramento Metro Chamber. Currently in its 19th year, NextEd links leaders of key industries and educational resources to meet current and forecasted workforce needs. The Yuba City Unified School District has been awarded two four-year grants to update its engineering curricula and expose high school teachers to the needs of the agribusiness industry

Yuba City is served by Cambridge Junior College and Yuba Community College in Marysville.

CRIME

According to the FBI Uniform Crime Reports data summarized in Table 11, the majority of crimes that take place within Sutter County are committed in Yuba City. Property crimes committed in the city peaked at 2,304 crimes in 2005, fell to a low of 1,555 crimes in 2009, and have since increased to 1,982 crimes in 2012. Though the city's property crime rate per 100,000 residents significantly exceeded the unincorporated Sutter County property crime rate at the beginning of the decade, the gap between the two rates was eliminated in 2007. Since then, the city's annual property crime rate has remained near or below 3,000 property crimes per 100,000 residents.

The number of recorded violent crimes has increased by 37 percent between 2002 and 2012, peaking at 250 violent crimes in 2006 and approaching that record again with a recorded 247 violent crimes in 2012. However, due to an expansion in Yuba City's resident base that occurred during the same time period, the city's rate of violent crime per 100,000 decreased by 20 percent. The violent crime rate in unincorporated Sutter County exceeded the city's rate in seven out of the last 11 years.

As noted in the Fiscal and Operations section later in this report, City Council has prioritized filling Police Department vacancies. Yuba City participates in regional task forces for both gang suppression and drug enforcement.

HOUSING

HOUSING AFFORDABILITY

One of Yuba City's defining characteristics is the relative affordability of local housing, in both the rental and the homeownership market. According to the Census, the city's median rent was $871 in 2010, 14.5 percent lower than the Sacramento County median of $1,019 and almost 30 percent below the Roseville median of $1,236. Similarly, the median sales price of a home in Yuba City in 2010 was $198,900, 20.3 percent lower than the $249,800 median sales price in Sacramento County and almost 40 percent lower than the $326,700 median sales price in Roseville.

However, once variances in household income are taken into account, the Yuba City housing market is not substantially more affordable than that of Sacramento County or Roseville. Approximately 51 percent of Yuba City renters are cost burdened, [7] compared to 50 percent of Roseville renters and 54 percent of Sacramento County renters. Likewise, 37 percent of Yuba City homeowners are cost-burdened compared with 37 percent in Roseville and 38 percent in Sacramento County. These data indicate that Yuba City may be perceived as an affordable bedroom community by higher skilled and higher paid workers in the Sacramento region, but in reality housing costs still impose a burden on low income Yuba City residents.

HOME SALES

As shown in Figure 8, median home values in Yuba City were seriously affected by the recent recession and housing crisis, dropping from a peak of $310,700 in 2006 to a low of $149,042 in 2012. This 52 percent decrease in Yuba City median home prices exceeded the decrease in Roseville (43 percent) and was on par with the decrease in Sacramento (51 percent), indicating that the city's residential housing market may have been more vulnerable to predatory lending practices, foreclosures, and speculative

Figure 8: Median Home Prices, 2000 – 2014

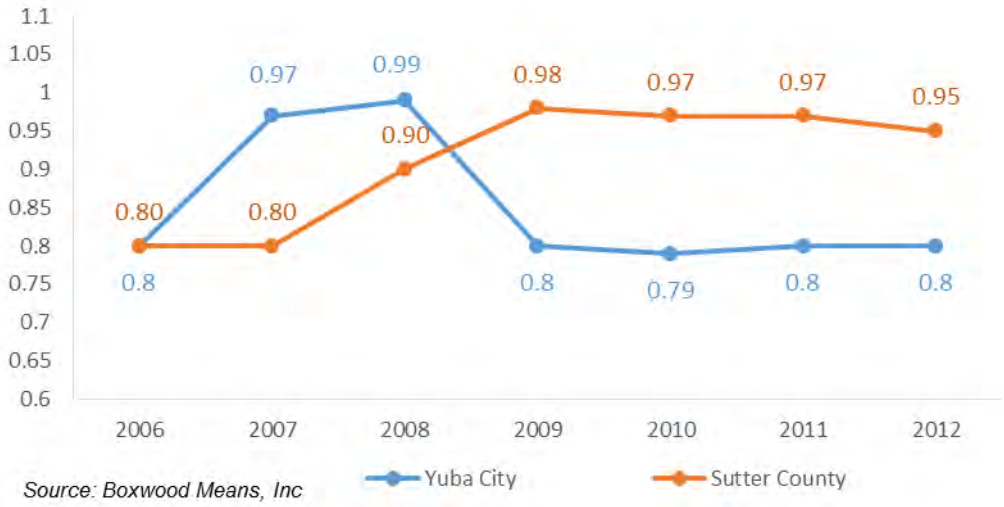
Source: Zillow Home Value Index

[7] Cost-burdened is a household that spends 30 percent or more of its gross income on housing.

overbuilding than cities with more robust economies in the Sacramento metro area. Through home prices have begun to recover since 2012, median sales prices remain below 2004 levels.

When the economic downturn hit, mortgage lending standards tightened substantially in Yuba City. The median loan-to-value (LTV) ratio of home sales dropped from 0.97 in 2008 to 0.80 the following year, a trend seen across the country as banks exposed themselves to less risk. By contrast, and despite the economic downturn, mortgage lenders showed confidence in the rest of Sutter County, which is largely comprised of family-owned farms. Across the county, the LTV ratio jumped from 0.8 in 2007 to 0.98 in 2009. Local demand for owner-occupied housing depends in large measure on the availability of mortgage financing and it appears that financing has been readily available.

Figure 9: Median Loan-To-Value Ratio, 2006 – 2012



Source: Boxwood Means, Inc

Following years of significant residential development in Yuba City, new home construction has slowed to an almost halt. With the economy rebounding, there is pent up demand for home ownership.

HOMEOWNERSHIP

Yuba City's homeownership rate remains lower than county and national averages, but the gap is shrinking. The local homeownership rate surged from 47 percent in 2000 to nearly 60 percent in 2012, whereas the national homeownership rate declined for nine consecutive years due to rising home prices and interest rates and tight credit. Yuba City's annexation of an area called Tierra Buena in 2004 appears to have contributed to this increase. Tierra Buena added approximately 3,200 residents to Yuba City, approximately 90 percent of whom resided in owner-occupied households.

SUBSIDIZED & FARMWORKER HOUSING

As already noted, agricultural workers are an important part of the regional economy. These workers often earn low wages , affecting housing affordability. The County and City are jointly responsible for providing housing to farmworkers. The Consolidated Area Housing Authority of Sutter County maintains Richland Housing with its 180 Farmers Home rental units of two-, three-, and four-bedroom farmworker housing in an area of the City near the Sutter County Airport. Mahal Plaza, within the city

limits, was built by the nonprofit California Human Development Corporation (CHDC) and includes 98 two-, three-, and four-bedroom units of rental housing with high priority given to farmworker families. There is also a migrant farm labor project of 79 units located just outside of city limits, owned by the State of California and operated by the Housing Authority for up to six months a year.

There are no homeless shelters in Yuba City. Two organizations in neighboring Marysville provide homeless services – the Central Valley Homeless Veterans Assistance Program, which aids veterans, and the Salvation Army Depot Family Crisis Center, which targets homeless families and individuals on the brink of evictions.

Additional subsidized housing in Yuba City includes Sutter Village, located north of the Yuba Sutter Mall, which provides 74 units of senior housing; Park Terrace Apartments, which provides 80 one- and two-bedroom units; and Live Oak Apartments, which provides 35 one- and two-bedroom units.

Yuba City receives approximately $500,000 each year in CDBG funds. If the City is considering economic development projects, it has the ability to tap into $2.7 million in CDBG Section 108 funds.

FISCAL AND OPERATIONS

OPERATIONS

Yuba City operates under the Council-Manager form of government, with each of the five Council members elected at-large and serving staggered, four year terms. The elections are staggered every two years, with three seats open in one election and two seats open in the next election. From among its members, the Council annually selects the City's Mayor and Vice Mayor. Mayor John Dukes and Vice Mayor John Buckland assumed their posts in December 2014. The City Treasurer and City Clerk are also elected to serve four-year terms.

The City Manager is appointed by City Council and charged with carrying out the Council's policy directives and coordinating City operations.

At City Council's annual goals and priority setting workshop held in March 2014, the Council reconfirmed and expanded on its long standing priorities:

- Public Safety: Police, Fire, Flood Control
    - Provide Police services to all City residents
    - Flood Control: Proposition 218 approved an assessment to generate the necessary local match funding to construct levee improvements. Absent improvements, FEMA's remapping of flood zones would likely require most Yuba City residents to carry flood insurance. Recent legislation has delayed the revised flood mapping pending improvements to the levee system.
- Develop our Economy
- Maintain and Improve our Infrastructure
- Develop our Organization, including Leadership Development
- Prepare for Growth
- Enhance our Image/Reputation

In its stated FY2014 priorities and goals, City Council has included the intention to evaluate privatization, reorganization, and consolidation of City services as possible ways to increase the cost effectiveness of providing services. Council has also called for the creation of a long-range infrastructure strategic plan and the study of water and wastewater rates.

