AGENDA

MAY 19, 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 19, 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 real property negotiators Steve Kroeger and Brad McIntire pursuant to Government Code Section 54956.8 regarding negotiations for the possible sale of the following city owned properties or portions thereof: APN's 57-150-004 217 S Walton and 57-150-050 211 S Walton Ave.

B. 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. Salvation Army Week

2. Youth Commission Report

3. Chamber of Commerce Tourism Report

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. 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; upon conclusion of the public hearing, adopt a resolution accepting the documents and authorize staff to submit to the Department of Housing and Urban Development.

Ordinance

7. Social Host Ordinance

Recommendation: Adopt an Ordinance providing for Regulations concerning Underage Drinking, waiving the second reading.

8. Cal Pers Cost Sharing Amendment – Employee Pension Contributions

Recommendation: A. Adopt a Resolution of Intention to approve an amendment with CalPERS for classic members cost sharing towards the employer rate per the applicable negotiated contracts for the Mid-Managers, Police Officers' Association, Police Sergeants, First Level Managers, Fire Management bargaining units, and the unrepresented Confidentials and Executive Team.

B. Introduce an Ordinance amending the City's contract with CalPERS that will implement the cost sharing arrangements with the above listed bargaining units and unrepresented units and waive 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

9. Minutes of May 5, 2015

Recommendation: Approve the City Council Meeting Minutes of May 5, 2015.

General Items

10. Wastewater Treatment Facility Chief Operator

Recommendation: Authorize the Finance Director to add a Wastewater Treatment Facility Chief Operator position and remove a Wastewater Treatment Plant Operator III position effective May 30, 2015.

11. Emergency Water Restrictions and Water Conservation Update

Recommendation: Adopt a resolution declaring that water supply conditions are still such that they dictate and justify the need for the continued implementation of emergency water restrictions and authorize staff to continue to issue violations per the Municipal Code.

12. Agreement for Acquisition of an Easement with Loveland Products, Inc. 928 Garden Highway

Recommendation: Authorize the City Manager to sign an Agreement for Acquisition of Easement with Loveland Products, Inc. for the purchase of an easement for road right-of-way associated with APN 53-500-039 at a cost of $44,395.50. [928 Garden Highway]

13. Local 1 Imposition

Recommendation:

1. Adopt a Resolution implementing the City's Last, Best, and Final Offer to Public Employees' Union, Local 1 effective June 13, 2015

2. Adopt a Resolution for CalPERS stating the City is no longer paying the Public Employees' Union, Local 1 member contributions effective June 13, 2015

3. Direct Staff to initiate the next round of contract negotiations toward a new Memorandum of Understanding (MOU)

Business from the City Council

14. City Council Reports

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

Adjournment

Proclamation

of the City Council

Salvation Army Week
May 11-17, 2015

WHEREAS, The Salvation Army is celebrating 150 years internationally, serving those in the most need throughout the world, and The Salvation Army continues to meet the needs here locally in the Yuba Sutter area.

WHEREAS, Through sound, innovative and professional services, The Salvation Army holistically serves the people of Yuba City, California with unshakable faith in all, no matter how desperate the situation, and views all people as people with possibilities.

WHEREAS, The Salvation Army served 6,268 unduplicated homeless, addicted, and mentally-ill populations in 2014 who are ever in need of support and services.

WHEREAS, The Salvation Army helped over 2,000 hungry families with 3,570 grocery orders and 59,145 warm meals in 2014.

WHEREAS, The Salvation Army acts on behalf of all the residents of our community, with neither salvation, prerequisite, or expecting any thanks; yet nonetheless welcoming community support.

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 to proclaim the period of May 11 to 17, 2015 "Salvation Army Week" in Marysville, California and join me in saluting the steadfast men and women who bind up the broken hearted and renew the heart of our community through their quiet service of compassion.

Agenda Item **1**

YOUTH COMMISSION REPORT

Agenda Item **2**

Chamber of Commerce

Tourism Report

Agenda Item 3

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: 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; upon conclusion of the public hearing, adopt a resolution accepting the documents and authorize staff to submit to the Department of Housing and Urban Development.

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:

Approve the 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. On May 5th, staff presented the documents to council and the public for comments.

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 Populations	Provide assistance to non-profit agencies that provide 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	Provide economic development

	Opportunities	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 a later date, resulting in a delinquent submittal to HUD.

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; upon conclusion of the public hearing, adopt a resolution accepting the documents and authorize staff to submit 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)

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CITIZEN PARTICIPATION PLAN, THE CDBG 2015-2019 FIVE-YEAR CONSOLIDATED PLAN, AND THE NEIGHBORHOOD REVITALIZATION STRATEGY, CERTIFYING COMPLIANCE WITH THE REQUIREMENTS OF THE CDBG PROGRAM, AND AUTHORIZING STAFF TO SUBMIT ALL APPROVED DOCUMENTS TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the United States Department of Housing and Urban Development has determined that the City of Yuba City is entitled to receive annual allocations through the Community Development Block Grant Program under the Housing and Community Development Act of 1974; and

WHEREAS, the City of Yuba City held outreach meetings with local nonprofit organizations on February 17, 2015, a public meeting on May 5, 2015, and a public hearing on May 19, 2015, to consider public comments and proposals regarding the Five-Year Consolidated Plan and the community development objectives and projected uses of CDBG funds; and

WHEREAS, the City of Yuba City has provided the citizens with an opportunity to review and comment on concerns involving the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken and other important program requirements, and provided citizens with adequate opportunity to participate in the development of the Citizen Participation Plan, the 2015-2019 Five-Year Consolidated Plan, and the Neighborhood Revitalization Strategy, including any revisions, changes or amendments thereto for a 30-day period commencing on April 7, 2015, and ending on May 19, 2015.;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Yuba City that the Citizen Participation Plan, the 2015-2019 Five-Year Consolidated Plan, and the Neighborhood Revitalization Strategy are hereby approved, that the City Manager is authorized to execute all documents related thereto, and that staff is authorized to submit all documents to the United States Department of Housing and Urban Development.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on May 19, 2015, by the following vote:

AYES:

NOES:

ABSENT:

_____
John Dukes, Mayor

ATTEST:

_____
Terrel Locke, City Clerk

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

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

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

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

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

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

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

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

	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

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

	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

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

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):

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

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)

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

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.

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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

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	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

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	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

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

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

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		

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

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)

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

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.

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

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.

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

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.

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

	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

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

	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

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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.

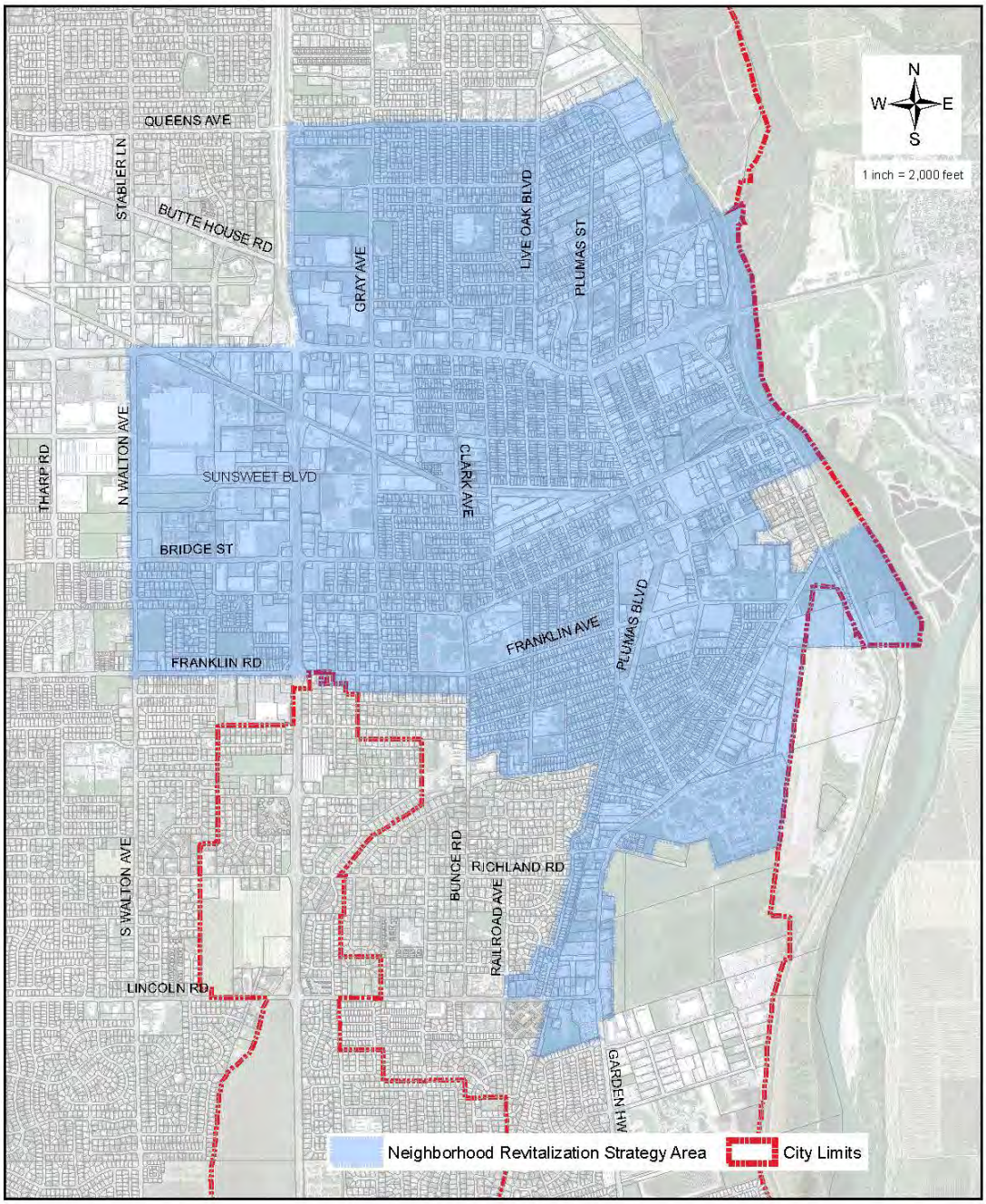
The NRS document has been updated to include the most recent demographic information. References to the Redevelopment Area or Redevelopment Agency and its overlap with the NRS have been eliminated. The overall strategy remains the same.

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 3.7 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



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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%**

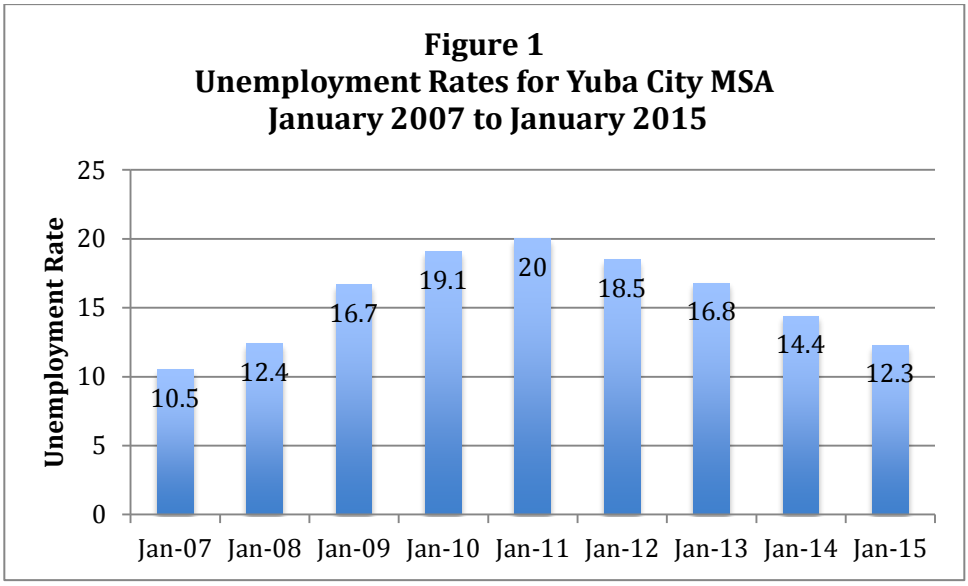
Source: American Community Survey, 2009-2013
Note: Hispanics/Latino can be of any race; most often report as White or Some Other Race.

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

[1]American Community Survey, 2009-2013
[2]Ibid.

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.

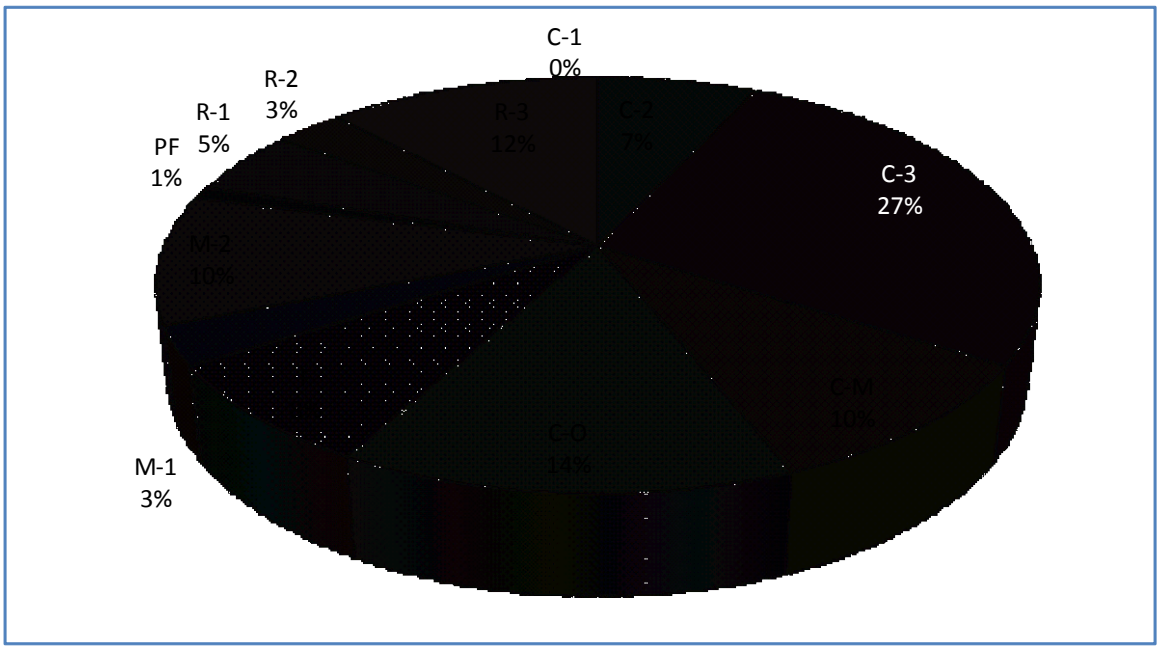
Development of Yuba City Revitalization Area

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

[3]Ibid.
[4]Ibid.

approximately 53 percent of the area. Other uses, such as parks and other public facilities account for the remaining 1percent of the project area.

