

2015-2019

CONSOLIDATED PLAN



ADOPTED MAY 19, 2015

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

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

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:

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

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(I)).

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

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.

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

	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

	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.

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.

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

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 rehabilitation 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

	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 2007-2011 CHAS

Source:

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 2007-2011 CHAS

Source:

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 2007-2011 CHAS
Source:

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 2007-2011 CHAS
Source:

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 2007-2011 CHAS
Source:

	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 their 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			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	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)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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

Data Source: PIC (PIH Information Center)

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.

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):

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, physical and mental conditions that make it difficult to earn a living, domestic violence situations and chronic substance abuse. The 2014 PIT identified 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 addition 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 care 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 community 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 multi-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 subsidized 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 Health 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.

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:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used 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 growth 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)

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		Not in Labor Force
	Civilian Employed	Unemployed	
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		Not in Labor Force
	Civilian Employed	Unemployed	
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.

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.

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

	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 identifies 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 infrastructure.
6	Priority Need Name	Public Facilities
	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 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 Facilities Construction/Rehabilitation
	Description	Rehabilitation for construction of public facilities 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 facilities.
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

	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 opportunities 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 identified by lower income households, including special needs populations. However, this need has a low priority because the City does not have funding available to address 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 commercial 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.

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.

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		

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 Facilities 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		

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

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 Facilities 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	Utilize 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.

7	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.
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 growth 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

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 most susceptible 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 subreipients 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 Remainder 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

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

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

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

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

Discussion

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

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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

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

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)

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 Facilities 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.

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.

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.

	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

	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 Facilities 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 Facilities 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 its 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

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(I)(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(I)(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%

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