OVERVIEW OF FISCAL SITUATION

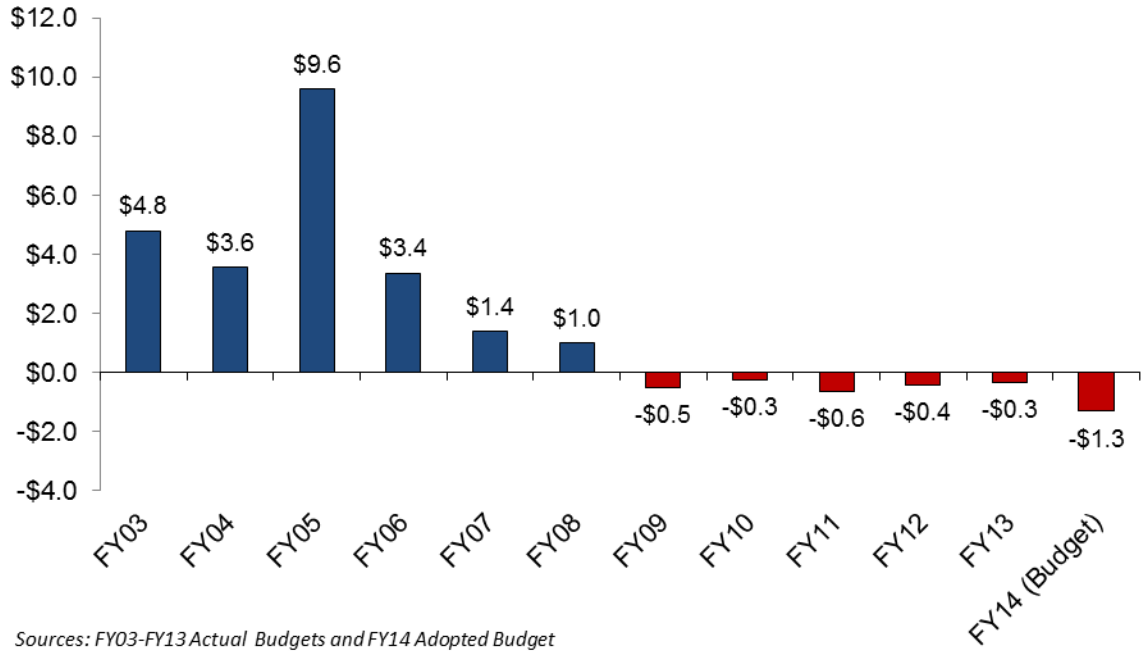
The City's finances were seriously impacted by the recession and recovery has been slow. As illustrated in Figure 10, the General Fund has run an annual operating deficit in every year between FY09 and FY13. Though the adopted FY2014 budget anticipated a deficit of $1.41 million, the largest to date, recovering revenue streams and spending controls resulted in a $0.9 million General Fund surplus. The City's long range fiscal model projects that deficits will continue until pension bonds are paid off in FY2018, assuming robust revenue growth in sales and property tax.

The City responded to its structural budget gap by developing a three-year recovery budget plan in concert with employee unions (see the "Staffing Trends" section below), which successfully limited

expenditure growth between FY11 and FY13. This allowed the city to limit annual budget deficits and address gaps with reserve funds.

The city maintains four special purpose General Fund accounts: the Healthy Cities reserve, the Economic Stabilization reserve (ESR), Unallocated CIP, and a vehicle replacement fund. In November 2013, City Council approved increasing the minimum General Fund balance reserve from 10 percent to 15 percent. As of July 2014, these reserve funds totaled $16.4 million. Council replenished the ESR fund in FY11, in anticipation of the accumulation of a $4.6 million deficit between FY11 and FY13. As it turned out, the City's use of reserve funds during these three years was significantly less than anticipated, due to employee benefit concessions, unusually high staffing vacancies in the Police Department, and rapid sales tax revenue recovery. The City anticipates that its ESR funds will be able to fund operating deficits until the City's pension obligation bonds are fully repaid and the City returns to a balanced budget, in FY2018.

Figure 10: General Fund Net Operating Revenues, FY2003 – FY2014 ($ Millions)



Sources: FY03-FY13 Actual Budgets and FY14 Adopted Budget

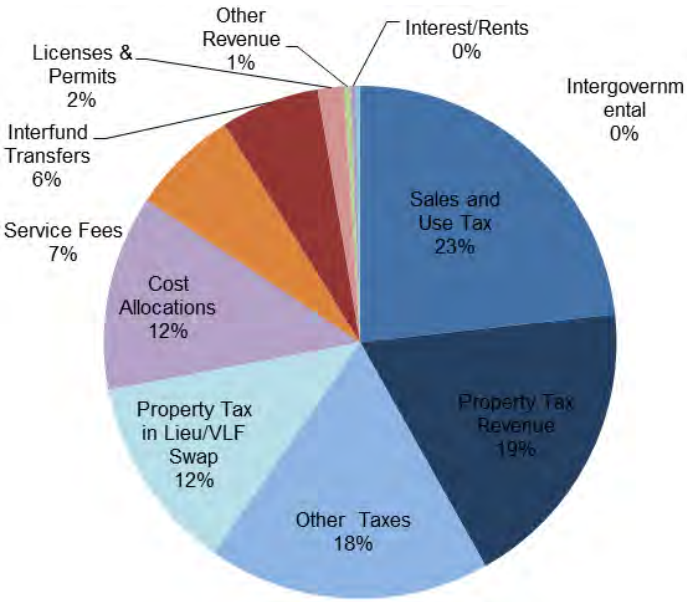
REVENUES

Projected revenues for FY14 total $34.9 million. The city's most significant revenue sources are sales tax (23 percent of the General Fund), property taxes (19 percent), and property tax in lieu/VLF swap (12 percent). Notable grants in FY13 included:

- $17.1 million from SACOG for the 5th Street bridge replacement project
- $4.4 million in Neighborhood Stabilization funds for the restoration of foreclosed and distressed properties.
- $1.7 million from the California Resources Agency for Phase II of the Feather river parkway project
- $250,000 in Federal and State funds for alcohol, drug, and traffic enforcement.

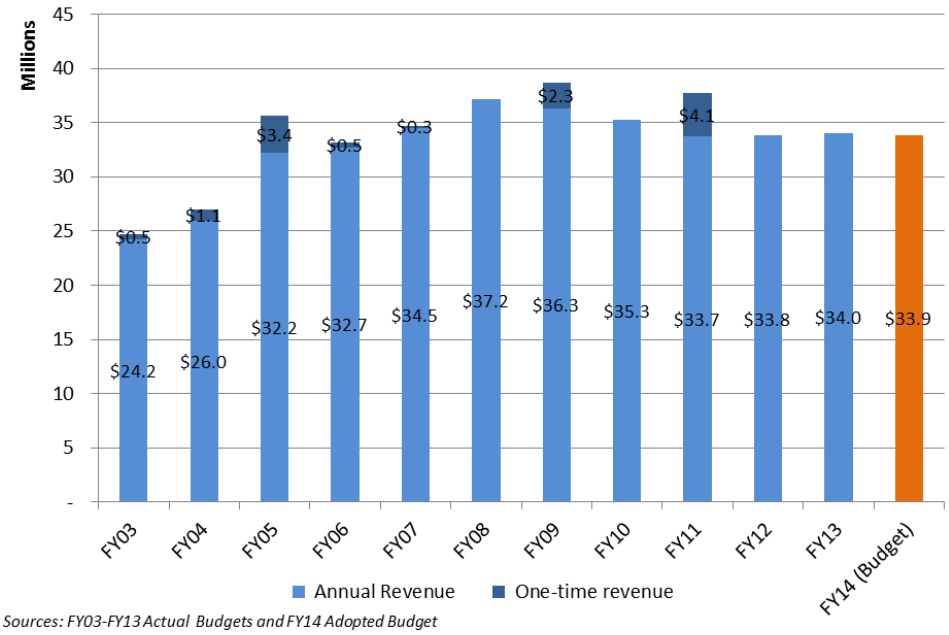
General Fund revenues peaked in FY08 at $37.2 million before dropping to a low of $33.8 million in FY12. This is due in part to a decline in sales and use tax revenues, which peaked at $11.1 million in FY06 and declined to a low of $9.3 million in FY10 due to dropping consumer confidence. During the same time period, property tax revenues fell from $12.2 million to $10.19 million, reflecting steady declines in assessed valuation.

Figure 10: General Fund Revenue Sources, FY14 (Budget)



Since FY09, revenues have declined marginally, averaging 0.3 percent per year. Though property tax revenues have begun to recover as a result of rising housing sales volumes and prices, revenues remain approximately $1.75 million below pre-recession levels. Sales tax revenues have recovered more quickly, showing positive growth in 12 of the past 14 quarters, and almost reached the pre-recession peak of $11.13 million in FY14. Together, the projected FY15 increases in property tax revenues (4 percent) and sales tax revenues (3.5 percent) account for 82 percent of the projected $1.02 million increase in General Fund revenues in FY15.

Figure 11: General Fund Revenues, FY03 – FY14 (Budget)



Sources: FY03-FY13 Actual Budgets and FY14 Adopted Budget

EXPENDITURES

Projected expenditures for FY15 total $36.3 million, a 5.4 percent increase over FY14. Over 63 percent of the General Fund is allocated to public safety expenditures, with $13.3 million allocated to Police (37 percent of the General Fund) and $9.5 million allocated to Fire (26 percent). The annual public works budget is $3.9 million and the annual Community Development budget is $0.9 million.

As revenues began to fall during the recession, the city took several measures to first reduce and then freeze expenditures, as described in the "Staffing Trends" section below. However, expenditures are expected to increase by $1.1 million in FY2015, resulting in the city's largest deficit since the beginning of the national recession. These expected expenditure increases are due to:

- Increased worker compensation costs;
- Retirement cost increases due to CalPERS rate increases;
- Rising Healthcare costs;
- Expanding the budget for employee development costs; and
- Replacing protective personal equipment in the Fire Department.

STAFFING TRENDS

According to the FY15 adopted budget, the City has 294 Full-Time Equivalent (FTE) positions, 229 of which are supported by the General Fund. The Police Department includes 91.5 FTEs, down from 103 in 2009. The Fire Department includes 54 FTEs divided among five stations, staffing level that has grown only slightly over the past decade. The Water and Wastewater Departments include 24 and 35 FTEs, respectively. The Police Department has experienced unusually high vacancies during the last two fiscal years. In response, the City has initiated a recruit program and is currently sponsoring two Police Academy candidates, who are expected to become Police Officers upon graduation.