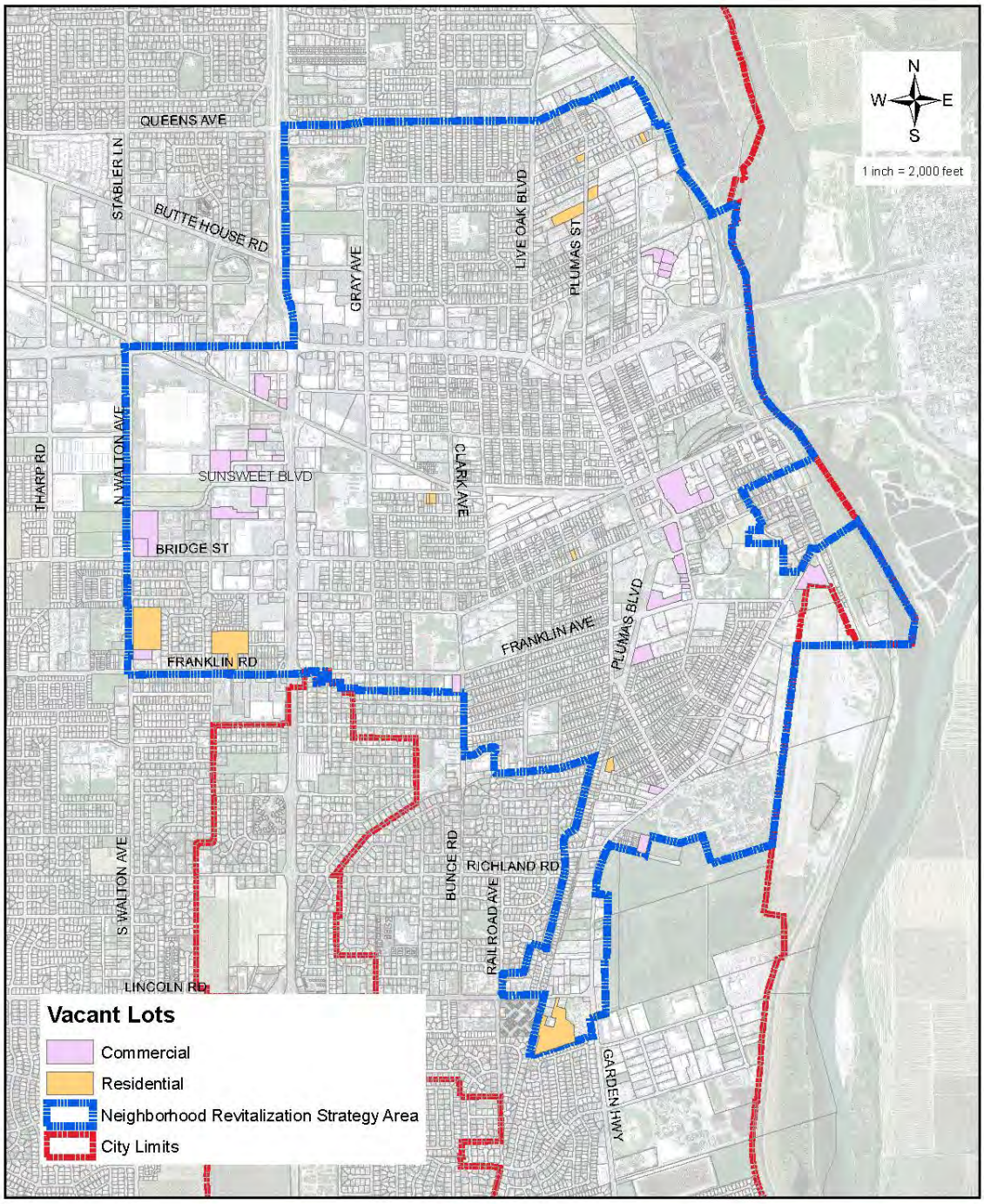
Figure 2
Zoning Breakdown



Source: Zoning Regulation of the City of Yuba City: Yuba City Development Services 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: Two-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



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Median Age

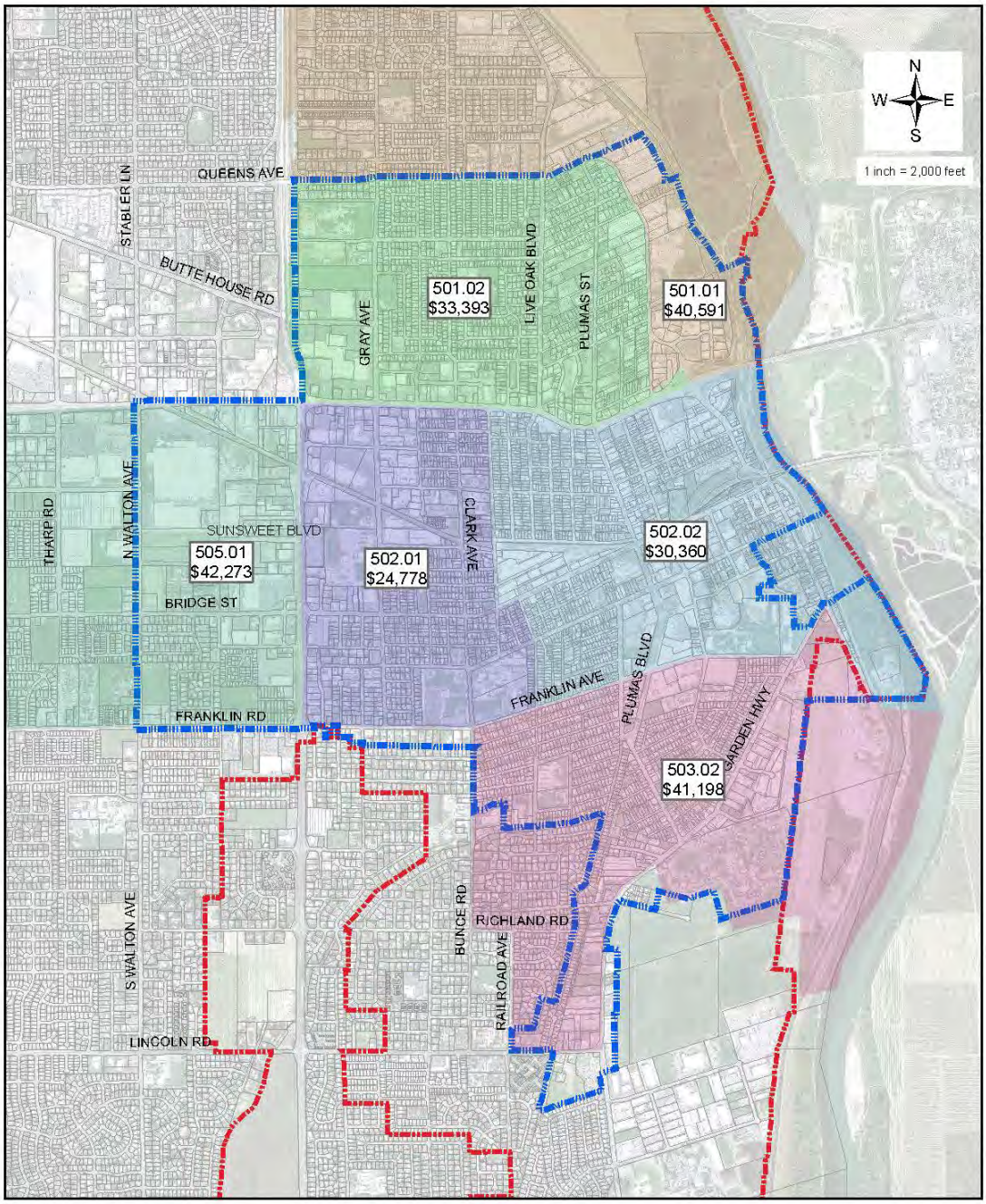
The median age of residents in the Revitalization Area is among the youngest in Yuba City. The average age ranges from 27.9 to 39.4 within an overall median age of 32.9 years of age[5] which is slightly higher than Yuba City as a whole (33.7 years old). This age could be considered moderate age for the 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.

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 3. 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%.

[5]American Community Survey 2009-2013

Map 3
Median Income



N.R.S.A.

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 4
Age of Housing Structures

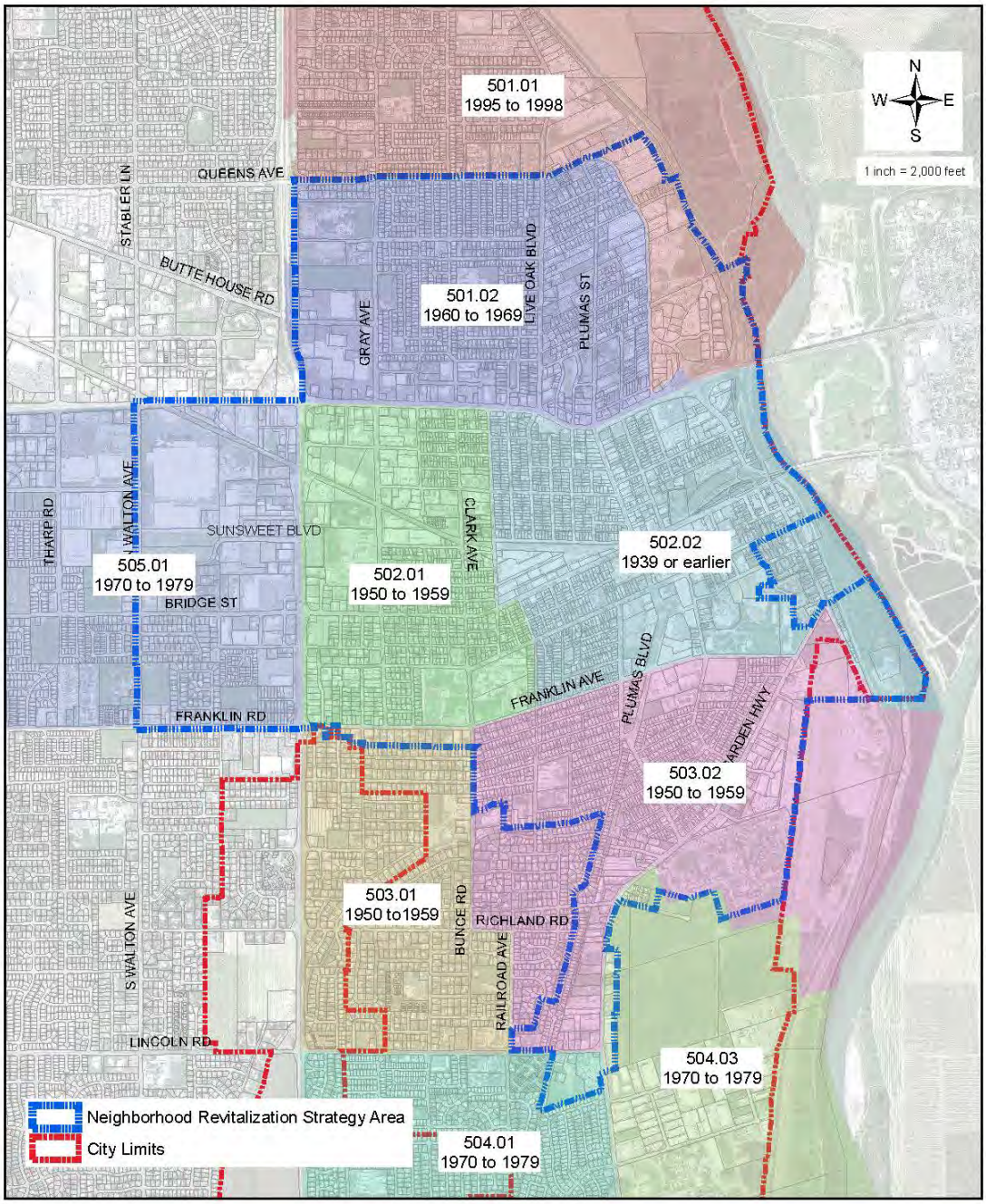


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Figure 3

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. 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.

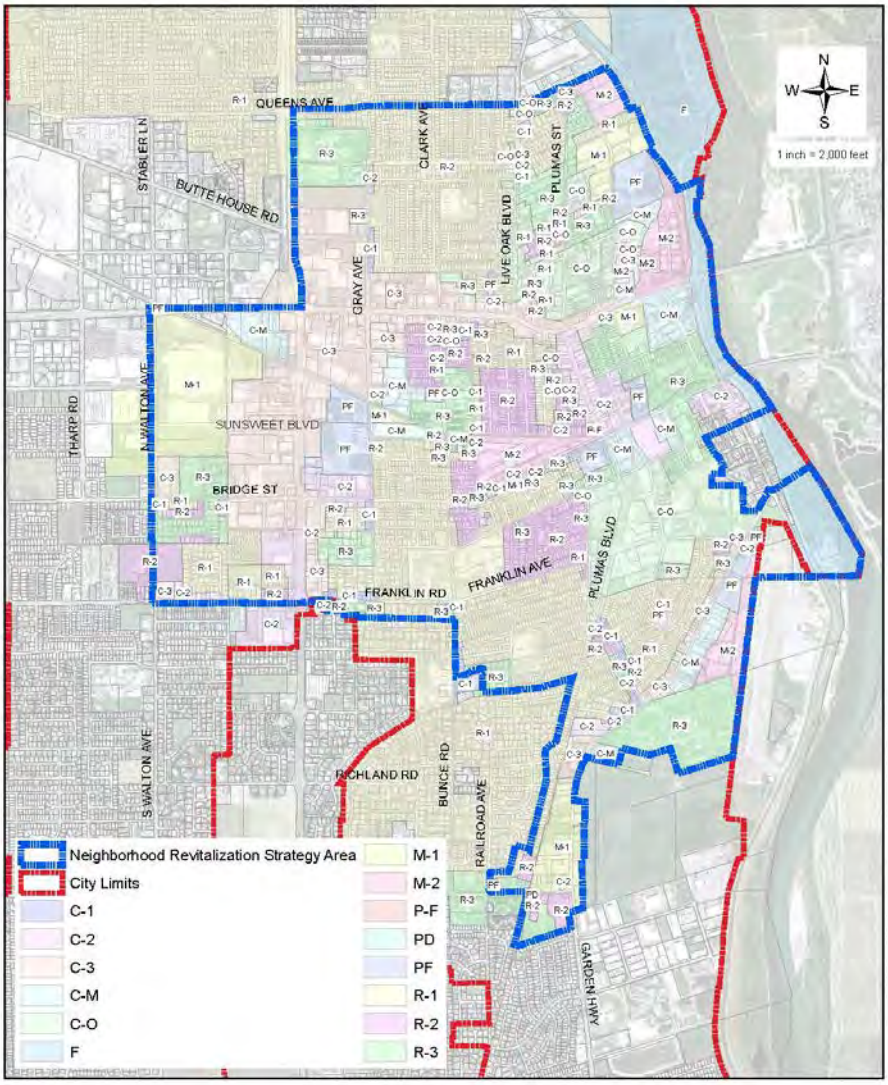
Through public involvement, all of these areas were noted as priorities. More specifically, the focus groups and residents called for immediate action on road improvements and flood management infrastructure. These items are common and utilized daily by residents and should be addressed as a high priority. 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.

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 an 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 5
Revitalization Zoning Designations



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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 Development Services 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.

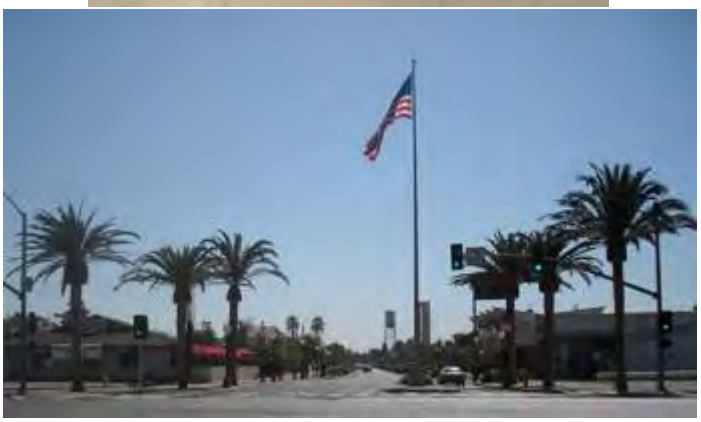
Beyond improvements, the efforts of local businesses should be promoted and preserved in any way possible. During the initial five-year period of the NRS, the City created a historic business district, including design standards. The historic business district will help with establishing an identity 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.