The city made significant staff reductions in FY09 and FY10, cutting almost 49 FTEs for a 14 percent overall reduction in staff. Significant cuts were made in the Parks and Recreation Department (-11 FTEs), custodial staff (-6.75 FTEs), and the Planning Department (-5 FTEs). As the recession continued, the city developed a three-year recovery budget plan. At the time, the City had open labor contracts which included obligations deferred from previous years; the cost to implement contracted increases ranged from 4 to 7 percent of payroll for various bargaining groups. In response to the City's fiscal condition, all bargaining units agreed to revised contracts providing for:

- Elimination of prior deferred salary increases;
- Five percent furloughs in FY2010 and FY2011, followed by 10 percent furloughs in FY2012 through FY2014;
- Maintenance of health benefits cost;
- Minor changes in retirement benefits (adding a tier of lesser benefits);
- Guaranteed job security during the three year period of the economic recovery plan.

The duration of the three-year budget plan coincided with the term of employee bargaining unit contracts, which expired on June 30, 2014. The City has since reached agreements with the Mid Manager group and is in active negotiations with the remaining bargaining groups. The FY2014-2015 adopted budget assumes a continuation of the previous three-year budget plan, including the 10 percent furlough, and will be amended as agreements are reached with bargaining units.

PENSION

The City's defined benefit pension plan, Public Employees' Retirement System (PERS), provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. PERS is part of the Public Agency portion of the California Public Employees' Retirement System, (CalPERS), which acts as a common investment and administrative agent for participating public employers within the State of California. The City contributes the employer's share for the Miscellaneous Plan and the Safety Plan, complying with the employer contribution rate established by CalPERS. The required employer contribution rate for FY2014 was 23.595 percent for miscellaneous employees and 30.068 percent and 29.087 percent for safety employees (two-tiered), resulting in $2.094 million in contributions to the miscellaneous plan and $2.535 million in contributions to the safety plan. As of June 30, 2013, the miscellaneous plan was 71.9 percent funded with an unfunded actuarial accrued liability of $26.7 million.

The average CalPERS cost per employee has grown from $15,800 in FY05 to an expected $27,214 in FY14, an eight percent annual average increase. PERS costs are projected to grow from $7.13 million in FY13 to $9.14 million in FY19-20. The City has been advised by CalPERS that costs will continue to escalate over the next several years due to several factors, including:

- Prior investment losses were substantial and cost recovery will be accelerated over a short period, beginning in FY2014.
- CalPERS will adjust its actuarial calculations to reflect longer life expectancies;
- The discount rate was reduced from 7.75 percent to 7.5 percent. This reduction in interest rate reflects anticipated return on CalPERS investment;
- CalPERS Board approved changes to the amortization and smoothing policies which will spread investment returns over a 15-year period, with gains and losses paid over a rolling 30-year period; and
- CalPERS adopted changes to the Risk Pooling structure which results in savings to Yuba City's Safety Plans equal to approximately $200,000 per year.

The City anticipates that it will be able to lower pension costs over time, by transitioning to a two-tiered retirement system with reduced benefits for new hires, and by creating a third-tier retirement system through the state mandated pension reform laws (known as PEPRA). These savings are expected to be minor when offset by the increased CalPERS costs over the next five years.

Part-time employees who work under 1,000 hours per year do not participate in PERS, but are covered through the City's participation in Public Alternative Retirement System (PARS). The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan is available to all permanent City employees and permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

OTHER POST EMPLOYMENT BENEFITS (OPEB)

The City assumed certain post-employment benefits payable when assuming the Walton Fire Protection District. These liabilities include a salary severance and health package for one former employee and funding for additional PERS benefits for a second employee. The City also provided health benefits for

one retired City employee. In addition, Executive Service Employees/City Manager who retire from the City in good standing; have at least five years of City of Yuba City service; and are of full retirement age (55 for miscellaneous and 50 for public safety) are entitled to have 80 percent of the lowest cost City medical plan paid by the City until such time as the employee is eligible to receive Medicare or turns 65 years old. The City's other postemployment benefits plan is a single-employer plan.

The City's adopted policy is to contribute an amount sufficient to pay the current fiscal year's premium. For fiscal year 2012-2013, the City contributed $66,665, which represented 35 percent of the Annual Required Contribution (ARC), a percentage consistent with funding levels for the three previous fiscal years. As of January 1, 2011, the most recent actuarial valuation date, the plan was zero percent funded, with an unfunded actuarial accrued liability of $1,336,000.

DEBT AND BOND RATING TRENDS

In FY11, the state eliminated all redevelopment agencies. Yuba City opted to continue in the capacity of the Successor Agency to the former Redevelopment Agency through its winding down process. Because the Successor Agency is a separate legal entity from the City, the FY14 budget includes only the cost allocation reimbursement to the General Fund for staff support services and scheduled debt service payments made on behalf of the Successor Agency. The largest impact of the elimination of Redevelopment to the City has been the State's denial of the Gauche Park Certificates of Participation debt as a valid redevelopment enforceable obligation. The annual principal and interest payments on this debt have been paid one-half by developer impact fees and one-half with redevelopment funds since 2006. After exhausting all appeals, the City has incorporated this debt repayment into the general fund budget, adding approximately $365,000 annually to the existing deficit. Over the remaining life of the debt issue, this amounts to approximately $3.5 million in interest and $5.6 million in principal for a combined total of $9.1 million.

In January 2012, Fitch issued a general obligation rating of AA-, revising the city's outlook to 'Stable' from 'Negative.' The rating agency cites continued and acute economic weakness, as evidenced by the high unemployment rate, three years of tax base contraction resulting from sharp real estate value losses, and high economic dependence on the agricultural sector with low income jobs. However, Fitch analysts noted that:

- Sound Finances despite Economic Challenges: The city enjoys a very high financial cushion, and three more years of anticipated operating deficits appear manageable after expenditure reductions were implemented and management fully funded an offsetting economic stabilization reserve.
- Good Management Practices: The city has a prudent 10 percent unreserved general fund balance policy, and management recently implemented a two-tier pension system, elimination of the city's implied OPEB subsidy, and narrowed a large structural operating gap by obtaining significant ongoing labor concessions and other expenditure reductions.
- Sound Debt Profile: Debt levels are low, capital needs are modest, debt amortization is average, and both pension and OPEB liabilities appear manageable.

APPENDIX 2: CITY ORGANIZATION CHART

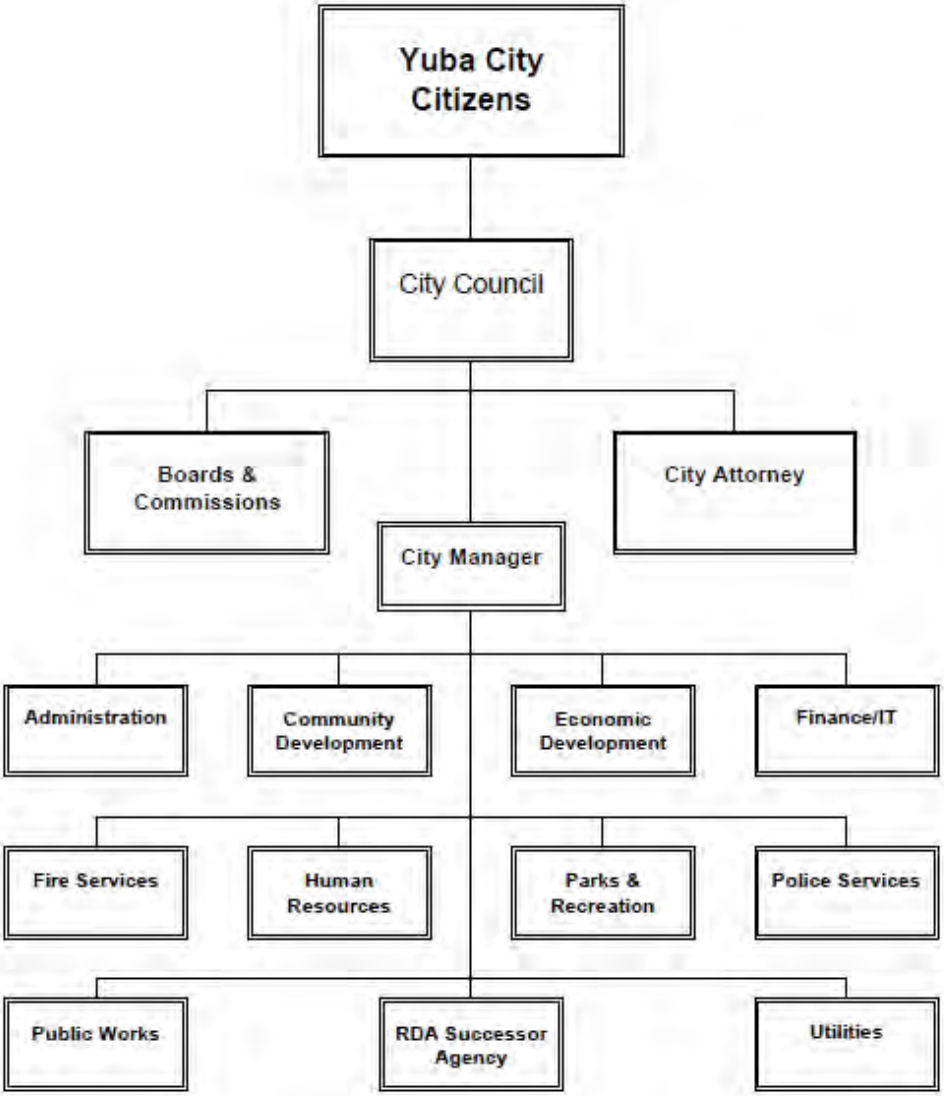


Table 1: Population and Household Trends, 2000-2013

	2000		2010		Avg. Annual Change 2000-2010	2013		Avg. Annual Change 2010-2013
	Number	%	Number	%		Number	%	
Yuba City, CA								
Population	**36,758**		**64,925**		**5.9%**	**65,410**		**0.2%**
< 18 years	10,657	29.0%	18,314	28.2%	5.6%	17,570	26.9%	-1.4%
> 65 years	4,488	12.2%	7,596	11.7%	5.4%	8,017	12.3%	1.8%
Households	**13,290**		**21,550**		**5.0%**	**20,950**		**-0.9%**
Families	8,947	67%	15,658	73%	5.8%	16,043	76.6%	0.8%
Non-Families	4,343	33%	5,892	27%	3.1%	4,907	23.4%	-5.9%
Households with Children < 18yrs	4,877	37%	8,061	37%	5.2%	6,750	32.2%	-5.7%
Avg. Household Size	2.70		2.99			3.09		
Sutter County, CA								
Population	**78,930**		**94,737**		1.8%	**95,350**		0.2%
< 18 years	22,869	29.0%	26,112	27.6%	1.3%	25,252	26.5%	-1.1%
> 65 years	9,755	12.4%	11,990	12.7%	2.1%	13,328	14.0%	3.6%
Households	27,033		31,437		1.5%	31,753		0.3%
Families	19,946	74%	23,243	74%	1.5%	23,491	74.0%	0.4%
Non-Families	7,087	26%	8,194	26%	1.5%	8,262	26.0%	0.3%
Households with Children < 18yrs	10,239	38%	11,352	36%	1.0%	10,298	32.4%	-3.2%
Avg. Household Size	2.87		2.98			2.97		

Source: U.S. Census, 2000 and 2010; American Community Survey, 2010-2013.