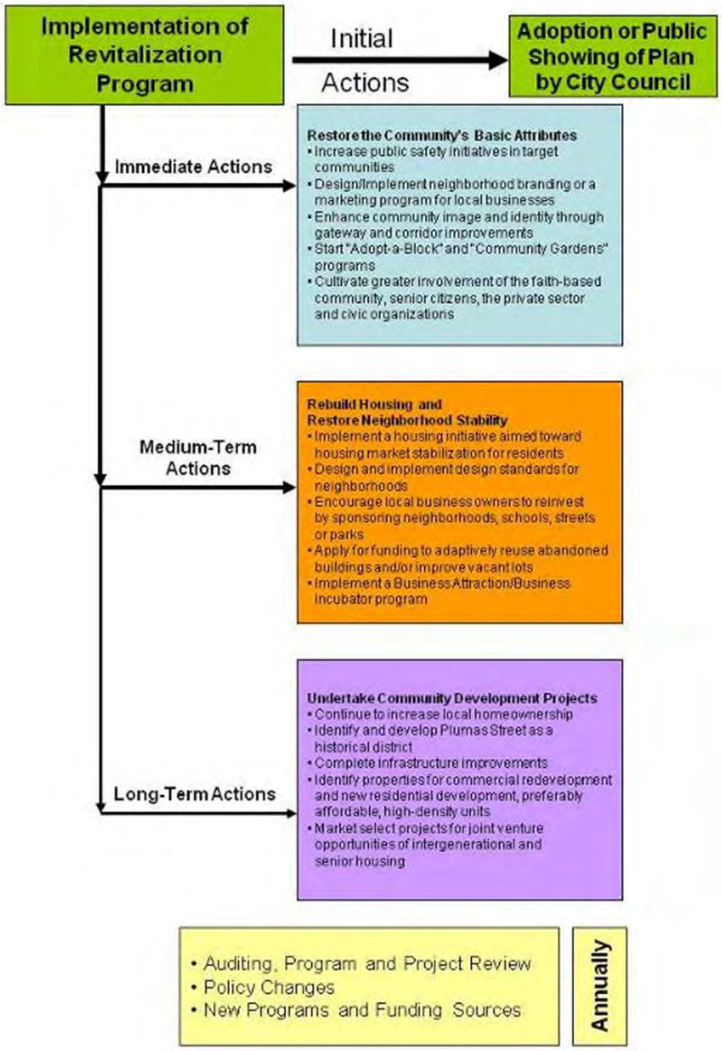
Implementation

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 Year 1-5	Accomplishments Year 1-5	Benchmark Year 5-10
Create more owner-occupied housing	• Remodel 6-10 rental homes Or • Build 5-10 homes for low income families	• During years 1-5 the City assisted 19 First Time Buyers with the purchase of a home in the NRS Area.	• Assist 6-10 low income homebuyers Or • Build 2-5 homes for low incom families
Educate families about home ownership	• Counsel 20 families in the neighborhood • Council 60 families outside the neighborhood • Develop a post-ownership class that incorporates being a contributing neighbor to the community	• During years 1-5 all FTHB attended a FTHB class prior to purchasing their home. • Due to a lack of interest in a post-ownership class the workshop has been cancelled several times during years 1-5.	• Continue to explore opportunities for a post-ownership class that incorporates being a contributing neighbor to the community. Or • Explore opportunities for targeted workshops involving home maintenance, landscaping or other activities that encourage residents to maintain the investment in the neighborhood.
Collaborate with local organizations	Collaborate with local agencies to create o Affordable housing • Build 5-10 affordable homes for low income families • Develop more mixed income blocks with multiple builders o Jobs for local residents • Create 40 jobs	• During years 1-5 the City has collaborated with local agencies, including the Regional Housing Authority (RHA) to provide affordable housing through the NSP Program. • The City's Economic Development Department has continued its collaboration with the school district and local businesses to provide education, job training and local jobs.	Continue to collaborate with local agencies to create o Affordable housing o Jobs for local residents
Improve existing housing	• Develop and complete 3 projects per year • Improve rental housing • Develop a home repair program	• During years 1-5 the City provided loans/grants to 8 property owners for housing rehabilitation. • The City provided grants through FREED and the Senior Handyman Program to provide accessibility improvements and minor home repairs to 483 residents within the NRS Area. • The City provided NSP funding to purchase and rehabilitate 22 homes that will be rented through the RHA to low-income households. The RHA will own and manage the properties. • The City provided funding for accessibility improvements to Redwood Gardens parking and walkway areas. Redwood Gardens is a 25 unit low-income apartment project within the NRS.	• Rehabilitate 6-10 low income homes • Provide Accessibility improvements for 5 low income residents • Annually conduct a Neighborhood Clean Up Program improving 10 low-income homes by completing exterior improvements utilizing volunteers.

Transportation and Parks Performance Measures			
Actions	Benchmark Year 1-5	Accomplishments Year 1-5	Benchmark Year 5-10
Improve the accessibility of 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	• During years 1-5 the City upgraded 115 pedestrian access ramps and sections sidewalk identified in the ADA Self Evaluation and Transition Plan within the Public Right of Way. These improvements provided access to local government facilities, schools and numerous businesses throughout the City.	• 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 • Upgrade pedestrian access ramps for access to local businesses and public facilities.
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	• During year 5 Butchie's Pool received funding to improve accessibility to their facility, which offers rehabilitation services to persons with disabilities.	• 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	• During years 1-5 the Feather River Parkway project was completed • During year 4 the neighborhood clean up project included improvements to a local park, including two picnic tables, three trees planted, playground fibar and various plants and flowers added throughout the park.	• 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 businesses • Evaluate the number of off-street parking spaces needed and develop a plan to address the need	• During years 1-5 the City promoted the Bike Yuba City Program with brochures, posters and various marketing and outreach. • Additional signage, map updates, and installation of bike racks at micro businesses located within the NRS Area was completed.	• Create parking areas for bicycles at local parks and businesses • Evaluate the number of off-street parking spaces needed and develop a plan to address the need

Business Performance Measures			
Actions	Benchmark Year 1-5	Accomplishments Year 1-5	Benchmark Year 5-10
Establish a distinct identity in the neighborhood	• Create a historic business district • Develop a slogan that communicates 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	• During years 1-5 a historic business district was established • A slogan was adopted that communicates an identity. • A design has been completed for uniting the area, providing safety and a unique identity for the area.	• Build identifiable entrances to the business district • Host 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 and trees • Build landscape medians • Demolish and/or renovate old buildings that are eyesores	• On-going effort by DBA to plant flowers	• Pull weeds • Cut grass especially for vacant businesses • Paint businesses that appear to need it • Plant flowers and trees • Build landscape medians • Demolish and/or renovate old buildings that are eyesores
Improve the perception and the 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 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	• Various events occur annually and attract visitors to the downtown business district. • Neighborhood Watch program has been established.	• Collaborate with building owners and managers to keep the area clean and manicured. • Continue to host annual events that attract visitors from outside 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

Business Performance Measures (con't)			
Actions	Benchmark Year 1-5	Accomplishments Year 1-5	Benchmark Year 5-10
Improve the business capacity of current businesses in the neighborhood	• Develop ways for businesses to advertise each other, including business card exchange and maps that highlight area businesses • Determine a 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	• During years 1-5 the Restaurant and Hotel Guide was updated. • The Downtown Business Association developed a Restaurant Guide, specifically for the restaurants in the downtown business area • The City entered into a 3 year contract with the Chamber of Commerce for marketing and tourism efforts, including historic downtown Plumas Street • On-going efforts to utilize open spaces for parking	• Develop ways for businesses to advertise each other, including business card exchange and maps that highlight area businesses • Determine a 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 business are present and connect the identity of the community • Make it possible to open at night with use of lights and other improvements • Collaborate to maintain the appearance of the area • Recruit more businesses with a higher number of employees • Upgrade vacant buildings to make them business ready	• During years 1-5 regular committee meetings have taken place to maintain the appearance of the downtown area.	• Add signs that show what business are present and connect the identity of the community • Make it possible to open at night with use of lights and other improvements • Collaborate to maintain the appearance of the area • Recruit more businesses with a higher number of employees • Upgrade vacant buildings to make them business ready

Business Performance Measures (con't)			
Actions	Benchmark Year 1-5	Accomplishments Year 1-5	Benchmark Year 5-10
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 businesses to the Downtown Business Association • Develop relationships with other local associations	• During years 1-5 the Yuba City Downtown Business Association (DBA) mission is to preserve, promote and encourage aspiring businesses and provide a safe, clean center of culture and community life for residents and visitors alike • Yuba City DBA conducts monthly board meetings as well as a variety of committee meetings to address issues such as economic development, marketing and beautification – meetings are on-going	• Add 6 new area businesses to the Downtown 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 19, 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: Adopt an Ordinance providing for Regulations concerning Underage Drinking, waiving the second 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:

Adopt an Ordinance providing for Regulations concerning Underage Drinking, waiving the second 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 5th day of May, 2015, and adopted at a regular meeting thereof held on the 19th day of May, 2015.

AYES:

NOES:

ABSTAIN:

_____

John Dukes, Mayor

ATTEST:

_____

Terrel Locke, City Clerk

Approved as to Form:

_____

Tim Hayes, City Attorney

CITY OF YUBA CITY
STAFF REPORT

Date: May 19, 2015

To: Honorable Mayor & Members of the City Council

From: Human Resources

Presentation By: Natalie Walter, Human Resources Director

Summary

Subject: California Public Employees' Retirement System (CalPERS) Contract Amendment to implement employee cost sharing

Recommendation:

1. Adopt a Resolution of Intention to approve an amendment with CalPERS for classic members cost sharing towards the employer rate per the applicable negotiated contracts for the Mid-Managers, Police Officers' Association, Police Sergeants, First Level Managers, Fire Management bargaining units, and the unrepresented Confidentials and Executive Team.

2. Introduce an Ordinance amending the City's contract with CalPERS that will implement the cost sharing arrangements with the above listed bargaining units and unrepresented units and waive the first reading.

Fiscal Impact: $384,000 in savings to City budget which is offset by $723,000 in additional costs due to furlough elimination.

Purpose:

Implement employee cost sharing of California Public Employees' Retirement System (CalPERS) contributions.

Background:

In early 2014, City staff met and conferred with Mid-Managers, First Level Managers, Police Officers' Association, and Police Sergeants in order to negotiate the expired bargaining unit contracts. During City Council meetings from July to November 2014, the City Council approved the contracts with these bargaining units along with the unrepresented employees which included cost sharing for classic members. Both the unrepresented Confidentials and Executive Team followed the Mid-Managers agreement to cost share. More recently, Fire Management's contract to cost share was approved at the March 3rd City Council meeting.

Analysis:

According to the approved contracts, all classic CalPERS members who belong to the Mid-Managers, First Level Managers, Fire Management, Police Officers' Association, and Police

Sergeants along with the unrepresented Confidentials and Executive Team will cost share towards the employer contribution.

The contracts for the cost sharing arrangement required two CalPERS contract amendments (Fire Management was not included in the first contract amendment). The first cost sharing amendment, classic Safety category employees cost shared 4.5% towards the employer contribution rate. Classic Miscellaneous category employees cost shared either 4% or 3.5% towards the employer contribution rate. The percentage for the classic Miscellaneous category is dependent on the member's hire date and resulting retirement formula. The first cost sharing amendment was effective March 21, 2015.

The second cost sharing amendment will result in the classic Safety category employees cost sharing 9% towards the employer contribution rate and classic Miscellaneous category employees cost sharing 8% or 7% towards the employer contribution rate. We anticipate this cost sharing amendment will be effective July 25, 2015. Staff had hoped that the second cost sharing amendment would be completed closer to July 1st. Due to circumstances beyond the City's control, CalPERS was delayed in implementing the first amendment due to the complexity of the City's cost sharing amendment. CalPERS does not allow more than one amendment to be active at any time. Due to the effective date of July 25th, the City will upload a small amount of furlough bank time to these affected employees' furlough bank time accounts.

In order to amend the City's contract for the cost sharing, CalPERS requires that a Resolution of Intention be adopted by the City Council. CalPERS provides the option of the first reading of the Ordinance occurring on the same day as the adoption of the Resolution of Intention.

After the adoption of the Resolution of Intention and first reading of the Ordinance, an election will be held for employees to finalize the approval of the cost sharing amendment. An employee election is necessary for contract amendments that affect the employees' rate of contribution.

Fiscal Impact:

$384,000 in savings to City budget which is offset by $723,000 in additional costs due to furlough elimination.

Recommendation:

Adopt a Resolution of Intention to approve an amendment with CalPERS for classic members cost sharing towards the employer rate per the applicable negotiated contracts for the Mid-Managers, Police Officers' Association, Police Sergeants, First Level Managers, Fire Management bargaining units, and the unrepresented Confidentials and Executive Team. Introduce an Ordinance amending the City's contract with CalPERS that will implement the cost sharing arrangements with the above listed bargaining units and unrepresented units and waive the first reading.

Prepared By:

/s/ Natalie Walter
Natalie Walter
Human Resources Director

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 THE CITY OF YUBA CITY
Resolution of Intention to approve an amendment with CalPERS for classic members cost sharing towards the employer rate per the applicable negotiated contracts for the Mid-Managers, Police Officers' Association, Police Sergeants, First Level Managers, Fire Management bargaining units, and the unrepresented Confidentials and Executive Team

Resolution of Intent and Cost Sharing Amendment will follow at Council Meeting

ORDINANCE NO. _____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AUTHORIZING AN AMENDMENT TO THE CITY'S CONTRACT WITH PERS THAT WILL IMPLEMENT COST SHARING PER THE NEGOTIATED CONTRACTS FOR ALL POLICE OFFICER'S ASSOCIATION, POLICE SERGEANTS, MID-MANAGERS, FIRST LEVEL MANAGERS, FIRE MANAGEMENT, UNREPRESENTED CONFIDENTIALS, AND UNREPRESNTED EXECUTIVE TEAM

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

Section 1. That an amendment to the contract between the City Council of the City of Yuba City and the Board of Administration, California Public Employees' Retirement System is hereby authorized, a copy of said amendment being attached hereto, marked Exhibit A, and by such reference made a part hereof as though herein set out in full.

Section 2. The Mayor of the City of Yuba City is hereby authorized, empowered, and directed to execute said amendment for and behalf of said Agency.

Section 3. This Ordinance shall be effective thirty (30) days from and after its adoption, and after adoption shall be published as provided by law.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 19th day of May 2015.

AYES:

NOES:

ABSTAIN:

_____
John Dukes, Mayor

Attest:

_____
Terrel Locke, City Clerk

Approved as to form:

_____
Tim Hayes, City Attorney

CalPERS

EXHIBIT

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the
Board of Administration
California Public Employees' Retirement System
and the
City Council
City of Yuba City

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective January 1, 1961, and witnessed August 2, 1960, and as amended effective July 1, 1971, April 1, 1973, January 16, 1974, February 7, 1981, January 1, 1982, August 5, 1989, December 16, 1989, August 11, 1990, December 15, 1990, August 2, 1991, June 19, 1993, July 14, 2001, July 13, 2002, April 5, 2003, June 28, 2003, July 1, 2012 and March 21, 2015 which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

A. Paragraphs 1 through 18 are hereby stricken from said contract as executed effective March 21, 2015, and hereby replaced by the following paragraphs numbered 1 through 18 inclusive:

1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for local miscellaneous members; age 50 for local safety members entering membership in the safety classification on or prior to July 1, 2012 and age 55 for local safety members entering membership for the first time in the safety classification after July 1, 2012.

PLEASE DO NOT SIGN "EXHIBIT ONLY"

2. Public Agency shall participate in the Public Employees' Retirement System from and after January 1, 1961 making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.

3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorneys fees that may arise as a result of any of the following:

   (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.

   (b) Any dispute, disagreement, claim, or proceeding (including without limitation arbitration, administrative hearing, or litigation) between Public Agency and its employees (or their representatives) which relates to Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than such employees' existing retirement benefits, provisions or formulas.

   (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.

4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:

   a. Local Fire Fighters (herein referred to as local safety members);

   b. Local Police Officers (herein referred to as local safety members);

   c. Employees other than local safety members (herein referred to as local miscellaneous members).

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5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:

NO ADDITIONAL EXCLUSIONS

6. Prior to January 1, 1975, those members who were hired by Public Agency on a temporary and/or seasonal basis not to exceed 6 months were excluded from PERS membership by contract. Government Code Section 20336 superseded this contract provision by providing that any such temporary and/or seasonal employees are excluded from PERS membership subsequent to January 1, 1975. Legislation repealed and replaced said Section with Government Code Section 20305 effective July 1, 1994.

7. This contract shall be a continuation of the contract of the Walton Fire Protection District, hereinafter referred to as "Former Agency". The accumulated contributions, assets and liability for prior and current service under the Former Agency's contract shall be merged pursuant to Section 20508 of the Government Code. Such merger occurred July 1, 2006.

8. The percentage of final compensation to be provided for each year of credited prior and current service for local miscellaneous members in employment before and not on or after June 28, 2003 shall be determined in accordance with Section 21354 of said Retirement Law, subject to the reduction provided therein for service prior to December 31, 1981, termination of Social Security, for members whose service has been included in Federal Social Security (2% at age 55 Full and Modified).

9. The percentage of final compensation to be provided for each year of credited prior and current service for local miscellaneous members in employment on or after June 28, 2003 and not entering membership for the first time in the miscellaneous classification after July 1, 2012 shall be determined in accordance with Section 21354.5 of said Retirement Law, subject to the reduction provided therein for service prior to December 31, 1981, termination of Social Security, for members whose service has been included in Federal Social Security (2.7% at age 55 Full and Modified).

10. The percentage of final compensation to be provided for each year of credited current service as a local miscellaneous member entering membership for the first time in the miscellaneous classification after July 1, 2012 shall be determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Full).

11. The percentage of final compensation to be provided for each year of credited prior and current service as a local safety member entering membership in the safety classification on or prior to July 1, 2012 shall be determined in accordance with Section 21363.2 of said Retirement Law (3% at age 50 Full).

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12. The percentage of final compensation to be provided for each year of credited current service as a local safety member entering membership for the first time in the safety classification after July 1, 2012 shall be determined in accordance with Section 21363.1 of said Retirement Law (3% at age 55 Full).

13. Public Agency elected and elects to be subject to the following optional provisions:

    a. Section 20516 (Employees Sharing Cost of Additional Benefits):

       Section 20042 (One-Year Final Compensation), Section 21624 and 21626 (Post-Retirement Survivor Allowance) and Section 21427 (Improved Non-industrial Disability Allowance).

       From and after January 1, 1982 to August 11, 1990 the miscellaneous and fire employees of Public Agency shall be assessed an additional 2.5% of their compensation for a total contribution rate of 9.5% pursuant to Government Code Section 20516.

       From and after January 1, 1982 to December 16, 1989, the police employees of Public Agency shall be assessed an additional 2.5% of their compensation – for a total contribution rate of 9.5% pursuant to Government Code Section 20500.

    b. Section 20042 (One-Year Final Compensation) for local police members entering membership on or prior to December 16, 1989; for local fire members entering membership on or prior to December 15, 1990; and for those local miscellaneous members entering membership on or prior to August 2, 1991.

    c. Sections 21624 and 21626 (Post-Retirement Survivor Allowance).

    d. Section 21427 (Improved Nonindustrial Disability Allowance) for local miscellaneous members; local police members entering membership on or prior to December 16, 1989, and for those local fire members entering membership on or prior to December 15, 1990.

    e. Section 21574.5 (Indexed Level of 1959 Survivor Benefits).

    f. Section 20903 (Two Years Additional Service Credit) for local miscellaneous members only.

g. Section 20475 (Different Level of Benefits). Section 20037 (Three-Year Final Compensation) is applicable to local police members entering membership for the first time in the police classification after December 16, 1989, local fire members entering membership for the first time in the fire classification after December 15, 1990, and for those local miscellaneous members entering membership for the first time in the miscellaneous classification after August 2, 1991; Section 21427 (Improved Non-Industrial Disability Allowance) is not applicable to local police members entering membership for the first time in the police classification after December 16, 1989, and for those local fire members entering membership for the first time in the fire classification after December 15, 1990.

Section 21354 (2% @ 55 Full formula) is applicable to local miscellaneous members entering membership for the first time in the miscellaneous classification after July 1, 2012.

Section 21363.1 (3% @ 55 Full formula) is applicable to local safety members entering membership for the first time in the safety classification after July 1, 2012.

h. Section 21024 (Military Service Credit as Public Service).

i. Section 20434 ("Local Fire Fighter" shall include any officer or employee of a fire department employed to perform firefighting, fire prevention, fire training, hazardous materials, emergency medical services, or fire or arson investigation services as described in Government Code Section 20434).

j. Section 21335 (3% Cost-of-Living Allowance, base year 2003).

k. Section 21548 (Pre-Retirement Option 2W Death Benefit).

l. Section 20516 (Employees Sharing Additional Cost):

From and after March 21, 2015 and until the effective date of this amendment to contract, 4.5% for classic local police members.

From and after March 21, 2015 and until the effective date of this amendment to contract, 4.5% for classic local fire members in the Executive Team Unit.

From and after March 21, 2015 and until the effective date of this amendment to contract, 4% for first tier and second tier classic local miscellaneous members in the Police Officers' Association, First Level Managers Unit, Mid-Managers Unit, Confidential Unit, and the Executive Team Unit.

From and after March 21, 2015 and until the effective date of this amendment to contract, 3.5% for third tier classic local miscellaneous members in the Police Officers' Association, First Level Managers Unit, Mid-Managers Unit, Confidential Unit, and the Executive Team Unit.

From and after the effective date of this amendment to contract, 9% for classic local police members.

From and after the effective date of this amendment to contract, 9% for classic local fire members in the Executive Team Unit and Fire Management Group.

From and after the effective date of this amendment to contract, 8% for first tier and second tier classic local miscellaneous members in the Police Officers' Association, First Level Managers Unit, Mid-Managers Unit, Confidential Unit, and the Executive Team Unit.

From and after the effective date of this amendment to contract, 7% for third tier classic local miscellaneous members in the Police Officers' Association, First Level Managers Unit, Mid-Managers Unit, Confidential Unit, and the Executive Team Unit.

14. Public Agency, in accordance with Government Code Section 20790, ceased to be an "employer" for purposes of Section 20834 effective on February 7, 1981. Accumulated contributions of Public Agency shall be fixed and determined as provided in Government Code Section 20834, and accumulated contributions thereafter shall be held by the Board as provided in Government Code Section 20834.

15. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members and local safety members of said Retirement System.

16. Public Agency shall also contribute to said Retirement System as follows:

    a. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21574.5 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local miscellaneous members and local safety members.

    b. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.

c. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.

17. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.

18. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

CITY COUNCIL
CITY OF YUBA CITY

PLEASE DO NOT SIGN "EXHIBIT ONLY"

BY_____
RENEE OSTRANDER, CHIEF
EMPLOYER ACCOUNT MANAGEMENT DIVISION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY_____
PRESIDING OFFICER

_____
Witness Date

PLEASE DO NOT SIGN "EXHIBIT ONLY"

Attest:

_____
Clerk

RESOLUTION OF INTENTION

TO APPROVE AN AMENDMENT TO CONTRACT

BETWEEN THE

BOARD OF ADMINISTRATION
CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

AND THE

CITY COUNCIL
CITY OF YUBA CITY

WHEREAS, the Public Employees' Retirement Law permits the participation of public agencies and their employees in the Public Employees' Retirement System by the execution of a contract, and sets forth the procedure by which said public agencies may elect to subject themselves and their employees to amendments to said Law; and

WHEREAS, one of the steps in the procedures to amend this contract is the adoption by the governing body of the public agency of a resolution giving notice of its intention to approve an amendment to said contract, which resolution shall contain a summary of the change proposed in said contract; and

WHEREAS, the following is a statement of the proposed change:

Section 20516 (Employees Sharing Additional Cost) of an additional 4.5% for classic local police members; an additional 4.5% for classic local fire members in the Executive Team Unit and 9% for the Fire Management Group; and

Section 20516 (Employees Sharing Additional Cost) of an additional 4% for first tier and second tier classic local miscellaneous members in the Police Officers' Association, First Level Managers Unit, Mid-Managers Unit, Confidential Unit, and the Executive Team Unit; and an additional 3.5% for third tier classic local miscellaneous members in the Police Officers' Association, First Level Managers Unit, Mid-Managers Unit, Confidential Unit, and the Executive Team Unit.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the above agency does hereby give notice of intention to approve an amendment to the contract between said public agency and the Board of Administration of the Public Employees' Retirement System, a copy of said amendment being attached hereto, as an "Exhibit" and by this reference made a part hereof.

By:_____
Presiding Officer

_____
Title

_____
Date adopted and approved

MINUTES (DRAFT)
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

Closed Session—Butte Room

Public Comment:

A. Conferred 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

Roll Call

Present: Councilmembers Buckland, Didbal, Gill and Mayor Dukes

Absent: Councilmember Cleveland

Invocation

Councilmember Buckland gave the invocation.

Pledge of Allegiance to the Flag

Councilmember Didbal led the Pledge of Allegiance.

Presentations & Proclamations

1. Fire Apparatus Operator Guy Smith Retirement Proclamation

FAO Smith was unable to attend the Council meeting.

2. Proclamation for National Nurses Week, May 6-12

Fremont-Rideout Nurses Susan Givens, Heather Grindstaff, Tina Phillips, and Shannon McGee accepted the Proclamation in honor of National Nurses Week

3. May is Bike Month Presentation

Spencer Morrison presented the Yuba City Bicycle Advisory Committee Annual Report

Public Communication

4. Written Requests - none

5. Appearance of Interested Citizens

The following person spoke:

Pat Miller, Yuba City Re: sprinkler setting service

Public Hearing

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

Mayor Dukes opened the public hearing. The following person spoke:

Elaine Miles, Jamie Drive Yuba City

Hearing no further comment, Mayor Dukes closed the public hearing.

Councilmember Gill moved to adopt **Resolution No. 15-017** 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. Councilmember Didbal seconded the motion that passed with a unanimous vote.

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

Mayor Dukes opened the public hearing. The following persons spoke:

Claudia Hollis, FREED
Elaine Miles, Jamie Drive Yuba City

Hearing no further comment, Mayor Dukes closed the public hearing

Councilmember Gill moved to continue the public hearing to the May 19, 2015 Council Meeting. Councilmember Buckland seconded the motion that passed with a unanimous vote.

Bid Opening

8. Chemical Bid (FB15-06)

Councilmember Buckland moved to 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. Councilmember Didbal seconded the motion that passed with a unanimous vote.

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

Councilmember Gill moved to: 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, and B) Authorize the Finance Director to make a supplemental appropriation in the amount of $53,151.25 within Vehicle Replacement Fund Account #6610-69415. Councilmember Buckland seconded the motion that passed with a unanimous vote.

10. Replacement of Automatic Chlorine Gas Shutoff System

Councilmember Didbal moved to award purchase to Telstar Instruments for a Powell E-Pro Closure System. Councilmember Gill seconded them motion that passed with a unanimous vote.

Ordinance

11. Social Host Regulations Ordinance For Under Age Drinking

Mayor Dukes opened the public hearing. The following persons spoke:

Janet Siller, Camino Cortez, Yuba City
Carrie Ozeran, Northwest Yuba City
Sara Davies, Celestial Way Yuba City
Damaris Vasquez Franklin Ave Yuba City
Yesenia Cervantes, Clinton St. Yuba City
Tammy Karan, Yuba City

Hearing no further comment, Mayor Dukes closed the public hearing.

Councilmember Gill moved to introduce an Ordinance providing for Regulations concerning Underage Drinking, waiving the first reading. Councilmember Buckland seconded the motion that passed with a unanimous vote.

Consent Calendar

Councilmember Gill requested that item 17 be pulled from the Consent Calendar for Resident Pat Miller requested that Item 18 be pulled from the Consent Calendar for discussion. Councilmember Buckland moved to adopt Items 12 – 16 on the Consent Calendar. Councilmember Gill seconded the motion that passed with a unanimous vote.

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

Approved 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

Authorized 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

Approved 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

Approved 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

Adopted **Resolution No. 15-018** 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

Councilmember Gill moved to 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. Councilmember Buckland seconded the motion that passed with a unanimous vote.

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"

The following person spoke:

Pat Miller, Sutter County Tax Payers' Association

Councilmember Gill moved to 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. Councilmember Buckland seconded the motion that passed with a unanimous vote.

General Items

19. Greater Sacramento Area Economic Council Membership

The following person spoke:

Barry Broom, Greater Sacramento Area Economic Council

Councilmember Gill moved to financially support Greater Sacramento at $26,000 from FY 14-15 Economic Development budget savings. Councilmember Didbal seconded the motion that passed with a unanimous vote.

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

Councilmember Gill moved to 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. Councilmember Buckland seconded the motion that passed with a unanimous vote.

21. Position and Compensation Adjustments Within the Public Works Department

Councilmember Buckland moved to A) Adopt **Resolution No. 15-019** authorizing the Director of Finance to amend the salary schedule by 1) Deleting the Wastewater Treatment Facility Chief Operator I position, and 2) Reclassifying the Wastewater Treatment Facility Chief Operator II position to Wastewater Treatment Facility Chief Operator; and B) Adopt **Resolution No. 15-020** approving 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. Councilmember Didbal seconded the motion that passed with a unanimous vote.

Business from the City Council

22. Appointment to the Intergovernmental Relations Committee

Councilmember Gill moved to appoint the Mayor and Vice Mayor as representatives on the Intergovernmental Relations Committee with Sutter County. Councilmember Didbal seconded the motion that passed with a unanimous vote.

23. City Council Reports

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

Adjournment

Mayor Dukes adjourned the Regular Meeting of the City Council of the City of Yuba City at 8:14 p.m. in honor of Bhupinder Singh “Sonny” Kalkat who passed away on April 7, 2015

_____
John Dukes, Mayor

Attest:

_____
Terrel Locke, City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: May 19, 2015

To: Honorable Mayor & Members of the City Council

From: Public Works Department

Presentation by: Diana Langley, Public Works Director

Summary

Subject: Wastewater Treatment Facility Chief Operator

Recommendation: Authorize the Finance Director to add a Wastewater Treatment Facility Chief Operator position and remove a Wastewater Treatment Plant Operator III position effective May 30, 2015.

Staff report will be provided at Council Meeting.

CITY OF YUBA CITY
STAFF REPORT

Date: May 19, 2015

To: Honorable Mayor & Members of the City Council

From: Department of Public Works

Presentation by: Diana Langley, Public Works Director

Summary

Subject: Emergency Water Restrictions and Water Conservation Update

Recommendation: Adopt a resolution declaring that water supply conditions are still such that they dictate and justify the need for the continued implementation of emergency water restrictions and authorize staff to continue to issue violations per the Municipal Code.

Fiscal Impact: Informational item only.

Purpose:

To provide an update on the City's water supply and conservation efforts and declare the continued need for implementation and enforcement of emergency water restrictions.

Background:

Water Supply:

The City of Yuba City obtains water for its water system through four different permits/contracts from the Feather River. The City also has access to one groundwater well located at the Water Treatment Plant for use in drought or emergency conditions. The City's contractual water supply, historical water use for 2013-2014, and projected water supply for 2015 are shown in **Figure 1**.