Table 2 Immigration and Language Proficiency Characteristics, 2013

	Yuba City, CA		Sutter County	
Immigration Status (a)	**Number**	**%**	**Number**	**%**
Native	49,432	75.6%	72,818	76.4%
Foreign Born	15,978	24.4%	22,532	23.6%
Naturalized U.S. Citizen	*6,829*	10.4%	*9,922*	10.4%
Not a U.S. Citizen	*9,149*	14.0%	*12,610*	13.2%
Total	**65,410**	**100.0%**	**95,350**	**100.0%**
Year of Entry into the United States (b)				
Entered before 1990	4,372	25.8%	7,767	32.6%
Entered between 1990 and 1999	6,221	36.6%	8,346	35.0%
Entered between 2000 and 2009	5,326	31.4%	6,625	27.8%
Entered after 2010	1,056	6.2%	1,104	4.6%
Total	**16,975**	**100.0%**	**23,842**	**100.0%**
English Proficiency (c)				
Speak English "Very Well"	50,493	83.8%	74,073	83.4%
Speak English less than "Very Well"	9,761	16.2%	14,744	16.6%
Total	**60,254**	**100.0%**	**88,817**	**100.0%**
Langauges preferred by those who speak English less than "Very Well" (c)				
Spanish	4,507	46.1%	8,372	56.8%
Indo-European Language	4,908	50.2%	5,775	39.2%
Asian or Pacific Island Language	296	3.0%	397	2.7%
Other Language	65	0.7%	196	1.3%
Total	**9,776**	**100.0%**	**14,740**	**100.0%**

Note: The source for these data is the 2008-2013 American Community Survey, meaning that these statistics reflect the average trend over five years.
(a) Individuals who have been U.S. citizens from birth are categorized as "Native." This includes those born abroad to American parents and individuals born in Puerto Rico and the U.S. island territories.
(b) Includes only Foreign Born individuals who were not born to American parents or in Puerto Rico and the U.S. Island territories.
(c) These data reflect only the population aged 5 years and over.

Source: American Community Survey, 2008-2013, Tables B05002, B05005, and S1601.

Table 3: Income Characteristics, 2000 - 2013

	2000		2010		Avg. Annual Change	2013		Avg. Annual Change
	Number	%	Number	%	2000-2010	Number	%	2010-2013
Yuba City, CA								
Annual Household Income								
Less than $14,999	2,753	20.6%	2,815	12.9%	0.2%	2,722	12.8%	-1.1%
$15,000 to $24,999	2,286	17.1%	2,423	11.1%	0.6%	2,679	12.6%	3.4%
$25,000 to $34,999	1,912	14.3%	2,819	12.9%	4.0%	1,955	9.2%	-11.5%
$35,000 to $49,999	2,304	17.3%	3,204	14.7%	3.4%	3,612	16.9%	4.1%
$50,000 to $74,999	2,221	16.6%	4,410	20.2%	7.1%	4,287	20.1%	-0.9%
$75,000 to $99,999	1,030	7.7%	2,777	12.7%	10.4%	2,270	10.6%	-6.5%
$100,000 to $149,999	632	4.7%	2,194	10.1%	13.3%	2,498	11.7%	4.4%
$150,000 and above	214	1.6%	1,141	5.2%	18.2%	1,316	6.2%	4.9%
Total Households	**13,352**	**100.0%**	**21,783**	**100.0%**	**5.0%**	**21,339**	**100.0%**	**-0.7%**
Median Household Income	**$32,858**		**$48,699**		**3.1%**	**$47,440**		**-0.5%**
% of County Median	85.6%		98.5%			84.3%		
Individuals in Poverty	**6,432**	**17.5%**	**10,128**	**15.60%**	**4.6%**	**12,306**	**19.20%**	**6.7%**
Children in Poverty	2,550	24.8%	3,901	21.3%	4.3%	4,637	27.6%	5.9%
Seniors in Poverty	386	9.5%	714	9.4%	6.3%	1,057	12.7%	14.0%
Sutter County, CA								
Annual Household Income								
Less than $14,999	4,709	17.4%	3,707	11.8%	-2.4%	2,302	9.8%	-14.7%
$15,000 to $24,999	4,097	15.1%	3,619	11.5%	-1.2%	2,395	10.2%	-12.9%
$25,000 to $34,999	3,568	13.2%	4,071	12.9%	1.3%	2,102	8.9%	-19.8%
$35,000 to $49,999	4,512	16.7%	4,530	14.4%	0.0%	3,646	15.5%	-7.0%
$50,000 to $74,999	5,133	18.9%	6,461	20.5%	2.3%	4,951	21.1%	-8.5%
$75,000 to $99,999	2,619	9.7%	3,850	12.2%	3.9%	2,877	12.2%	-9.3%
$100,000 to $149,999	1,713	6.3%	3,452	11.0%	7.3%	3,068	13.1%	-3.9%
$150,000 and above	747	2.8%	1,784	5.7%	9.1%	2,151	9.2%	6.4%
Total Households	**27,098**	**100.0%**	**31,474**	**100.0%**	**1.5%**	**23,492**	**100.0%**	**-9.3%**
Median Household Income	**$38,375**		**$49,450**		**2.6%**	**$56,264**		**2.6%**
Individuals in Poverty	**12,031**	**15.2%**	**15,632**	**16.50%**	**2.7%**	**16,202**	**17.3%**	**1.2%**
Children in Poverty	4,733	21.3%	6,006	23.0%	2.4%	6,006	24.0%	0.0%
Seniors in Poverty	699	7.7%	1,079	9.0%	4.4%	1,403	11.2%	9.1%

Sources: U.S. Decennial Census, 2000 and 2010; American Community Survey, 2010 - 2013.

Table 4: Local Unemployment Rates (a)

Jurisdiction/Area Name	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Change 2009-2013
Number of Unemployed												
Yuba City, CA	**2,315**	**2,221**	**2,020**	**1,881**	**2,065**	**2,624**	**3,662**	**4,361**	**4,255**	**3,897**	**3,338**	**-324**
Sacramento Region (b)	**64,511**	**61,942**	**56,026**	**53,938**	**61,831**	**82,143**	**128,725**	**145,018**	**137,542**	**120,865**	**100,390**	-28,335
Sutter County	4,454	4,273	3,886	3,619	3,972	5,049	7,044	8,390	8,185	7,498	6,421	-623
Nearby Cities												
Marysville	600	500	500	500	500	600	1,000	1,100	1,000	900	700	-300
Sacramento	14,378	13,842	12,310	11,844	13,677	18,152	28,536	32,326	30,495	26,557	22,222	-6,314
Chico	2,287	2,198	2,033	1,887	2,051	2,628	3,959	4,382	4,221	3,746	3,163	-796
Roseville	2,485	2,415	2,255	2,227	2,608	3,614	5,922	6,420	6,064	5,314	4,306	-1,616
Woodland	2,033	1,944	1,786	1,678	1,937	2,506	3,848	4,331	4,240	3,858	3,173	-675
Oroville	500	500	500	500	500	600	1,000	1,100	1,000	900	800	-200
State of California	**1,190,604**	**1,089,657**	**952,559**	**865,423**	**960,296**	**1,313,480**	**2,065,113**	**2,267,908**	**2,168,259**	**1,929,282**	**1,663,497**	**-401,616**
Unemployment Rates												
Yuba City, CA	**12.50%**	**11.9%**	**10.9%**	**10.0%**	**10.8%**	**13.7%**	**18.6%**	**21.4%**	**21.0%**	**19.4%**	**17.0%**	-8.8%
Sacramento Region (b)	**6.1%**	**5.8%**	**5.2%**	**4.9%**	**5.6%**	**7.4%**	**11.5%**	**12.9%**	**12.3%**	**10.8%**	**9.0%**	-22.0%
Sutter County	11.2%	10.6%	9.7%	8.9%	9.7%	12.3%	16.8%	19.4%	19.0%	17.5%	15.3%	-8.8%
Nearby Cities												
Marysville	9.3%	8.4%	7.6%	7.3%	7.7%	9.9%	14.6%	16.3%	15.5%	14.2%	11.8%	-30.0%
Sacramento	7.0%	6.7%	5.9%	5.6%	6.4%	8.5%	13.2%	14.8%	14.1%	12.3%	10.3%	-22.1%
Chico	7.0%	6.9%	6.3%	5.8%	6.2%	7.8%	11.7%	12.9%	12.6%	11.1%	9.3%	-20.1%
Roseville	5.0%	5.1%	4.8%	4.4%	4.2%	4.8%	10.5%	11.5%	10.8%	9.4%	7.6%	-27.3%
Woodland	7.6%	7.2%	6.6%	6.2%	6.8%	8.7%	13.2%	14.9%	14.7%	13.3%	11.0%	-17.5%
Oroville	10.5%	10.2%	9.7%	8.9%	9.6%	11.9%	17.5%	19.1%	18.8%	16.8%	14.2%	-20.0%
State of California	**6.8%**	**6.2%**	**5.4%**	**4.9%**	**5.4%**	**7.2%**	**11.3%**	**12.4%**	**11.8%**	**10.4%**	**8.9%**	-19.4%

Notes:
(a) Annual average figures, not seasonally adjusted.
(b) The Sacramento Region is defined by the Sacramento Area COG as including the counties of El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba

Source: Bureau of Labor Statistics, LAUS, 2003 - 2013. Because the cities of Marysville and Oroville have fewer than 25,000 residents, the lower limit for the LAUS dataset, unemployment data for these cities was procured from the California Development Department.

Table 5: Employment by Major Industry, 2011

	2011			
	Yuba City		Sacramento Region (a)	
Major Industry	**Jobs**	**Percent**	**Jobs**	**Percent**
Agriculture, Forestry, Fishing and Hunting	812	4.4%	8,991	1.1%
Mining, Quarrying, and Oil and Gas Extraction	67	0.4%	657	0.1%
Utilities	87	0.5%	7,376	0.9%
Construction	540	2.9%	35,164	4.3%
Manufacturing	1,212	6.6%	34,472	4.2%
Wholesale Trade	410	2.2%	26,857	3.3%
Retail Trade	3,260	17.7%	83,397	10.1%
Transportation and Warehousing	288	1.6%	20,966	2.5%
Information	179	1.0%	16,069	1.9%
Finance and Insurance	428	2.3%	36,248	4.4%
Real Estate and Rental and Leasing	363	2.0%	12,016	1.5%
Professional, Scientific, and Technical Services	465	2.5%	54,416	6.6%
Management of Companies and Enterprises	148	0.8%	12,235	1.5%
Administration & Support, Waste Management and Remediation	912	4.9%	41,530	5.0%
Educational Services	2,010	10.9%	84,298	10.2%
Health Care and Social Assistance	2,872	15.6%	98,963	12.0%
Arts, Entertainment, and Recreation	161	0.9%	15,971	1.9%
Accommodation and Food Services	1,831	9.9%	61,759	7.5%
Other Services (excluding Public Administration)	772	4.2%	43,107	5.2%
Public Administration	1,619	8.8%	131,095	15.9%
Total	**18,436**	**100.0%**	**825,587**	**100.0%**

	2006			
	Yuba City		Sacramento Region (a)	
Major Industry	**Jobs**	**Percent**	**Jobs**	**Percent**
Agriculture, Forestry, Fishing and Hunting	756	4.2%	7,695	1.0%
Mining, Quarrying, and Oil and Gas Extraction	41	0.2%	907	0.1%
Utilities	80	0.4%	7,102	0.9%
Construction	867	4.8%	61,295	8.0%
Manufacturing	1,140	6.3%	46,039	6.0%
Wholesale Trade	300	1.7%	29,781	3.9%
Retail Trade	3,558	19.7%	92,056	12.1%
Transportation and Warehousing	220	1.2%	20,192	2.6%
Information	165	0.9%	16,743	2.2%
Finance and Insurance	422	2.3%	48,028	6.3%
Real Estate and Rental and Leasing	342	1.9%	15,904	2.1%
Professional, Scientific, and Technical Services	454	2.5%	48,543	6.4%
Management of Companies and Enterprises	135	0.7%	8,435	1.1%
Administration & Support, Waste Management and Remediation	1,260	7.0%	47,625	6.2%
Educational Services	2,005	11.1%	81,367	10.7%
Health Care and Social Assistance	2,503	13.8%	75,266	9.9%
Arts, Entertainment, and Recreation	146	0.8%	15,152	2.0%
Accommodation and Food Services	1,575	8.7%	65,163	8.5%
Other Services (excluding Public Administration)	684	3.8%	42,521	5.6%
Public Administration	1,446	8.0%	33,593	4.4%
Total	**18,099**	**100.0%**	**763,410**	**100.0%**

Note:
(a) The Sacramento Region is defined by the Sacramento Area COG as including the counties of El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba

Sources: U.S. Census, Census on the Map, 2011

Table 6: Occupations With More Than 150 Predicted Job Openings in Yuba City MSA, 2010-2020 (a)

Occupations with Most Projected Job Openings	Projected Job Openings 2010-2020	Median Annual Wage (b)	Required Education/Training	Occupational Category
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	1,020	18,592	Short term on-the-job training	Farming, Fishing, and Forestry
Cashiers	760	20,104	Short term on-the-job training	Sales and Related
Retail Salespersons	610	20,578	Short term on-the-job training	Sales and Related
Combined Food Preparation and Serving Workers, Including Fast Food	590	18,847	Short term on-the-job training	Food Preparation and Serving Related
Personal Care Aides	580	22,035	Short term on-the-job training	Personal Care and Service
Farmers, Ranchers, and Other Agricultural Managers	440	N/A	None	Management
Registered Nurses	300	66,861	Associate's Degree	Healthcare Practitioners and Technical
Office Clerks, General	280	29,513	Short term on-the-job training	Office and Administrative Support
Elementary School Teachers, Except Special Education	270	53,573	Bachelor's Degree	Education, Training, and Library
Waiters and Waitresses	240	19,120	Short term on-the-job training	Food Preparation and Serving Related
Laborers and Freight, Stock, and Material Movers, Hand	230	24,986	Short term on-the-job training	Transportation and Material Moving
Childcare Workers	220	21,025	Short term on-the-job training	Personal Care and Service
First-Line Supervisors of Retail Sales Workers	220	36,735	None	Sales and Related
Bookkeeping, Accounting, and Auditing Clerks	200	34,711	Moderate term on-the-job training	Office and Administrative Support
Heavy and Tractor-Trailer Truck Drivers	200	36,662	Short term on-the-job training	Transportation and Material Moving
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	180	65,243	Moderate term on-the-job training	Sales and Related
First-Line Supervisors of Office and Administrative Support Workers	180	49,846	None	Office and Administrative Support
Receptionists and Information Clerks	180	26,751	Short term on-the-job training	Office and Administrative Support
Stock Clerks and Order Fillers	180	23,083	Short term on-the-job training	Office and Administrative Support
Secondary School Teachers, Except Special and Career/Technical Education	170	55,088	Bachelor's Degree	Education, Training, and Library
Nursing Aides, Orderlies, and Attendants	170	27,440	None	Healthcare Support
Cooks, Fast Food	170	18,614	Short term on-the-job training	Food Preparation and Serving Related
Teacher Assistants	160	26,871	Short term on-the-job training	Education, Training, and Library
Landscaping and Groundskeeping Workers	160	27,701	Short term on-the-job training	Building and Grounds Cleaning and Maintenance

Notes:
(a) The Yuba City MSA includes Sutter County and Yuba County.
(b) 2012 Dollars, based on reported wages in the first quarter of 2012

Source: California Employment Development Department, Occupation Projections, 2010-2020; BAE, 2013

Table 7: Commuter Analysis, 2011

Yuba City Employed Residents	**20,656**	
Living and Employed in Yuba City	6,160	29.8%
Living in Yuba City but Employed Elsewhere ("Out-Commuters")	14,496	70.2%
Yuba City Workers	**18,436**	
Employed and Living in Yuba City	6,160	33.4%
Employed in Yuba City but Living Elsewhere ("In-Commuters")	12,276	66.6%

Net Commuter Outflow
2,220

Commuter Characteristics

	Out-Commuters		In-Commuters		Living & Employed Locally	
	Number	Percentage	Number	Percentage	Number	Percentage
Workers Aged 29 or younger	3,424	23.6%	3,423	27.9%	1,408	22.9%
Workers Aged 30 to 54	8,459	58.4%	6,597	53.7%	3,511	57.0%
Workers Aged 55 or Older	2,613	18.0%	2,256	18.4%	1,241	20.1%
Workers Earning $1,250/month or less	2,952	20.4%	3,604	29.4%	1,658	26.9%
Workers Earning $1,251 - $3,333/month	5,582	38.5%	4,884	39.8%	2,306	37.4%
Workers Earning more than $3,333/month	5,962	41.1%	3,788	30.9%	2,196	35.6%
Workers in the "Goods Producing" Industries	2,404	16.6%	1,679	13.7%	952	15.5%
Workers in "Trade, Transportation, and Utilities" Industries	3,320	22.9%	3,188	26.0%	857	13.9%
Workers in "All Other Services" Industries	8,772	60.5%	7,409	60.4%	4,351	70.6%

Top Commuting Destinations for Yuba City Residents

Marysville	1,734	12.0%
Sacramento	1,514	10.4%
Roseville	649	4.5%
Chico	396	2.7%
Woodland	391	2.7%
San Francisco	357	2.5%
Linda CDP	308	2.1%
Rancho Cordova CDP	267	1.8%
Arden-Arcade CDP	238	1.6%
All Other Locations, including unincorporated destinations	8,642	59.6%
Total Out-Commuters	**14,496**	**100.0%**

Source: U.S. Census, On The Map, Work Destination Analysis and Inflow/Outflow Report, using 2011 Primary Jobs.

Table 8: Education Attainment for Residents 25 years and Older, 2010 - 2013

Education Completed (a)	2000 Number	2000 %	2010 (b) Number	2010 (b) %	Avg. Annual Change 2000-2010	2013 (c) Number	2013 (c) %	Avg. Annual Change 2010-2013
Yuba City, CA								
Nursery to 8th grade	2,833	12.8%	5,061	12.8%	4.6%	4,402	10.9%	-2.8%
Some High School, no diploma	3,259	14.7%	3,677	9.3%	0.9%	3,932	9.7%	1.3%
High school graduate (inc GED)	5,561	25.0%	8,936	22.6%	3.7%	9,963	24.6%	2.2%
Some college, no degree	5,412	24.4%	9,767	24.7%	4.6%	11,161	27.5%	2.7%
Associate degree	1,948	8.8%	4,033	10.2%	5.8%	4,472	11.0%	2.1%
Bachelor's degree	2,214	10.0%	5,694	14.4%	7.5%	4,711	11.6%	-3.7%
Graduate or Professional degree	975	4.4%	2,373	6.0%	7.1%	1,873	4.6%	-4.6%
Total	**22,202**	**100.0%**	**39,542**	**0.0%**	**4.5%**	**40,514**	**100.0%**	**0.5%**
Sutter County, CA								
Nursery to 8th grade	6,243	12.7%	6,996	11.8%	0.9%	6,645	11.1%	-1.0%
Some High School, no diploma	7,017	14.3%	6,166	10.4%	-1.0%	5,871	9.8%	-1.0%
High school graduate (inc GED)	11,569	23.6%	13,696	23.1%	1.3%	14,637	24.4%	1.3%
Some college, no degree	12,277	25.0%	15,000	25.3%	1.6%	15,798	26.3%	1.0%
Associate degree	4,463	9.1%	5,810	9.8%	2.0%	6,600	11.0%	2.6%
Bachelor's degree	5,334	10.9%	8,182	13.8%	3.3%	7,455	12.4%	-1.8%
Graduate or Professional degree	2,168	4.4%	3,439	5.8%	3.6%	2,950	4.9%	-3.0%
Total	**49,071**	**100.0%**	**59,288**	**0.0%**	**1.5%**	**59,956**	**100.0%**	**0.2%**

Notes:
(a) Measures only residents 25 years and older
(b) Because the 2010 Decennial Census no longer includes questions on educational attainment, the source for this data is the 2008-2010 American Community Survey, meaning that these statistics reflect the average trend during the 2008-2010 time period.
(c) The source for these data is the 2011-2013 American Community Survery, meaning that these statistics reflect the average trend during the 2011-2013 time period.