Water Conservation:

With emergency drought conditions persisting, and the fact that conservation efforts to date have not met the State's expectations, on May 6th the SWRCB voted to adopt new emergency regulations requiring an immediate 25% reduction in overall potable urban water use statewide in accordance with Governor Brown's April 1st Executive Order. The regulations place urban water suppliers into one of nine tiers assigned a conservation standard ranging from 4% - 36%. The tier assignment was based upon per capita residential consumption information reported for July – September 2014. Based on Yuba City's consumption during that time period, the City has been assigned Tier 8 which is 32%. For comparison purposes, overall the City's water conservation in 2014 was approximately 15%. During September – December 2014, when the emergency measures were in place, the City's conservation amount was nearly 20%.

The new requirements will take effect June 1st. Each month, the SWRCB will compare the City's water use with the use for the same month in 2013 to determine if the City is on track for meeting the 32% goal. On average, 50% of total residential use is outdoors, and in some cases much higher, so the greatest opportunity to conserve water is during the summer by reducing outdoor use.

Analysis:

Water Supply:

Based on the current contract allotments and the mandated conservation requirement, the City should have sufficient water for 2015.

Water Conservation:

To determine if water suppliers are meeting their conservation mandate, water production data for the months of June 2015 through February 2016 will be compared to the same periods in 2013. Compliance will be assessed both on a monthly and a cumulative basis.

Staff's proposed action plan to address the 32% conservation mandate is as follows:

- Education
- Outreach to other communities
- Continue rebate program
- Continued and Enhanced Enforcement

Specific details about the action plan are included in **Exhibit A**. Currently, the City does not have a "cash for grass" rebate program. Staff recommends preparing the framework for a program so that at such time as funding becomes available, the City can quickly launch the program.

Staff will continue to monitor the City's conservation numbers and will make adjustments as necessary to try to achieve the 32% conservation requirement.

Fiscal Impact:

The City's approach is to educate water customers about the conservation requirements and issue monetary violations as a last resort. With the issuance of written warnings, customers are given the opportunity to make adjustments as necessary to gain compliance.

In regards to fiscal impact to the City if the City does not meet the conservation requirements, the State Water Board can issue informational orders, conservation orders or cease and desist orders to water suppliers for failure to meet their conservation standard. Water agencies that violate cease and desist orders are subject to a civil liability of up to $10,000 per day.

Alternatives:

Modify the action plan.

Recommendation:

Adopt a resolution declaring that water supply conditions are still such that they dictate and justify the need for the continued implementation of emergency water restrictions and authorize staff to continue to issue violations per the Municipal Code.

Attachments:

1. Water Conservation Figure 1
2. Water Conservation Action Plan Exhibit A
3. Emergency Water Restrictions Resolution

Prepared by:

/s/ Diana Langley
Diana Langley
Public Works Director

Submitted by:

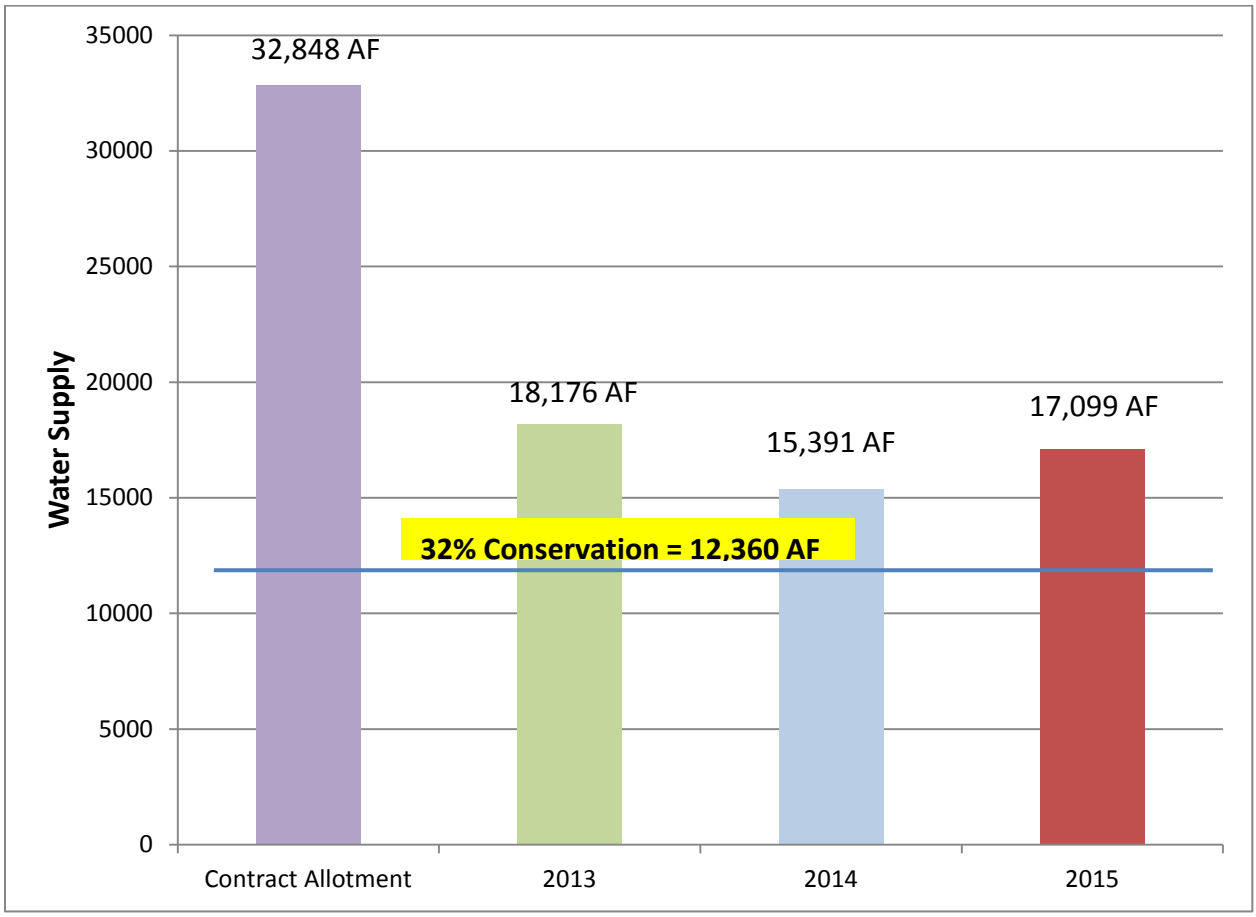
/s/ Steven C. Kroeger
Steven C. Kroeger
City Manager

Reviewed by:

Finance /s/ RB

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

FIGURE 1
COMPARISON OF CONTRACTUAL WATER SUPPLY TO WATER USE



Contract Allotment = SWRCB License 13855 + SWRCB Permit 18558 + North Yuba Water District Contract + DWR State Water Project Allocation (25%) + DWR State Water Project Carryover + Backup Groundwater Well at Water Treatment Plant

2013 Water Use = 18,176 AF

2014 Water Use = 15,391 AF

2015 Projected Water Supply = 17,099 SF (Note: 2015 water use should be significantly less than the projected water supply due to mandated conservation requirements.)

Exhibit A

Water Conservation Action Plan

- Education
    - Reach out to Punjabi-speaking and Spanish-speaking community to broaden understanding of conservation requirements
    - Identify high water uses and perform targeted education and outreach
    - Provide customers with the City's gallon per capita per day goal in order to reach the 32% mandated conservation requirement
    - Offer conservation presentations to schools, community service organizations, etc.
    - Coordinate with Sutter-Yuba Master Gardeners to collaborate on water conservation community events related to water-wise gardening topics
    - Coordinate with development community to ensure that new development utilizes water-wise landscaping and utilizes the appropriate irrigation systems to ensure that water is not wasted
    - Provide water-wise plant palette options to those interested in converting their lawns
    - Notify water customers of potential leaks at their home or business
    - Develop a water conservation display at City Hall with informational brochures
    - Develop and implement a Water Efficient Landscape Ordinance
    - Install pole banners at various locations throughout the City to remind residents of mandatory irrigation measures
    - Continue to utilize WaterSmart to increase residential customer awareness of water usage
    - Advertise and promote services provided by the City at no charge such as home water audits and adjustment of sprinkler timers
    - Participate in community events such as the Summer Stroll and Yuba-Sutter Fair

- Outreach to other communities
    - Contact staff at other local agencies within the Sacramento region to obtain ideas on effective measures that they are using to conserve water

- Continue Rebate Program
    - High-Efficiency Toilets
    - Smart Irrigation Timers
    - Commercial Spray Nozzles

- Continued and Enhanced Enforcement
    - Issue violations for:
        - Properties that are watering on the wrong day of the week
        - Properties that are watering on the correct day of the week, but wasting water into the street
        - Individuals using water to clean sidewalks, driveways, parking lots and other hardscapes
        - Individuals that do not have shutoff nozzles on hoses

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY DECLARING THAT WATER SUPPLY CONDITIONS ARE STILL SUCH THAT THEY DICTATE AND JUSTIFY THE NEED FOR THE CONTINUED IMPLEMENTATION OF EMERGENCY WATER RESTRICTIONS

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

WHEREAS, the State of California is enduring the fourth consecutive year of drought; and,

WHEREAS, on July 15, 2014, the State Water Resources Control Board approved emergency regulations to ensure that water suppliers, their customers and state residents increase water conservation in urban settings; and,

WHEREAS, on May 6, 2015, the State Water Resources Control Board approved emergency regulations to reduce urban water usage statewide by 25 percent; and,

WHEREAS, the State Water Resources Control Board's emergency regulations require that urban water suppliers implement water shortage contingency plans to a level where restrictions on outdoor watering are mandatory; and,

WHEREAS, the City's mandatory water restrictions are a part of Stage 3 of the City's Water Shortage Contingency Plan; and,

WHEREAS, Section 6-6.19 of the Municipal Code dictates that the City Council must make a declaration that water supply conditions are such that they dictate and justify the implementation of emergency water restrictions including mandatory water restrictions.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Yuba City hereby declares that water supply conditions are still such that they dictate and justify the need for the continued implementation of emergency water restrictions.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 19th day of May, 2015.

AYES:

NOES:

ABSTAIN:

_____
John Dukes, Mayor

ATTEST:

_____
Terrel Locke, City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: May 19, 2015

To: Honorable Mayor & Members of the City Council

From: Department of Public Works

Presented by: Benjamin Moody, Deputy P.W. Director - Engineering

---

Summary

Subject: Agreement for Acquisition of an Easement with Loveland Products, Inc. 928 Garden Highway

Recommendation: Authorize the City Manager to sign an Agreement for Acquisition of Easement with Loveland Products, Inc. for the purchase of an easement for road right-of-way associated with APN 53-500-039 at a cost of $44,395.50. [928 Garden Highway]

Fiscal Impact: $44,395.50 CIP Account 1153-65517 Garden Hwy. Improvements

---

Purpose:

To obtain the necessary right of way that will facilitate the construction of road improvements along Garden Highway from Winship Road to Lincoln Road.

Background:

Public Works has been working to facilitate the construction of road improvements along Garden Highway from Winship Road to Lincoln Road. The scope of the improvements includes road reconstruction, the construction of Class II bike lanes, curbs, gutters, sidewalks, and the installation of a storm drain line in Garden Highway. The project will fill in the gap between existing bike lanes and sidewalks, improve the safety and security of bicyclists and pedestrians, and improve drainage within the area.

The City previously obtained federal CMAQ funds in the amount of $680,000 from the Sacramento Area Council of Governments (SACOG) through the Bicycle and Pedestrian Funding Program for the widening of Garden Highway between Winship Road and Lincoln Road.

Analysis:

The federal funds awarded to the City are specifically designated for the construction of bike lanes and sidewalks in the project area. In order to utilize these federal funds, the City is required to obtain the necessary right of way to facilitate construction of the improvements.

As a policy the City does not purchase right of way for local roadway improvements and does not want to set a precedent of purchasing right of way for road improvement projects.

Typically the City coordinates with development to obtain necessary right of way needs, and then designs the project improvements to work within existing limits.

Staff looked at multiple design options, and is planning on reducing the existing median to help minimize impacts to the adjacent property owners. However, adjacent to 928 Garden Highway, additional right of way width is still needed to provide the desired pedestrian and bicycle improvements to utilize the federal funding.

For Council consideration staff used an independent right of way consultant in accordance with Federal funding parameters, to appraise the property to determine the easement value, and costs to cure impacts to their site facilities. The easement value was determined to be $18,100.00 (3,620 SF at $5.00/SF). The "Cost to Cure" impacts to their facilities, including costs to relocate their parking area and truck access was determined to be in the amount of $26,295.50. These impact costs were based on the low bid for the determined work scope. With agreement to pay for the impact costs, the property owner will be responsible for those onsite improvements.

Fiscal Impact:

The total purchase price for the proposed easement is $44,395.50. Staff recommends utilizing CIP Account 1153-65517 Garden Hwy. Improvements. Upon completion of obtaining the necessary right of way for the project, staff will finalize the plans, specifications, and estimates and bring the project back to City Council for authorization to bid.

Alternatives:

Do not authorize the City to obtain the easement and provide staff with alternative direction.

Recommendation:

Authorize the City Manager to sign an Agreement for Acquisition of Easement with Loveland Products, Inc. for the purchase of an easement for road right-of-way associated with APN 53-500-039 at a cost of $44,395.50. [928 Garden Highway]

Prepared by:

/s/ Benjamin Moody

Benjamin K. Moody
Deputy P.W. Director - Engineering

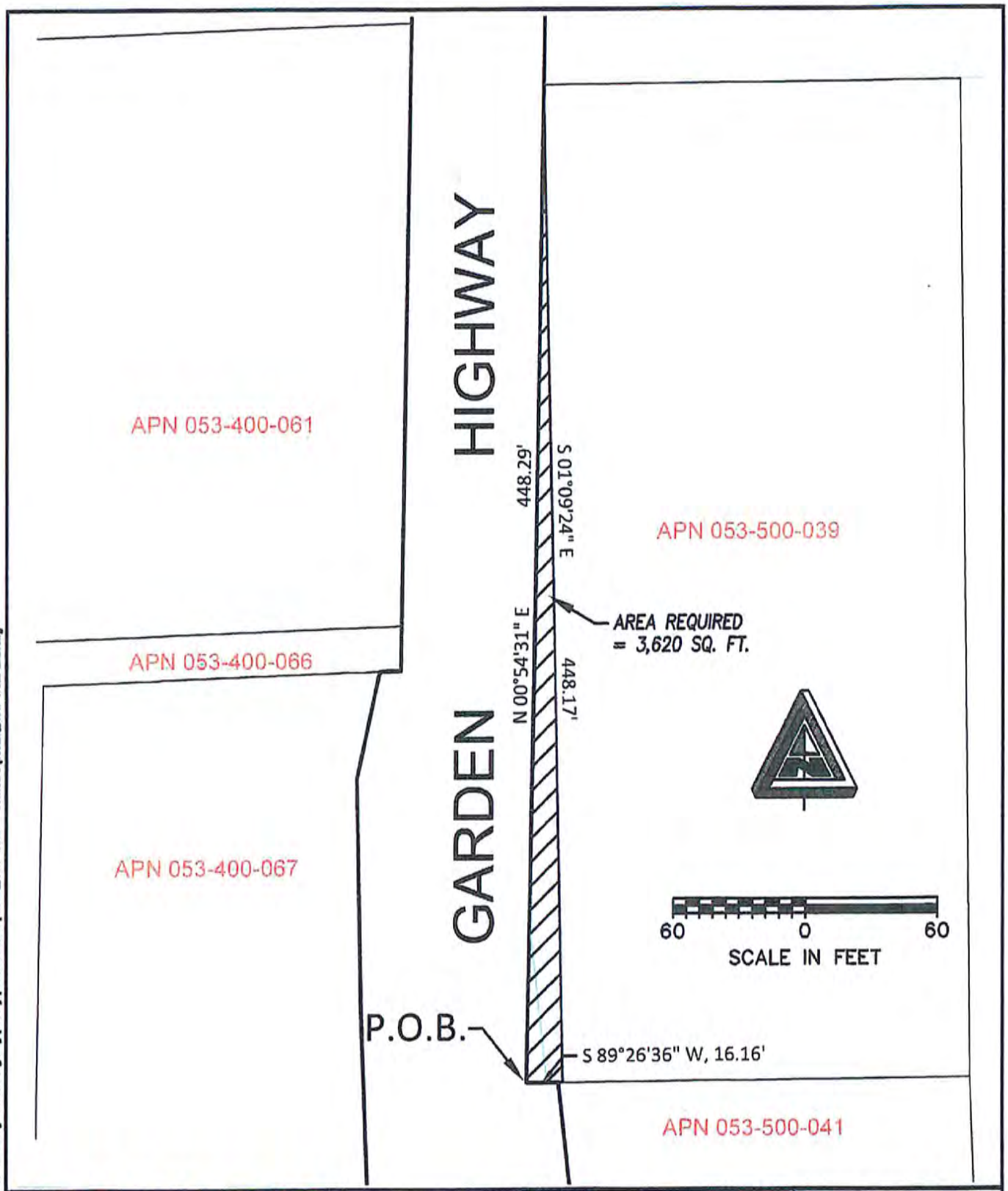
Submitted by:

/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)



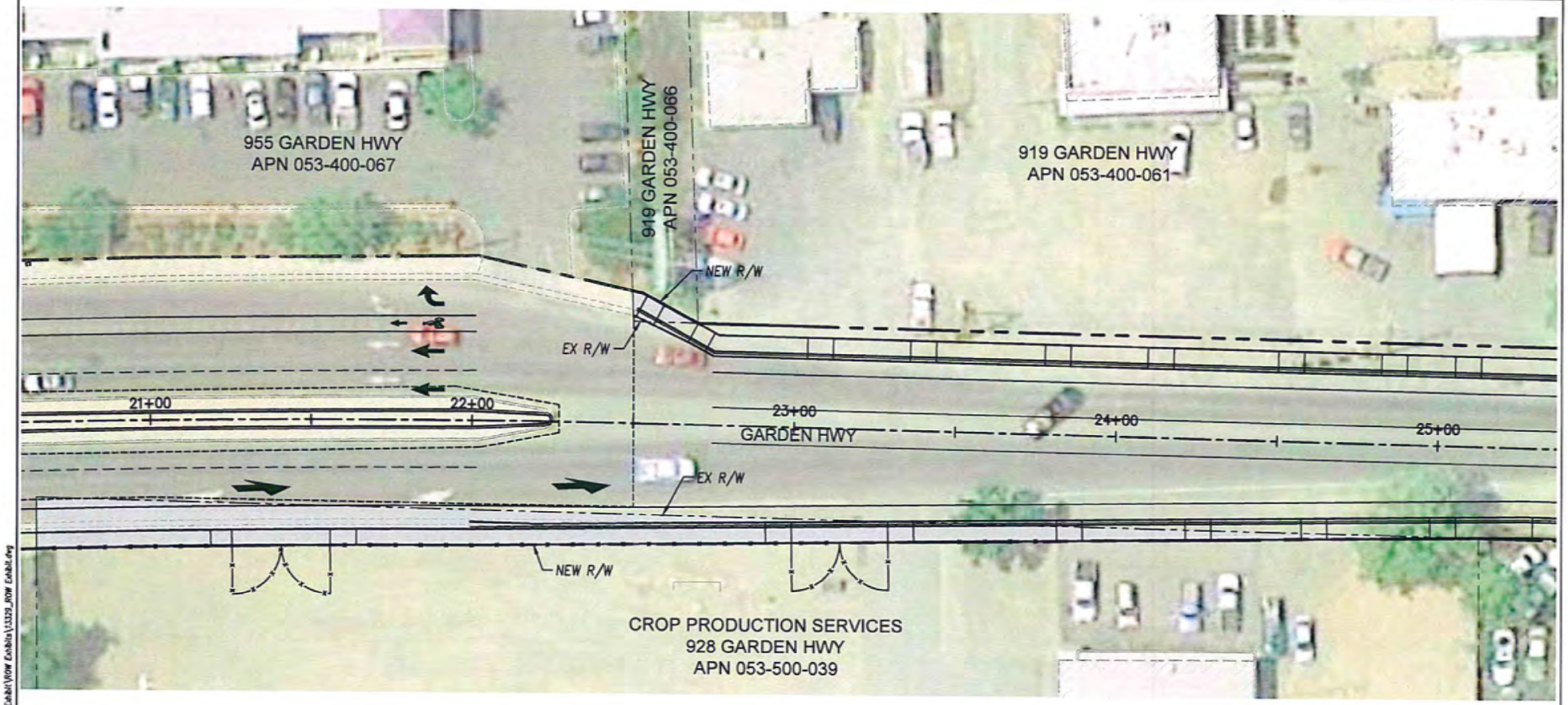
UNICO
110 BLUE RAVINE RD - SUITE 101
FOLSOM, CA 95630
PHONE: 800.277.6623
unicoengineering.com

EXHIBIT B

RIGHT OF WAY TAKE
YUBA CITY - GARDEN HIGHWAY WIDENING
ASSESSOR'S PARCEL 053-500-039

DWG. SCALE:	1"=60'
DRAWN BY:	CJS3
DATE:	10/06/2014
DWG. NO. X	SHEET 1

Plot Date: October 08, 2014 - 7:48 am
File Name: E:\UNICO Jobs\City of Yuba City-Garden Highway\Survey\From Bennett\13209_ROW TAKE - Standard\13209_ROW TAKE EXB.dwg



BEN|EN
TRUSTED ENGINEERING ADVISORS

YUBA CITY - GARDEN HIGHWAY WIDENING
RIGHT-OF-WAY
PARCEL 053-500-039

PLAN SCALE:	1"=30'
PROFILE SCALE:	N/A
DATE:	5/11/2015
DWG. NO. X	SHEET X

Plot Date: May 11, 2015 – 2:40 pm
File Name: P:\Proj\13329-Yuba City-Garden Hwy Widening\DWG\Exhibit\ROW Exhibits\13329_ROW Exhibit.dwg

File No.:
Project: Garden Highway Street Improvement Project
Parcel No.: 53-500-039
Escrow #: 4211008470-TT
Title Company: Old Republic Title Company
Date of Preliminary Title Report: March 18, 2015

GRANTOR: LOVELAND PRODUCTS, INC. (Colorado Corporation), The Survivor

GRANTEE: CITY OF YUBA CITY, a Municipal Corporation

AGREEMENT FOR ACQUISITION OF EASEMENT

WHEREAS, the above-named Grantor(s) ("Grantor") owns that certain real property located in the City of Yuba City, County of Sutter, State of California legally described in the Legal Description identified as Exhibit "A" and depicted on the Plat Map identified as Exhibit "B," attached hereto and made a part hereof ("Owner's Property"); and

WHEREAS, the City of Yuba City ("City") intends to acquire a Right-of-Way Easement in a portion of owner's property legally described in Exhibit "A-1" and depicted in Exhibit "B-1" (hereinafter "Property"); and

NOW, THEREFORE, in consideration of the payment and other obligations set forth below, Grantor and City mutually agree as follows:

1. Execution and Delivery to Escrow

City shall open an escrow with the title company identified above ("Escrow Holder") by delivery of a fully executed copy of this Agreement. Upon full execution of this Agreement by the parties ("Effective Date"), Grantor shall execute, notarize, and deliver to Escrow Holder the Easement Deed, in the form of Exhibit "C," attached hereto and made a part of hereof.

2. Payment

A. Purchase Price

City shall tender payment to the Escrow Holder in the amount of Forty Four Thousand Three Hundred Ninety Five Dollars and Fifty Cents. ($44,395.50) ("Purchase Price"), which is specifically agreed by the parties to be the full amount of compensation and cost to cure due and owing to Grantor for conveyance of the Property to the City.

B. Property Interest Free of Encumbrances

The Close of Escrow, defined below, is conditioned on the Property being conveyed to City free and clear of all monetary encumbrances, liens, assessments or other security

interests of any kind, and subject to those items specifically identified as Title Exceptions and shown on Exhibit "D," attached hereto and made a part hereof, if any. For deeds of trust or similar security interests, in lieu of removal, Grantor may, if approved by City, obtain from each party holding the security interest, by a recordable written instrument, its consent to the terms hereof, and its agreement that its security interest is and shall be subordinate to the terms hereof, and that it is and shall be bound by the covenants and agreements made by Grantor herein.

C. Taxes

Taxes for the fiscal year in which the escrow closes shall be cleared and paid for in the manner required by Section 5086 of the Revenue and Taxation Code. As a deduction from the amount shown in Section 2A, above, the City shall be authorized to pay any delinquent taxes due in any fiscal year, except the fiscal year in which this escrow closes, together with penalties and interest thereon: and

3. Just Compensation

A. Grantor agrees that performance of this Agreement by City, including the payment recited in Section 2A, above, shall constitute full and fair compensation and consideration for any and all claims that Grantor may have against City by reason of the acquisition, improvement, possession, use and/or occupancy of the Property, excluding liability for personal injury or damage to personal or real property arising after the date of the conveyance, and Grantor hereby waives any and all such claims, including claims for severance or taking compensation or damages on account of the acquisition of the Property or the location, establishment, construction or operation of the above-named Project on the Property.

B. The foregoing waiver shall include any and all rights or claims that Grantor may have under Article 1, Section 19 of the California Constitution, the Eminent Domain Law, or any other law or regulation; except as provided herein, Grantor further waives any claims for relocation assistance or benefits, if any, to which Grantor may be entitled pursuant to applicable sections in Chapter 16 of Division 7 of Title 1 of the California Government Code (Gov. Code Sec. 7260, et seq.) ("California Relocation Assistance Law"), regulations adopted by the State of California to implement or pursuant to the California Relocation Assistance Law, and/or the Federal Uniform Relocation Assistance Act (U.S. C. Sec. 4601, et seq.). Grantor is aware of and understands all potential benefits to which he/she is otherwise entitled and has had the opportunity to discuss potential benefits with representatives of the City and legal counsel of his/her/its choice.

4. Waiver under Section 1542

The parties intend that this Agreement will result in a full, complete and final resolution and settlement of any and all claims, causes of action or disputes which exist, or may exist, between them, as to the acquisition, possession and/or use of the Property by the City, except as expressly provided herein. It is therefore understood that the waiver, under this Agreement, of

any rights, damages, compensation or benefits to which a party is, or may be, entitled is intended to be full and complete. Accordingly;

A. Grantor hereby waives any and all rights or benefits arising from and/or related to the City's acquisition, possession and/or use of the Property that it may have under Section 1542 of the Civil Code of the State of California, which provides:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

B. Grantor represents and warrants that he/she/it understands the effect of this waiver of Section 1542 and has had the opportunity to discuss the effect of this waiver with counsel of his/her/its choice.

5. Title Insurance

City may obtain a CLTA extended coverage Grantor's policy of title insurance insuring that clear title to the Property is vested in City upon recording of the Easement Deed.

6. Escrow

Unless extended by the City, the escrow shall close within thirty (30) days after the Effective Date of this Agreement and shall be the date the Easement Deed is recorded in the Recorder's Office for Sutter County ("Close of Escrow"); provided that if a Resolution or Resolution of Necessity are required in order to condemn any property required for the above-named project, the escrow shall not close prior to the adoption of the Resolution(s) of Necessity by the City Council. Nothing stated in this Agreement is intended to dictate, preclude or limit, in any way, the City's exercise of its discretion in determining whether or not to adopt a Resolution of Necessity. If a Resolution or Resolution of Necessity are required and the City Council does not adopt the Resolution(s), this Agreement may, at City's election, be deemed cancelled and or no force and effect, in which event both parties shall be released from any and all liability to each other of any sort or nature relating to this acquisition or the Project, and all amounts deposited in escrow by City shall be returned forthwith to City by the Escrow Holder.

The Escrow Holder may expend any or all monies payable under this Agreement and deposited into escrow to discharge any obligations which are liens upon the Property, including, but not limited to, those arising from judgments, assessments, delinquent taxes for other than the fiscal year in which the costs other than those specified in Section 2A hereof to be borne by the City. The Escrow Holder shall release payment to Grantor, return any credited amounts to City, and record the Easement Deed in the Recorder's Office for Sutter County upon the Close of Escrow. Title to the Property shall pass to City immediately upon Close of Escrow.

This Agreement may serve in whole or in part as escrow instructions. The issuance of any further escrow instructions shall be the sole responsibility of the City. The Grantor agrees to execute such additional documents as may be reasonably necessary to consummate the purchase and sale herein contemplated.

7. **Fees**

The City shall pay all escrow, recording, and title insurance fees incurred in this transaction.

8. **Possession and Use of the Property**

The City shall have the right of possession and use of the Property including the right to remove and dispose of improvements and construct the above-named Project commencing on the date that this Agreement is executed by both parties; provided that City makes no representation that the Project shall be constructed, and no liability or obligation whatsoever shall be incurred by City by reason of any failure to construct the Project for any reason. If the Property subsequently is not acquired by City for any reason, City shall restore the Property to the condition existing prior to the City's possession or use hereunder, unless otherwise agreed by the parties.

9. **Eminent Domain**

A. It is mutually understood that the acquisition of the Property by City is for a public purpose, and therefore, the Property is otherwise subject to taking by the power of eminent domain. The acquisition by and through this Agreement is in lieu of City's exercise of the power of eminent domain.

B. If any eminent domain action that includes the Property, or any portion thereof, has been filed by the City, Grantor hereby agrees and consents to the dismissal of such action. The Grantor waives any and all claims to any money that may have been deposited in any Court or with the State Treasurer in any such action, and waives any and all claims for damages, costs, or litigation expenses, including attorney's fees, arising by virtue of the abandonment of the action pursuant to Section 1268.510 of the California Code of Civil Procedure.

10. **Amendment**

This Agreement may be modified, changed, or rescinded only by an instrument in writing executed by the parties hereto.

11. **No Leases**

Grantor warrants that there are no leases attached hereto, on all or any portion of the Property and the Grantor further agrees to hold the City harmless and reimburse the City for any of its losses and expenses occasioned by reason of any lease of all or portion of the Property.

12. **Grantor's Representations**

A. Grantor makes the following representations and warranties:

i. This Agreement constitutes a legal, valid and binding obligation of Grantor ` enforceable in accordance with its terms.

ii. Grantor warrants that to the best of Grantor's knowledge there is no suit, action, arbitration, legal, administrative or other proceeding or inquiry pending or

threatened against Grantor which could (a) affect Grantor's title to the Property, or any portion thereof, (b) affect the value of the Property, or any portion thereof, or (c) subject any Grantor of the Property, or any portion thereof, to liability.

iii. There is no license, permit, option, right of first refusal or other agreement, written or oral, which affects the Property or any portion thereof.

iv. Conveyance of the property rights described herein will not constitute a breach or default under any agreement to which Grantor is bound and/or to which the property is subject.

B. Each of the above warranties and representations is material and is relied upon by City separately and collectively. Each of the above representations shall be deemed to have been made as of the date that the Easement Deed is recorded, and shall survive the recording of the Easement Deed by a period of two (2) years following the date that the Easement Deed is recorded.

13. Attorney Fees

Either party may bring a suit or proceeding to enforce or require performance of the terms of this Agreement, and the prevailing party in such suit or proceeding shall be entitled to recover from the other party reasonable costs and expenses, including attorney's fees.

14. Notices

Any notice that either party may or is required to give the other shall be in writing, and shall be either personally delivered or sent by regular U.S. Mail, to the following address:

To City:
City of Yuba City
Engineering Department
1201 Civic Center Blvd.
Yuba City, CA 95993

To Grantor:
Loveland Products, Inc.
3005 Rocky Mountain Avenue
Loveland, CO 82538

Crop Production Services, John Rover
928 Garden Highway
Yuba City, CA 95991

15. Recording

Either party may record this Agreement in the Recorder's Office for Sutter County.