Sources: U.S. Decennial Census, 2000; American Community Survey, 2010 - 2013.

Table 9: K-12 School Characteristics

	Academic Year 2010-2011				Academic Year 2013-2014			
	Yuba City Unified		Sutter County		Yuba City Unified		Sutter County	
	Number	%	Number	%	Number	%	Number	%
Total Enrollment	**13,200**		**20,652**		**13,401**		**21,390**	
percent of County enrollment	*64%*				*63%*			
English as a Second Langaguge Learners	2,543	19.3%	2,871	13.9%	2,836	21.2%	3,552	16.6%
whose native language is spanish	*1,660*	*65.3%*	*1,892*	*65.9%*	*1,957*	*69.0%*	*2,517*	*70.9%*
whose native language is punjabi	*731*	*28.7%*	*754*	*26.3%*	*727*	*25.6%*	*800*	*22.5%*
Cohort Size of Senior Class	1,016		1,739		909		1,573	
Cohort Dropouts	107	10.5%	288	16.6%	86	9.5%	153	9.7%
Free School Meals (b)								
Eligible for Free School Meals	6,630	50.2%	9,926	48.1%	7,909	59.0%	11,380	53.2%
Eligible for Reduced Price Meals	1,237	9.4%	2,161	10.5%	1,250	9.3%	2,189	10.2%
Not Eligible for Meal Subsidies	5,333	40.4%	8,565	41.5%	4,242	31.7%	7,821	36.6%
Total Poplation enrolled in K-12 School	**13,200**	**100.0%**	**20,652**	**100.0%**	**13,401**	**100.0%**	**21,390**	**100.0%**

Source: California Dept. of Education, Education Demographics Office, California Longitudinal Pupil Achievement Data System; Free and Reduced Price Meal Eligibility Data.

Table 10: Yuba City Unified Scool District Performance Measures

Academic Performance Index (API) Scores (a)

	Yuba City Unified School District				Statewide			
	2005	2008	2013	% Change 2005-2013	2005	2008	2013	% Change 2005-2013
District-wide	722	758	806	11.6%	709	741	790	11.4%
Socioeconomically Disadvantaged (b)	659	720	780	18.4%	641	681	742	15.8%
English Learners	614	686	743	21.0%	631	663	717	13.6%
Students with Disabilities (c)	532	601	621	16.7%	508	552	616	21.3%

California Standards Test (d)

	Grade 8 English		Grade 8 General Math		Grade 8 Social Science		Grade 8 Science	
Achievement Level	Yuba City	State	Yuba City	State	Yuba City	State	Yuba City	State
Advanced	32%	28%	2%	6%	26%	29%	40%	42%
Proficient	29%	29%	31%	25%	22%	23%	28%	25%
Basic	28%	29%	42%	32%	28%	26%	16%	16%
Below Basic	7%	10%	19%	27%	13%	10%	11%	11%
Far Below Basic	3%	5%	6%	11%	10%	12%	5%	7%

Notes:
(a) The API was established by the 1999 Public Schools Accountability Act, and incorporates standardized test scores from K-12 schools into a single index, with scores ranging from 200 to 1000. The State-established target for all school districts is 800.
(b) A student is categorized as "socioeconomically disadvantaged" if neither parent has received a high school diploma, or if the student participates in the free or reduced-price lunch program.
(c) A student is categorized as having disabilities is he or she receives special education services or has received such services within the past 2 years.
(d) California Standards Tests (CSTs) are administered to grades 2-11. In 2014, the CSTs were suspended to allow schools time to prepare for the Common Core standards.

Source: California Department of Education, DataQuest

Table 11: Violent and Property Crimes, 2002 - 2012

	Violent Crimes				Property Crimes			
	Yuba City		Unincorporated Sutter County		Yuba City		Unincorporated Sutter County	
Violent Crimes and Property Crimes								
Year	Number of Crimes	Year over Year Change	Number of Crimes	Year over Year Change	Number of Crimes	Year over Year Change	Number of Crimes	Year over Year Change
2002	180		135		2,116		831	
2003	201	11.7%	125	-7.4%	1,969	-6.9%	899	8.2%
2004	196	-2.5%	157	25.6%	2,331	18.4%	917	2.0%
2005	188	-4.1%	151	-3.8%	2,304	-1.2%	1096	19.5%
2006	250	33.0%	164	8.6%	2,029	-11.9%	973	-11.2%
2007	245	-2.0%	124	-24.4%	1,913	-5.7%	938	-3.6%
2008	231	-5.7%	109	-12.1%	1,999	4.5%	719	-23.3%
2009	196	-15.2%	120	10.1%	1,555	-22.2%	527	-26.7%
2010	216	10.2%	143	19.2%	1,783	14.7%	661	25.4%
2011	210	-2.8%	132	-7.7%	1,795	0.7%	847	28.1%
2012	247	17.6%	71	-46.2%	1,982	10.4%	786	-7.2%
Crime Rates per 100,000 Residents								
Year	Rate (a)	Year over Year Change	Rate (a)	Year over Year Change	Rate (a)	Year over Year Change	Rate (a)	Year over Year Change
2002	472		314		5,553		1,934	
2003	421	-10.8%	354	12.7%	4,127	-25.7%	2,546	31.7%
2004	396	-6.1%	442	24.8%	4,703	14.0%	2,581	1.4%
2005	358	-9.4%	436	-1.3%	4,391	-6.6%	3,165	22.7%
2006	423	17.9%	543	24.5%	3,430	-21.9%	3,221	1.8%
2007	396	-6.3%	418	-23.1%	3,091	-9.9%	3,160	-1.9%
2008	369	-6.8%	359	-14.1%	3,194	3.3%	2,366	-25.1%
2009	314	-15.0%	382	6.5%	2,488	-22.1%	1,677	-29.1%
2010	333	6.1%	480	25.6%	2,746	10.4%	2,217	32.2%
2011	320	-3.9%	456	-4.9%	2,733	-0.5%	2,928	32.0%
2012	376	17.7%	241	-47.2%	3,019	10.5%	2,667	-8.9%

Note:
(a) Rates are the number of reported offenses per 100,000 population

Sources: Sources: FBI, Uniform Crime Reports, prepared by the National Archive of Criminal Justice Data

Memorandum of Understanding between

the City of Yuba City and the National Resource Network

1. This memorandum of understanding commemorates an agreement between the City of Yuba City, a local government incorporated in the State of California (the "City"), and the National Resource Network ("Network"), an initiative of the federal government's Strong Cities Strong Communities initiative under the auspices of the White House Council on Strong Cities, Strong Communities established pursuant to an Executive Order signed by President Barack Obama on March 15, 2012.

2. The Network is formed pursuant to a cooperative agreement between the U.S. Department of Housing and Urban Development ("HUD") and Enterprise Community Partners, Inc. ("Enterprise") (the "HUD Cooperative Agreement"). The Network is a consortium comprised of Enterprise, Public Financial Management, Inc. ("PFM"), HR&A Advisors, Inc. ("HR&A"), New York University through its Robert F. Wagner School of Public Service ("NYU") and the International City/County Management Association ("ICMA") (collectively, the "Consortium Members"). The Consortium Members have formed a Governing Board for the Network. The Network Governing Board has agreed that David Eichenthal will act as the Executive Director of the Network, and, as part of that role, is authorized to sign contracts, agreements, memoranda of understanding and other instruments that establish and implement the relationships between the Network and the cities and other locations the Network will serve or serves as set forth in the HUD-approved work plans for those cities and locations.

3. The Network was created out of demand from cities around the country to have access to experts, technical advice, and information that can help them address the mounting challenges of growing inequality, high unemployment, under-performing schools, aging infrastructure and vacant and blighted properties. For many local governments facing dwindling budgets, especially those facing significant economic shocks, these challenges have made it difficult for cities to effectively attract jobs, retain an educated workforce, grow the middle class, and revitalize their economies. The Network will help cities address these challenges through on-the-ground expert engagements and advisory services, among other forms of assistance. The goal of the Network is to assist cities in developing and implementing cross-cutting strategies designed to promote economic recovery at the local level.

4. A team of representatives of the Network visited the City on December 16-17, 2014. During that visit, Network representatives met with officials of the City, as well as other local stakeholders. On the basis of interviews during their visit and analysis of data

collected by the Network team and provided by the City, the Network developed an assessment of challenges and opportunities that included a proposal for the delivery of direct assistance.

5. The goal of the direct assistance plan for the City is to assist in the City's economic recovery in the following ways:

Strengthen the City's Job Readiness Pipeline

Conduct a comprehensive labor market analysis and an asset mapping exercise focused on workforce programs, funding, and stakeholders. This work would build on data analysis conducted to date as well as on preliminary conversations on workforce needs conducted by the Yuba-Sutter Chamber of Commerce. These efforts would result in a proposed set of short term actions and longer term goals related to the development of demand-driven career pathways programs, as well as identify which populations (dropouts, long-term unemployed, low-wage workers, etc.) would most likely benefit from various initiatives.

Next, in concert with local employers and education institutions, the Network would help to establish a few specific career pathways in target occupations. This process would include the identification of specific training needs, career advancement prospects, roles for partner entities, and opportunities to leverage new funding opportunities and deploy existing workforce funding more efficiently. In addition to jumpstarting various job readiness partnerships, these efforts would generate a process tool to facilitate ongoing workforce development activities, such as curricula updates based on employer needs or the establishment of on-the-job training programs.

Provide Options for Financing Utility Infrastructure System Upgrades

Assess the viability of various financing mechanisms for Yuba City, such as connection fees, enhanced infrastructure financing districts, Mello-Roos community facility districts, rates and charges (if aligned with Prop 218 limitations), and others. The resulting assessment of these best practices, along with assumptions about future demand, would be incorporated into a Development Buildout Model, which the Network would use to project how the City's infrastructure

6. To achieve this goal, the Network will provide direct assistance to the City in accord with the following timetable:

May 2015

Project kickoff, assessment, and asset mapping

June 2015

Complete labor markets analysis, analysis of needs and opportunities, land use and development plan, and cost phasing scenarios

November 2015

Final Report and leadership briefing, including career pathways mapping, design, and implementation, and infrastructure funding plan

7. The direct assistance plan will be executed by the following team of representatives of the Network:

   PFM through Russ Branson and Catherine Flaming; and

   Jobs for the Future through Tom Hooper, Jeremy Kelly, Patricia Maguire, Matthew Poland, and Sophie Beisel.

   Additional members of the team may assist in the execution of the direct assistance plan as needed.

8. The Network will execute the direct assistance plan between May 2015 and November 2015. As part of the direct assistance plan, the Network will provide the following deliverables to the City:

   Complete labor markets analysis; analysis of needs and opportunities; land use and development plan; cost phasing scenarios; career pathways mapping, design, and implementation, and infrastructure funding plan; and Final Report and leadership briefing

9. The Network estimates that the value of the direct assistance plan is $125,000 plus travel costs of $6,800. The Network will fund seventy-five percent (75%) of this cost with funds provided by HUD pursuant to the HUD Cooperative Agreement. The City agrees that it will provide twenty-five percent (25%) of the estimated cost of the direct assistance plan, for a total of $32,950. The City may provide funds from its own local government budget or it may secure a commitment of funding from a third party. The City shall either make payment of its share of the cost or ensure third party payment no later than sixty (60) days after the execution of this memorandum, or on a schedule agreed upon by the City and the Network prior to the commencement of the engagement. Whether the City intends to secure third party funding or not, the City is responsible for meeting this requirement. In the event that the projected cost of the direct assistance plan increases without an increase in scope, the Network will be solely responsible for any increase in cost. If the value of the direct assistance increases due to an increase in scope agreed to by the Network and the City and commemorated by a written amendment pursuant to section 13 of this memorandum, the City will then be responsible for twenty-five percent (25%) of any increase in cost. The fiscal sponsor for

the Network is Enterprise. All payments should be sent to Enterprise in accordance with the attached payment instructions.

10. In addition to the provision of matching funds for the cost of the direct assistance plan set forth in section 9, the City also agrees to and commits to the following:

    a. Upon execution of this memorandum, the Mayor of the City commits to a good faith effort to implement actions developed as part of the direct assistance plan.
    b. As part of the execution of this memorandum, the City commits to provide timely cooperation to all reasonable requests by the Network for documents, data and other information. In addition, the City commits to participate in regular meetings as set forth in the timetable detailed in section 6 above and to arrange and participate in such meetings determined to be necessary by the Network as part of the direct assistance plan.
    c. Upon execution of this memorandum, the City shall designate a senior official to act as the project manager and point of contact for the Network in the execution of the direct assistance plan. The designated project manager shall report to the Mayor, the City Manager or the Chief Administrative Officer or equivalent.
    d. The City agrees and acknowledges that an integral part of the direct assistance provided by the Network will be ongoing peer-to-peer activity. The City shall take reasonable steps to engage with the Network through the peer-to-peer activity process during the term of the direct assistance plan and for an additional three years after completion of the direct assistance.
    e. The City agrees and acknowledges that the work of the Network, including its work with the City, will be the subject of an independent evaluation being conducted by The Urban Institute. The City agrees to provide full cooperation with all reasonable requests for data and documents by The Urban Institute as part of its evaluation.
    f. Prior to the completion of the direct assistance plan, the City agrees that it will develop a written plan for continued implementation of the work developed through the direct assistance plan for a period of at least thirty-six (36) months. The completion plan shall include a timetable of specific activities and an agreed-upon set of metrics for measuring the progress of the direct assistance plan.

11. Decisions related to the direct assistance plan shall be commemorated in writings, including e-mails, between the Network's designated team lead and the City's project manager. This provision shall not apply to routine sharing of information or interviews or meetings between members of the Network team and officials of the City and other stakeholders.

12. External communications, including communications with members of the media, by the Network may be limited based on provisions of the HUD Cooperative Agreement. The City is not bound by such limitations.

13. This memorandum is subject to termination at any time by either party. Such party who wishes to terminate the memorandum shall send a written notification to the other party at least (30) thirty days prior to the termination date. If the Network terminates the memorandum, it will refund the City's costs on a pro rata basis for work that has not been completed. This memorandum will be effective upon the Network's execution in the space provided below. This memorandum may be amended by a written amendment executed by both the Network and the City.

_____ _____

David Eichenthal, Executive Director, National Resource Network Date

_____ _____

Mayor John Dukes, City of Yuba City Date

Payment Instructions

For payment by wire:

Bank Name	**M & T Bank Corporation**
Bank ABA#:	**022 000 046**
Bank Acct. Name:	**Enterprise Community Partners, Inc. Operating Account**
Bank Account #:	**970150800**
Reference:	**SC2 City: _____**

For payment by check:

Please send to:	**Enterprise Community Partners, Inc. P.O. Box 64854 Baltimore, MD 21264-4854**
By Fed Ex:	**M&T Bank / Montgomery Park 1800 Washington Boulevard Baltimore, MD 21230 Attn: Lockbox #64854**

(Please reference "SC2 City: _____" on check.)

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Mayor & Members of the City Council

From: Public Works Department

Presentation by: Diana Langley, Public Works Director

Summary

Subject: Position and Compensation Adjustments within the Public Works Department

Recommendation: a) Adopt a Resolution to authorize the Director of Finance to amend the salary schedule by doing the following:

- Delete the Wastewater Treatment Facility Chief Operator I position
- Retitle the Wastewater Treatment Facility Chief Operator II position to Wastewater Treatment Facility Chief Operator

b) Adopt a Resolution to approve an approximate 7.5% salary increase for the Wastewater Treatment Facility Supervisor and Wastewater Treatment Facility Chief Operator classifications and a 10% salary increase for the Plant Maintenance Supervisor classification

Fiscal Impact: Wastewater Fund: $18,878 in additional salary and benefit costs annually
Water Fund: $9,715 in additional salary and benefit costs annually

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Purpose:

To update classifications within the Public Works Department's organizational structure to reflect current practices and to provide appropriate compensation for positions that are difficult to recruit and retain.

Background:

Amend Salary Schedule - Chief Operator Classification

The City's current salary schedule shows two Chief Operator classifications at the Wastewater Treatment Facility (WWTF), Chief Operator I and II, and one Chief Operator classification at the Water Treatment Plant (WTP). There is no need for two Chief Operator classifications at the WWTF.

Salary Increase – WWTF Supervisor and WWTF Chief Operator

In August 2013, the City Council approved side letters with the First Level Managers and Public Employees' Union Local #1 bargaining units for water distribution and water treatment certification pay. State regulations require that employees working in water treatment or on the water distribution system have certificates commensurate with the size (number of service connections) of the system.

Certification pay was approved to encourage employees to obtain water treatment and water distribution certificates, as the testing process is very rigorous. The certification pay is implemented as follows:

Water Distribution – Maintenance Workers and Supervisor	Non-Water (i.e. Streets, Wastewater, Plant Maintenance Mechanics)
D-1: $50/month	$50/month
D-2: 2.5% of salary per month	
D-3: 2.5% of salary per month (cumulative = 5%)	
D-4: 2.5% of salary per month (cumulative = 7.5%)	

Water Treatment Plant Operators
D-1 or T-1: $50/month
D-2 or T-2: 2.5% of salary per month
D-3 or T-3: 2.5% of salary per month (cumulative = 5%)
D-4 or T-4: 2.5% of salary per month (cumulative = 7.5%)

"D" indicates Distribution and "T" indicates Treatment

It is noted that the Wastewater Treatment Facility Supervisors and Operators are required by State regulations to go through a rigorous certification process as well in order to operate the WWTF. However, certification pay for the wastewater supervisors and operators was not addressed in 2013. On November 18, 2014, due to retention and recruitment issues, the City Council approved a 10% salary increase for the Wastewater Operator series, but did not address the salary schedule for the WWTF supervisors.

Plant Maintenance Supervisor Salary Increase

In January 2015, the Public Works Department recruited for a Plant Maintenance Supervisor at the WWTF, which is a mission critical position at the facility. After an extensive advertisement process, twenty-seven applications were received but there were no qualified candidates, indicating that the compensation is too low.

Analysis:

Amend Salary Schedule - Chief Operator Classification

To mirror the organizational structure at the Water Treatment Plant (WTP), staff is requesting that the City Council authorize the Finance Director to amend the salary schedule to delete the Wastewater Treatment Facility Chief Operator I position and retitle the Wastewater Treatment Facility Chief Operator II position to Wastewater Treatment Facility Chief Operator.

Salary Increase – WWTF Supervisor and WWTF Chief Operator

Standard practice for the City is to align similar positions in terms of compensation, both vertically (supervisor to highest position supervised) and horizontally (comparable supervisor positions). With the WTP supervisors receiving certification pay, there is no longer alignment horizontally to the WWTF supervisors, even though the level of responsibility is very similar (Exhibit A). Also, with the approval of a 10% salary increase for the WWTF Operators, there is no longer alignment vertically between the WWTF Operator III position and the WWTF Chief Plant Operator position. To make the compensation consistent with the same supervisor positions at the WTP and address alignment, staff is proposing an approximate 7.5% salary increase for the Wastewater Treatment Facility Supervisor and Wastewater Treatment Facility Chief Operator job classifications.