16. Binding on Successors

This Agreement shall be binding on and shall inure to the benefit of the City and Grantor, and their respective successors, assigns, and their past, present and future officers, employees and agents; provided that this Agreement may only be assigned with the written consent of both parties, and any attempt to assign this Agreement without such consent shall be void.

17. Brokers

Grantor and City each warrant to the other that no person or entity can properly claim a right to a commission, finder's fee, or other compensation with respect to the transaction contemplated by this Agreement. If any broker or finder makes any claim for a commission or finder's fee, the party through which the broker or finder makes such claim shall indemnify, defend and hold the other party harmless from all liabilities, expenses, losses, damages or claims (including the indemnified party's reasonable attorney's fees) arising out of such broker's or finder's claims.

18. Time of Essence

Time is of the essence for each condition, term, and provision in this Agreement.

19. Waivers

No waiver of any breach of any covenant or provision in this Agreement shall be deemed a waiver of any other covenant or provision in this Agreement and no waiver shall be valid unless in writing and executed by the waiving party.

20. Severability

In any term or provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected, so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner adverse to either party. Upon such determination that any term or provision is illegal or incapable of being enforced, the parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in an acceptable manner to the end that transactions contemplated hereby are fulfilled to the greatest extent possible.

21. Construction and Cost to Cure Items

A. Construction

1. The City will replace existing fence with the same or better quality fencing.
2. The City will replace the two 31' double swing entrance gates on the north and south with new gates.
3. The north side gate will be moved approximately 15' to the south of its existing location.
4. The City will remove three trees.
5. The City will provide new driveways along Garden Highway as needed to enter and exit the parking area(s).
6. The City will provide a temporary chain link fence with barbed wire at the top, or a security guard if fence cannot be secure at all times.

B. Cost to Cure Items (to be performed by Grantor)

1. Pave entrance area approximately 15' x 40' where existing gate is moved.
2. Remove one additional tree, as needed for parking area.
3. Install new parking area for customers and staff. Grading and paving area of approximately 50' x 65'.
4. Removal of 4 concrete posts around dumpster.
5. Installation of 4 new concrete posts around new location of the dumpster.

22. Governing Law

This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action arising under or related to this Agreement shall be brought and prosecuted in the Sutter County Superior Court.

(The remainder of this page intentionally left blank)

23. Authority

Each individual executing this Agreement on behalf of an entity represents and warrants that he or she has been authorized to do so by the entity on whose behalf he or she executes this Agreement and that said entity will thereby be obligated to perform the terms of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below:

GRANTOR(S):
Loveland Products, Inc.

Date:_____

By: _____

Its:_____

Print Name: _____

By: _____

Its: _____

Print Name: _____

GRANTEE:
CITY OF YUBA CITY, a Municipal Corporation

Date:_____

By: _____
City Manager

RECOMMENDED FOR APPROVAL:

Date: _____

By: _____
City Engineer

APPROVED AS TO FORM:

Date: _____

By: _____
Tim Hayes, City Attorney

ATTEST:

Date: _____

By: _____
City Clerk

**Note: If Grantor is a corporation, the following two signatures are required: (1) the first signature by either the Chairman of the Board, the President or any Vice President of the corporation; and (2) the second signature by the Secretary, any Assistant Secretary, the Chief Financial Officer or any Assistant Treasurer of the corporation.*

EXHIBIT A

The land referred to is situated in the County of Sutter, City of Yuba City, State of California, and is described as follows:

A portion of Lot 5, as shown on that certain Map entitled "Plat of the Subdivision of the Briggs Orchard", filed in the Office of the County Recorder of Sutter County of California on December 13, 1923, in Book 5 of Surveys, Page 8, more particularly described as follows:

Commencing at the Southwest corner of said Lot 5, and running thence along the Westerly line of said Lot 5, North 3° 54′ 00″ West, 361.28 feet; thence North 1° 06′ 30″ East, 169.69 feet to the true point of beginning of this description; thence continuing along said Westerly line of said Lot 5, North 1° 06′ 30″ East, 409.04 feet; thence North 89° 36′ 30″ East, 188.74 feet; thence South 0° 23′ 30″ East, 448.21 feet; thence South 89° 36′ 30″ West, 200.47 feet to the Westerly line of said Lot 5; thence along said Westerly line of said Lot 5, North 1° 06′ 30″ East, 39.32 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM:

Rights reserved in the Deed to Chevron Chemical Company, recorded April 4, 1984, in Book 1101 Official Records, Page 158, as follows:

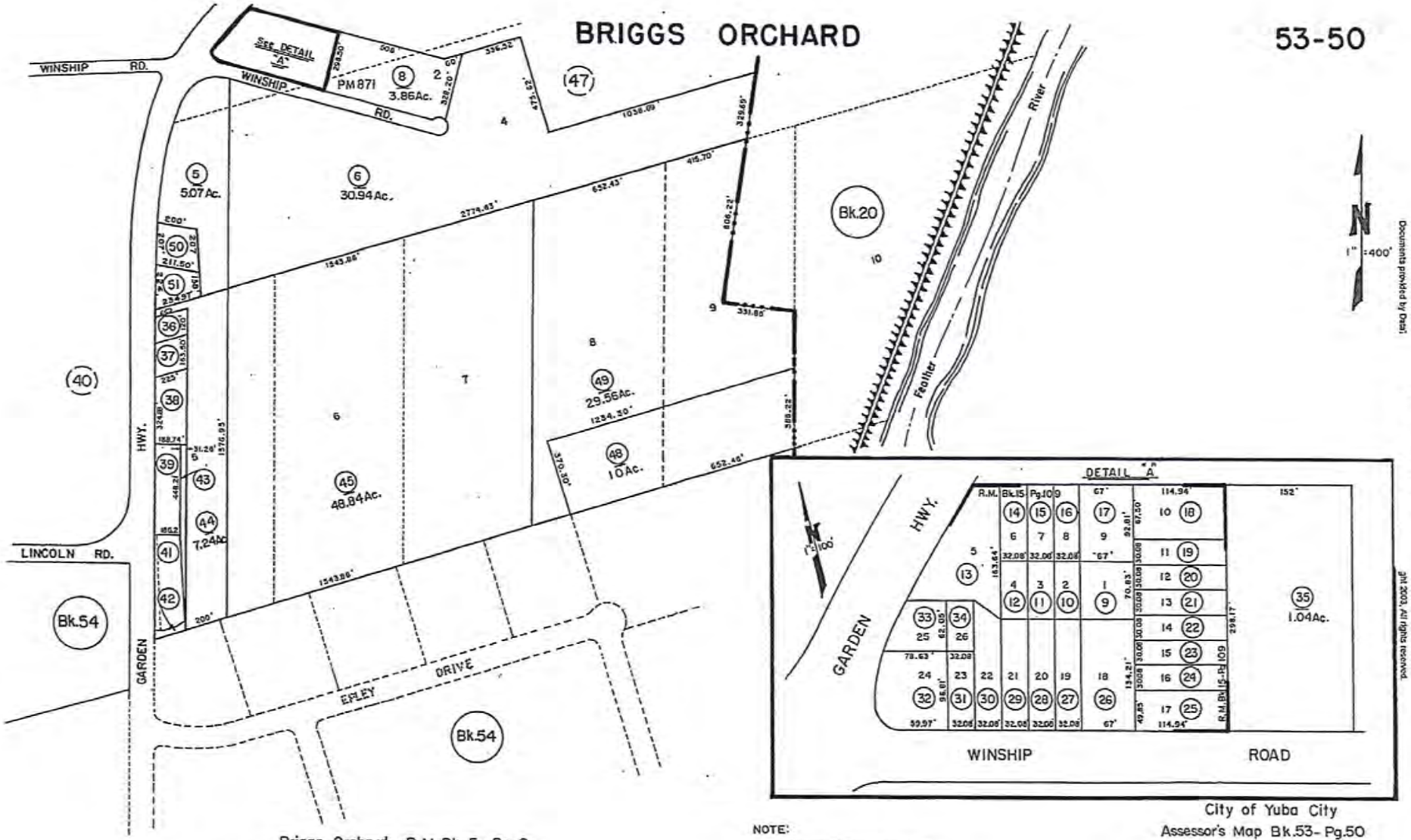
EXCEPTING AND RESERVING to Grantor, its successors and assigns, all oil, gas and other hydrocarbons, geothermal resources as defined in Section 6903 of the California Public Resources Code and all other minerals, whether similar to those herein specified or not, within or that may be produced from the property; and

FURTHER EXCEPTING AND RESERVING to Grantor, its successors and assigns, the sole and exclusive right, from time to time, to drill and maintain wells or other works into or through the property and the adjoining streets, roads and highways below a depth of five hundred (500) feet and to produce, inject, store and remove from and through such wells or works, oil, gas, water and other substances of whatever nature, including the right to perform below said depth any and all operations deemed by Grantor necessary or convenient for the exercise of such rights.

APN: 53-500-039

BRIGGS ORCHARD

53-50



Briggs Orchard, R.M. Bk. 5 - Pg. 8
Garden Commerce Park, R.M. Bk. 15 - Pg. 109

NOTE:
Assessor's Parcel Numbers Shown in Circles.

City of Yuba City
Assessor's Map Bk.53- Pg.50
Sutter County, Calif.
FEB 17 2005 2004-1

EXHIBIT B

Documents provided by Data1
pht 2003, All rights reserved.

EXHIBIT A-1

Right of Way Take Description

All that certain real property located in the State of California, County of Sutter, City of Yuba, being a portion of that certain Lot 5, as said Lot 5 is delineated and labeled on that certain map entitled "Plat of the Subdivision of the Brigg's Orchard", filed in the Office of the County Recorder of Sutter County on December 13, 1923, in Book 5 of Surveys at Page 8, described as follows:

A portion of that certain parcel of land described in that certain "Exhibit 1" of that certain document entitled "Corporation Grant Deed" filed in the Office of the County Recorder on April 4, 1984, in Book 1101 of Official Records of Sutter County at Page 158. (record bearings and distances cited herein) more particularly described as follows:

Commencing at a the most southwesterly corner of the aforesaid Lot 5 thence along the Westerly line of said Lot 5, North 04°03'59" West (North 03°54'00" West) a distance of 361.28 feet; thence along the Westerly boundary line of said Lot 5, North 00°54'31" East (cite:North 01°06'30" East) a distance of 169.69 feet to the True Point of Beginning of this description; thence continuing along the aforesaid Westerly boundary line, North 00°54'31" East a distance of 448.29 feet (cite:428.36 feet); thence leaving said Westerly boundary line, South 01°09'24" East a distance of 448.17 feet to the Southerly boundary line of aforementioned parcel of land; thence South 89°26'36" West (cite: South 89°36'30" West) a distance of 16.16 feet to the True Point of Beginning.

End of Description

The boundary lines of the parcel described herein above contains an area of 3620 square feet more or less.

For delineation of the herein described easement, see Exhibit B, Sheet 1

This real property description was prepared by UNICO Engineering, Inc., under the direction of C. J. Smith III, P.L.S. 5188 in conformance with the Professional Land Surveyor's Act.

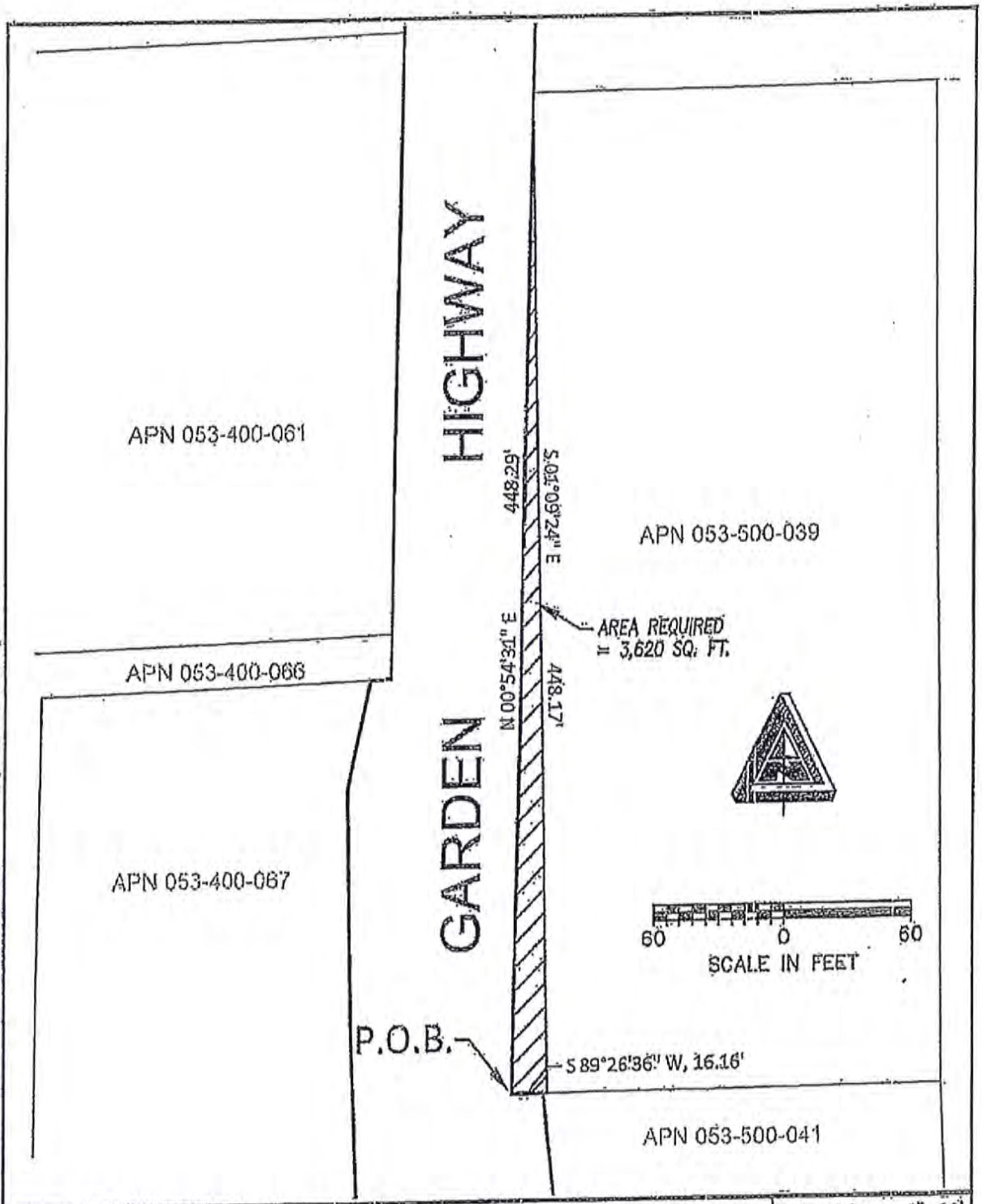
Dated: 07/31/2014

C. J. Smith III, P.L.S. 5188
Reg. Exp. Date: 06/30/2015
A Portion of A.P.N. 053-500-039

LICENSED LAND SURVEYOR
C.J. SMITH III
NO. 5188
Exp. 06/30/15
STATE OF CALIFORNIA

APN 053-500-039-Exhibit A 06/12/2014cjs3

EXHIBIT B-1



110 BLUE RAVINE RD - SUITE 101
FOLSOM, CA 95630
PHONE: 800.277.6623
unicoengineering.com

EXHIBIT B
RIGHT OF WAY TAKE
YUBA CITY - GARDEN HIGHWAY WIDENING
ASSESSOR'S PARCEL 053-500-039

DWG. SCALE:	1"=60'
DRAWN BY:	CJS3
DATE:	7/31/2014
DWG. NO.	X
SHEET	1

Plot Date: July 31, 2014 - 4:03 pm
File Name: P:\0900 Jobs\City of Yuba City-Garden Highway\Survey\From Ronald\13000_ROW TAKE - Standard\13000_ROW TAKE EXHIBIT.dwg

EXHIBIT C

WHEN RECORDED MAIL TO:
City of Yuba City
Clerk's Office
1201 Civic Center Blvd.
Yuba City, CA 95993

MAIL TAX STATEMENTS TO:
City of Yuba City
Clerk's Office
1201 Civic Center Blvd.
Yuba City, CA 95993

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

A.P.N. 53-500-039

GRANT OF EASEMENT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is $ _____ R& T code 11922
( ) computed on full value of property conveyed, or
( ) computed on full value less liens and encumbrances remaining at the time of sale.
( ) Unincorporated area
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Loveland Products, Inc. (Colorado Corporation), The Survivor

Hereby GRANT(S) to the

City of Yuba City, a Municipal Corporation

A perpetual easement for road right of way proposed in, over and across the real property in the City of Yuba City, County of Sutter, State of California more particularly described as follows:

SEE EXHIBITS A & B

From and after the date of this Easement Deed, the City of Yuba City shall be responsible for all costs for maintenance and upkeep of the easement area, except as the result of grantor's intentional act.