Plant Maintenance Supervisor

In order to attract qualified candidates, staff is requesting a 10% salary increase for the Plant Maintenance Supervisor classification. The salary increase would also apply to an existing filled Plant Maintenance Supervisor at the WTP.

Fiscal Impact:

The fiscal impact is as follows:

Salary Increase – WWTF Supervisor and WWTF Chief Operator

Wastewater Fund:	WWTF Supervisor	$9,628
	WWTF Chief Operator	$0 at this time as position is not budgeted

Plant Maintenance Supervisor:

Wastewater Fund:	$9,250
Water Fund:	$9,715

Total Wastewater Fund:	$18,878
Total Water Fund:	$ 9,715
Total Fiscal Impact:	$28,593

Alternatives:

1. Do nothing and recruit for the Plant Maintenance Supervisor position again.
2. Implement parts of the Recommendation.

Recommendation:

a) Adopt a resolution to authorize the Director of Finance to amend the salary schedule by doing the following:
   - Delete the Wastewater Treatment Facility Chief Operator I position
   - Retitle the Wastewater Treatment Facility Chief Operator II position to Wastewater Treatment Facility Chief Operator

b) Adopt a resolution to approve an approximate 7.5% salary increase for the Wastewater Treatment Facility Supervisor and Wastewater Treatment Facility Chief Operator classifications and approve a 10% salary increase for the Plant Maintenance Supervisor classification

Prepared by:

/s/ Diana Langley
Diana Langley
Public Works Director

Submitted by:

/s/ Steven C. Kroeger
Steven C. Kroeger
City Manager

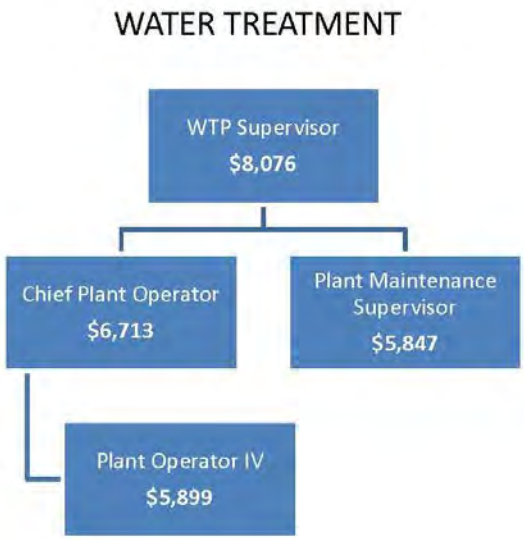
Reviewed by:

Finance /s/ RB

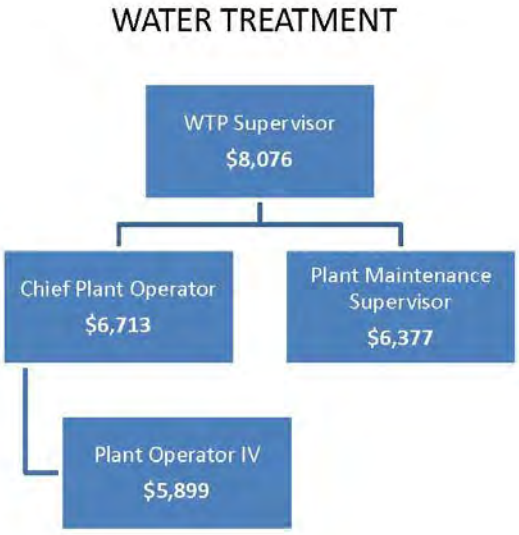
City Attorney /s/ TH (via e-mail)

EXHIBIT A

Current:



Proposed:



RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AUTHORIZING THE DIRECTOR OF FINANCE TO DELETE THE WASTEWATER TREATMENT FACILITY CHIEF OPERATOR I AND RETITLE THE WASTEWATER TREATMENT FACITY CHIEF OPERATOR II TO WASTEWATER TREATMENT FACILITY CHIEF OPERATOR

WHEREAS, the efficiency of governmental operations is of paramount concern to the City Council, City Management and taxpayers alike; and

WHEREAS, in support of the Public Works Department to more efficiently and effectively meet the needs for services to the citizens of Yuba City; and

WHEREAS, it is in the best interest of the City to establish salaries at levels that attract and retain quality employees.

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

SECTION I.

The Salary Schedule and Compensation Plan shall reflect the following salary adjustments and changes:

DELETION:

JCN	TITLE	1	2	3	4	5
6094	Wastewater Treatment Facility Chief Operator I	$4,770	$5,008	$5,258	$5,521	$5,797
		$27.52	$28.89	$30.33	$31.85	$33.44

TITLE CHANGE:

JCN	TITLE	1	2	3	4	5
6096	Wastewater Treatment Facility Chief Operator II	$5,129	$5,385	$5,654	$5,937	$6,234
		$29.59	$31.07	$32.62	$34.25	$35.96
6096	Wastewater Treatment Facility Chief Operator	$5,129	$5,385	$5,654	$5,937	$6,234
		$29.59	$31.07	$32.62	$34.25	$35.96

SECTION II.

The Director of Finance is hereby authorized to delete the Wastewater Treatment Facility Chief Operator I classification, and retitle the Wastewater Treatment Facility Chief Operator II classification to Wastewater Treatment Facility Chief Operator.

The forgoing 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 5th day of May 2015.

AYES:

NOES:

ABSENT:

_____
John Dukes
Mayor

ATTEST:

_____
Terrel Locke
City Clerk

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AUTHORIZING THE DIRECTOR OF FINANCE TO AMEND THE SALARY SCHEDULE TO REFLECT A 7.5% SALARY INCREASE FOR THE WASTEWATER TREATMENT FACILITY SUPERVISOR AND WASTEWATER TREATMENT FACILITY CHIEF OPERATOR CLASSIFICATIONS AND A 10% SALARY INCREASE FOR THE PLANT MAINTENANCE SUPERVISOR CLASSIFICATION

WHEREAS, the efficiency of governmental operations is of paramount concern to the City Council, City Management and taxpayers alike; and

WHEREAS, in support of the Public Works Department to more efficiently and effectively meet the needs for services to the citizens of Yuba City; and

WHEREAS, it is in the best interest of the City to establish salaries at levels that attract and retain quality employees.

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

SECTION I.

The Salary Schedule and Compensation Plan shall reflect the following salary adjustments:

FROM:

JCN	TITLE	1	2	3	4	5
6111	Wastewater Treatment Facility Supervisor	$6,170	$6,478	$6,802	$7,142	$7,499
		$35.60	$37.37	$39.24	$41.20	$43.27
6096	Wastewater Treatment Facility Chief Operator	$5,129	$5,385	$5,654	$5,937	$6,234
		$29.59	$31.07	$32.62	$34.25	$35.96
6065	Plant Maintenance Supervisor	$4,770	$5,008	$5,258	$5,521	$5,797
		$27.52	$28.89	$30.33	$31.85	$33.44

TO:

JCN	TITLE	1	2	3	4	5
6111	Wastewater Treatment Facility Supervisor	$6,644	$6,976	$7,325	$7,691	$8,076
		$38.33	$40.25	$42.26	$44.37	$46.59
6096	Wastewater Treatment Facility Chief Operator	$5,523	$5,799	$6,089	$6,393	$6,713
		$31.86	$33.46	$35.13	$36.88	$38.73
6065	Plant Maintenance Supervisor	$5,247	$5,509	$5,784	$6,073	$6,377
		$30.27	$31.78	$33.37	$35.04	$36.79

SECTION II.

The Director of Finance is hereby authorized to increase the Wastewater Treatment Facility Supervisor and Wastewater Treatment Facility Chief Operator's salary by 7.5% and increase the Plant Maintenance Supervisor's salary by 10%. The Director of Finance is further authorized to establish the salary steps and supplemental appropriations as outlined in the staff report and resolution.

The forgoing 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 5th day of May 2015.

AYES:

NOES:

ABSENT:

_____
John Dukes
Mayor

ATTEST:

_____
Terrel Locke
City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2015

To: Honorable Members of the City Council

From: John Dukes, Mayor

Summary

Subject: Appointment to the Intergovernmental Relations Committee

Recommendation: Appoint the Mayor and Vice-mayor as representatives on the Intergovernmental Relations Committee with Sutter County

Fiscal Impact: None.

Purpose:

To appoint Council representatives to the Intergovernmental Relations Committee with the Sutter County Board of Supervisors.

Background:

In the past, the Sutter County Board of Supervisors and the Yuba City City Council each assigned two members of their bodies to meet on a quarterly basis to discuss issues related to both jurisdictions. It has been many years since this committee met. Yuba City does not currently have assigned members to serve although Sutter County has continued to assign members. Currently Supervisors Jim Whiteaker and Dan Flores are assigned to the Intergovernmental Relations Committee.

Analysis:

Reestablishing the Intergovernmental Relations Committee will allow discussions, along with the County Administrator and City Manager, to occur regarding issues of concern and interest to both the City and County. It is anticipated that the City Council and County Board will continue to have Special Joint Workshops in the future, which will complement the regular meetings of the Intergovernmental Relations Committee.

Fiscal Impact:

None.

Recommendation:

Appoint the Mayor and Vice-mayor as representatives on the Intergovernmental Relations Committee with Sutter County.

Prepared By:

/s/ Terrel Locke_____
Terrel Locke
Assistant to the City Manager

Submitted By:

/s/ Steven Kroeger
Steven C. Kroeger
City Manager

Reviewed By:

Finance /s/ RB

City Attorney /s/ TH (via e-mail)

CITY OF YUBA CITY

City Council Reports

- Councilmember Cleveland
- Councilmember Didbal
- Councilmember Gill
- Vice Mayor Buckland
- Mayor Dukes

Adjournment