DATE _____

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

COPY

EXHIBIT A

Right of Way Take Description

All that certain real property located in the State of California, County of Sutter, City of Yuba, being a portion of that certain Lot 5, as said Lot 5 is delineated and labeled on that certain map entitled "Plat of the Subdivision of the Brigg's Orchard", filed in the Office of the County Recorder of Sutter County on December 13, 1923, in Book 5 of Surveys at Page 8, described as follows:

A portion of that certain parcel of land described in that certain "Exhibit 1" of that certain document entitled "Corporation Grant Deed" filed in the Office of the County Recorder on April 4, 1984, in Book 1101 of Official Records of Sutter County at Page 158. (record bearings and distances cited herein) more particularly described as follows:

Commencing at a the most southwesterly corner of the aforesaid Lot 5 thence along the Westerly line of said Lot 5, North 04°03'59" West (North 03°54'00" West) a distance of 361.28 feet; thence along the Westerly boundary line of said Lot 5, North 00°54'31" East (cite:North 01°06'30" East) a distance of 169.69 feet to the True Point of Beginning of this description; thence continuing along the aforesaid Westerly boundary line, North 00°54'31" East a distance of 448.29 feet (cite:428.36 feet); thence leaving said Westerly boundary line, South 01°09'24" East a distance of 448.17 feet to the Southerly boundary line of aforementioned parcel of land; thence South 89°26'36" West (cite: South 89°36'30" West) a distance of 16.16 feet to the True Point of Beginning.

End of Description

The boundary lines of the parcel described herein above contains an area of 3620 square feet more or less.

For delineation of the herein described easement, see Exhibit B, Sheet 1

This real property description was prepared by UNICO Engineering, Inc., under the direction of C. J. Smith III, P.L.S. 5188. in conformance with the Professional Land Surveyor's Act.

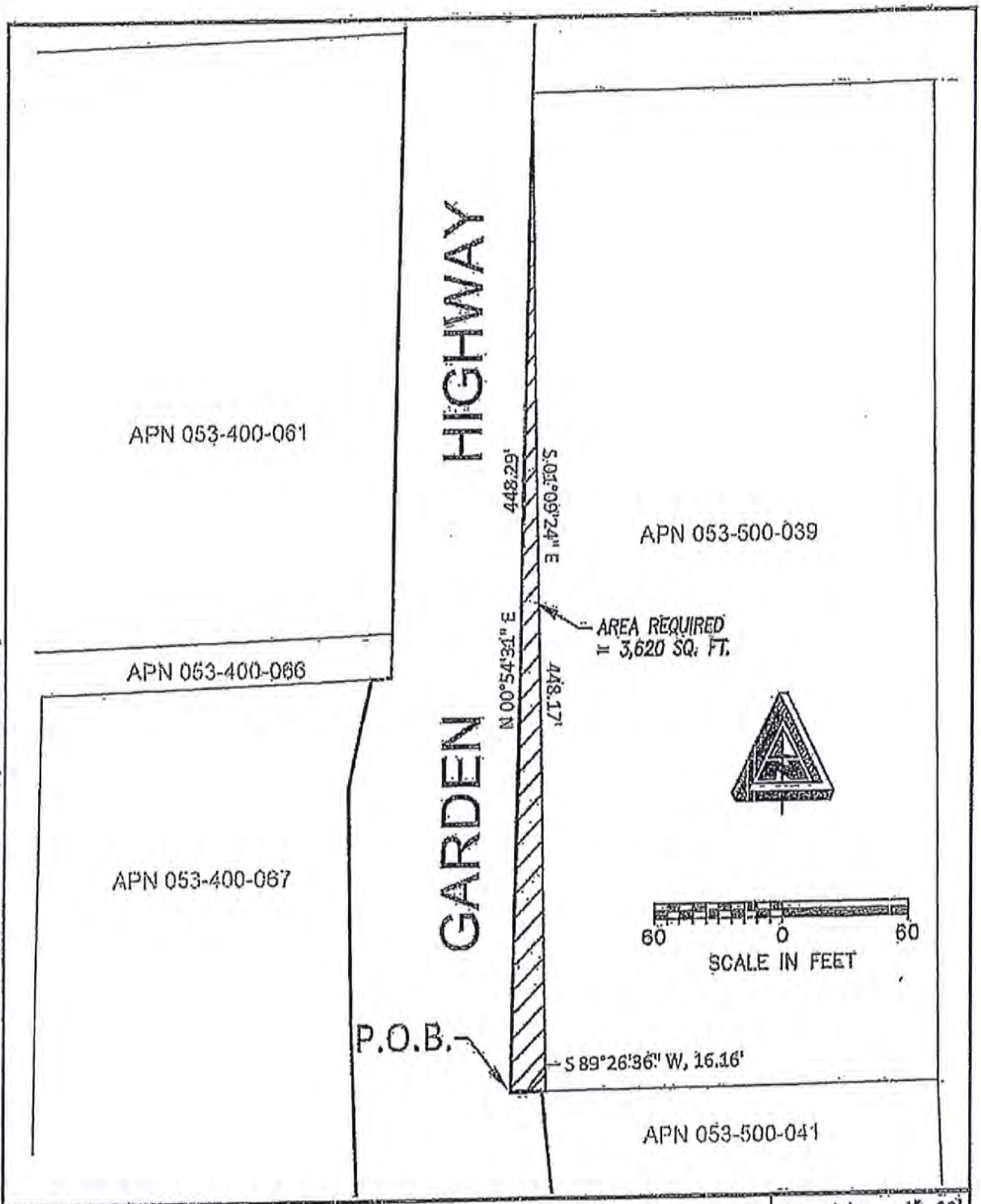
Dated: 07/31/2014

C. J. Smith III, P.L.S. 5188
Reg. Exp. Date: 06/30/2015
A Portion of A.P.N. 053-500-039

LICENSED LAND SURVEYOR
C.J. SMITH III
NO. 5188
Exp. 06/30/15
STATE OF CALIFORNIA

APN 053-500-039-Exhibit A 06/12/2014cjs3

EXHIBIT B



110 BLUE RAVINE RD - SUITE 101 FOLSOM, CA 95630 PHONE: 800.277.6623 uni|coengineering.com	EXHIBIT B RIGHT OF WAY TAKE YUBA CITY - GARDEN HIGHWAY WIDENING ASSESSOR'S PARCEL 053-500-039	DWG. SCALE: 1"=60' DRAWN BY: CJS3 DATE: 7/31/2014 DWG. NO. X SHEET 1

EXHIBIT "D"
EXCEPTIONS TO TITLE

Title exceptions to be removed from the Preliminary Title Report dated March 18, 2015.

No title exceptions to remove.

CITY OF YUBA CITY
STAFF REPORT

Date: May 19, 2015

To: Honorable Mayor & Members of the City Council

From: Human Resources Department

Presentation By: Natalie Springer, Human Resources Director

Summary

Subject: Consider Implementation of Last, Best, and Final Offer to Public Employees' Union, Local #1

Recommendation: 1. Adopt a Resolution implementing the City's Last, Best, and Final Offer to Public Employees' Union, Local 1 effective June 13, 2015

2. Adopt a Resolution for CalPERS stating the City is no longer paying the Public Employees' Union, Local 1 member contributions effective June 13, 2015

3. Direct Staff to initiate the next round of contract negotiations toward a new Memorandum of Understanding (MOU)

Fiscal Impact: A decrease in cost of $67,560 annually

Background:

The City's employment agreement with the Public Employees' Union, Local 1 (Local 1) expired on June 13, 2014. Local 1 and the City held informational meetings in February 2014 and began negotiations March 17, 2014. Since then, the majority of bargaining groups have reached agreement on contracts. Local 1 is one of two groups that did not reach agreement.

As the City Council is aware, the City continues to face rising worker's compensation costs, increases in health care costs, and additional employee pension obligations due to restructuring of CalPERS policies. These multiple financial hits have continued the financial strain the City has been experiencing since Fiscal Year 2008/2009. During bargaining with the Local 1 unit (as with all other employee units in negotiations at the time), the City Council's direction was to:

1. Eliminate the current 10% Furlough Program
2. Have Employees pay their pension contribution
3. Balance the budget by 2018

All of these goals were shared with Local 1 at the outset of bargaining, as they were to all other bargaining units, and all of the City's proposals grew out of these foundational principles. The City's bargaining team told Local 1 that it would consider any proposal that achieved the City Council objectives.

The City's and Local 1's positions are fundamentally different with respect to economic issues and the state of the City's budget. Over the course of negotiations, both sides moved somewhat, yet remained at odds over significant economic issues. Impasse was declared on September 23, 2014. The City and Local 1 participated in two days of mediation on

November 3 and 10, 2014 with a mediator appointed by the state Mediation and Conciliation Service, but were unsuccessful. Local 1 elected to utilize the statutory fact finding process, which occurred over two days February 10, and 12, 2015 which resulted in a fact finding report that was made public on March 18, 2015. The fact finding report was provided to City Council members, posted on the City's website, and available at Human Resources' front counter.

Analysis:

The City's financial position has improved somewhat over the last couple of years, largely due to savings achieved through the furlough and through a large number of vacant positions that the City is actively trying to fill. However, the City's operating deficit persists and will until at least 2018. That reality cannot be ignored without jeopardizing the City's long-term financial stability, which would be detrimental to this unit and to all the City's employees. As a matter of fundamental fairness and fiscal responsibility consistent with the City Council's goals, staff recommends that the City Council adopt the attached resolutions to implement the City's last, best and final offer (as presented to Local 1 in September 2014 and further described below). This action would not establish a new MOU, but rather will change some of the existing terms and conditions of employment under which the City and Local 1 are currently operating.

Staff further recommends that the City Council direct staff to begin a new round of negotiations with Local 1 toward establishing a new MOU for the following year or years. Despite the lack of agreement on a new contract, employees in this unit have continued to provide tremendous customer service and are deeply committed to our community. Staff sincerely believes cultivation of harmonious, cooperative labor relations is in the City's as well as the employees' best interest moving forward.

Fiscal Impact:

A decrease in cost of $67,560 annually.

Alternatives:

Do not implement the City's Last, Best, and Final Offer, and provide staff direction.

Recommendation:

1. Adopt a Resolution implementing the City's Last, Best, and Final Offer to Local 1 effective June 13, 2015. Implementation of the Last, Best, and Final Offer will include the following terms:

    - Employees pay the entire employee contribution toward CalPERS – 8% or 7%, as applicable based on an employee's "classic" or "new" member status in CalPERS.
    - Elimination ½ of furlough ("work schedule" furlough)
    - Cap healthcare at 2014 dollar contribution.
    - Elimination of "me too" provision.
    - No layoff protections.

2. Adopt a corresponding Resolution for CalPERS stating the City is no longer paying the Local #1 members' employee contribution effective June 13, 2015.
3. Direct staff to initiate contract negotiations toward a new MOU.

Attachments:

1: Cost impact of LBFO Terms
2: Local 1 LBFO Resolution
3: CalPERS Member Contribution Resolution

Prepared by:

/s/ Natalie Springer
Natalie Springer
Human Resources Director

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
Local 1--Fiscal Impact Last Best & Final Offer

	Last Best & Final Offer
Cost of 5% Furlough Restored	$ 348,700
Savings from EEs Paying 8.0% of PERS	(306,200)
Savings from Capping Medical at 2014 City Contribution	(110,100)
Total Citywide Savings	$ (67,600)

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY FOR EMPLOYER PAID MEMBER CONTRIBUTIONS WITH PUBLIC EMPLOYEES UNION, LOCAL 1

WHEREAS, the governing body of the City of Yuba City has the authority to implement Government Code Section 20691;

WHEREAS, the governing body of the City of Yuba City has a written labor policy or agreement which specifically provides for the normal member contributions to be paid by the employer;

WHEREAS, one of the steps in the procedures to implement 20691 is the adoption by the governing body of the City of Yuba City of a Resolution to commence said Employer Paid Member Contributions;

WHEREAS, the governing body of the City of Yuba City has identified the following conditions for the purpose of its election to pay EPMC:

- This benefit shall apply to all employees of Public Employees Union, Local #1.
- This benefit shall consist of paying 0% of the normal member contribution as EPMC.
- The effective date of this Resolution shall be June 13, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yuba City elects to pay EPMC, as set forth above.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 19th day of May 2015.

AYES;

NOES:

_____
John Dukes, Mayor

ATTEST:

_____
Terrel Locke, City Clerk

RESOLUTION NO. ____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING THE IMPLEMENTATION OF LAST, BEST, AND FINAL OFFER TERMS TO PUBLIC EMPLOYEES UNION, LOCAL #1

WHEREAS, the City's employment agreement with the Public Employees Union, Local #1 (Local 1) expired on June 13, 2014;

WHEREAS, City staff and representatives from Local 1 have negotiated Local 1's employment agreement, beginning with informational meetings in February 2014 and negotiations beginning in March 14, which included approximately 21 meetings;

WHEREAS, impasse was declared September 23, 2014;

WHEREAS, the City and Local 1 participated in both a 2-day mediation with an appointed mediator in November 2014 that was unsuccessful;

WHEREAS, the City and Local 1 participated in a 2-day fact finding hearing, including additional attempts at mediation facilitated by the factfinding panel chair, but were unsuccessful, and the panel provided a report made public on March 18, 2015,

WHEREAS, the City Council held a public hearing on the impasse on May 19, 2015;

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

1. The following terms of the City's Last, Best, and Final Offer, as presented to Local 1 in September 2014, shall be implemented effective June 13, 2015:

A. Employees pay the entire employee contribution toward CalPERS – 8% or 7%, as applicable based on their "classic" or "new" member status.
B. Elimination ½ of furlough ("work schedule" furlough)
C. Cap healthcare at 2014 dollar contribution.
D. Elimination of "me too" provision.
E. No layoff protections.

The Director of Finance is hereby authorized to make the necessary budget adjustments to implement the provisions of this resolution.

2. The City Council hereby affirms that the imposition of these terms in no way signals any unwillingness on the part of the City to meet and confer with Local 1 regarding a successor agreement to the current MOU and these new terms. The City Council hereby directs City staff to initiate the negotiations process as soon as possible with the goal of reaching an equitable agreement consistent with City budgetary restrictions and long-term goals.

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 19th day of May 2015.

AYES:

NOES:

ABSENT:

_____
John Dukes, Mayor

ATTEST:

_____
Terrel Locke, City Clerk

CITY OF YUBA CITY

City Council Reports

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

Adjournment