

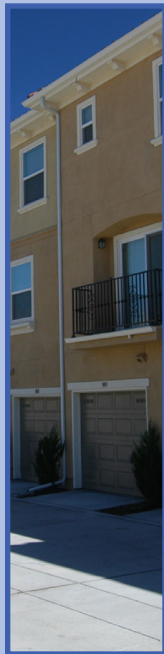


YUBA COUNTY

2013-2021 HOUSING ELEMENT UPDATE

ADOPTED JANUARY 14, 2014

RESOLUTION NO. 2014-03



PREPARED BY:



2729 PROSPECT PARK DRIVE, SUITE 220
RANCHO CORDOVA, CA 95670



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INTRODUCTION

PURPOSE AND CONTENT

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

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

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

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

The Housing Element is an eight-year plan for the 2013–2021 period. This differs from other General Plan elements, which have a longer time horizon. During the General Plan time horizon, the Housing Element will need to be updated several times. The Housing Element serves as an integral part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

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

The Housing Element consists of the following components:

- ✓ The County's Housing Plan to address identified housing needs through housing goals, policies, and programs.
- ✓ A community profile containing data and analysis of the County's demographics, housing characteristics, and existing housing needs.
- ✓ An analysis of future housing needs.



- ✓ An analysis of constraints to housing production and maintenance, such as market, governmental, and environmental factors affecting the County's ability to meet identified housing needs.
- ✓ An identification of resources to meet housing needs, including vacant land for new construction, as well as financial and administrative resources available for housing.
- ✓ An assessment of past accomplishments.

STATE REQUIREMENTS

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

State law establishes a schedule for updates to housing elements to reflect a community's changing housing needs. A critical measure of compliance with the state housing element law is the ability of a jurisdiction to accommodate its share of the regional housing construction need. Yuba County is part of the six-county Sacramento Area Council of Governments, which adopted a Regional Housing Needs Plan on September 20, 2012. This plan covers the period from October 31, 2013 through October 31, 2021.

GENERAL PLAN CONSISTENCY

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

This Housing Element Update is consistent with the recently adopted 2030 General Plan. In the future the County will continue to ensure that the Housing Element's goals and policies are consistent with—and supported by—goals and policies in the other elements, amending the Housing Elements or other elements as necessary to maintain consistency. Due to the passage of AB 162 relating to flood protection in 2007, the County may be required to amend the Safety and Conservation elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation elements. If any disadvantaged unincorporated communities are identified in the County due to analysis required to comply with SB 244, the County will amend the Land Use and Housing elements per SB 244 requirements.



PUBLIC PARTICIPATION

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

The following section describes the County's efforts to engage all segments of the community during the preparation of the updated Housing Element, including the individuals, organizations, and agencies with which the County consulted, the methods of community outreach, and a summary of comments received and how these comments have been addressed. Additional details about outreach methods and stakeholders invited are included in Appendix A.

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

PUBLIC WORKSHOPS

STAKEHOLDER WORKSHOP

To increase public awareness of the Housing Element, and participation in its preparation, the County held a Housing Element stakeholder workshop on March 12, 2013, at 3 p.m. at the County offices. A letter inviting service providers in the region was sent out. There were a number of advocates, service providers and affordable housing developers in attendance as well County staff.

The meeting began with introductions and then there was a brief presentation made by the consultant. The presentation included a summary of Housing Element State Law requirements, identification of new laws that affect this Housing Element update, a summary of demographic information from the 2010 Census and a listing of the County's current Housing Element goals, policies and programs.

Following the presentation was a roundtable discussion about needs in the community. Comments were received from the following participants:

Yuba County Health and Human Services

Yuba County Health and Human Services representatives see the growing need for more affordable rental and for sale multi-family products and identified the need to clean up some of the substandard housing throughout the unincorporated areas of the County.

California Rural Legal Assistance (CRLA)

Representative from CRLA expressed the need for larger affordable rental housing and more housing opportunities for extremely low-income households and residents. Some of the housing discrimination complaints they are seeing are from minorities, farmworkers and disabled persons who are currently



living in substandard housing. They have identified mobile homes as an untapped affordable housing option and would like to see housing programs that could improve the conditions of the current mobile home parks. CRLA would like to see the County partner with multiple adjacent Counties on joint applications for grant funding for housing near transportation hubs.

Mercy Housing

Representatives from Mercy Housing have two affordable housing projects in Linda and are struggling to keep them occupied. There are water sewer and infrastructure issues to every project, working with the Special Districts has been challenging. The County has provided CDBG funds to assisting with infrastructure but the County does not have authority over water and sewer service from the Special Districts.

Foundation of Resources for Equality and Employment for the Disabled (FREED)

Representatives from Freed would like to see the County encourage aging in place type of housing and in-law units as well as second units all with ADA accessible bathrooms on the first floor. There is a need for more affordable housing for seniors near public transit.

A survey was available for participants to fill out. The survey asked participants to rank various housing needs, housing conditions issues, and issues related to preservation of affordable housing units in terms of importance. All those who filled out the survey noted every item as the highest priority. Additional issues mentioned included the importance of working with local non-profits and other service providers to meet needs of low-income families, unhealthy and unsafe conditions in rental units, and responding to complaints by tenants.

The following is a list of workshop attendees:

- Carmen Franklin, CRLA
- Claudia Hollis, FREED
- Ilene Jacobs, CRLA
- Jennifer Vasquez, Yuba County Health and Human Services
- Kimberly Grimes, Yuba County Housing
- Pamela Morasch, Yuba County Health and Human Services
- Stephen Daues, Mercy Housing
- Vicky Cody, CRLA



PUBLIC WORKSHOP

A public workshop was held on August 28, 2013, at 6 p.m. at the Yuba County Board Chambers. A small group of attendees included representatives of CRLA. The County presented information on the following topics:

- Housing element Requirements and the Importance of Compliance
- New Legislation
- Regional Housing Needs Allocation (RHNA)
- Needs Assessment
- Goals and Policies
- Schedule

No specific comments were received at this meeting.

BOARD OF SUPERVISORS MEETING

A meeting was held on September 24, 2013, at 9:30 a.m. at the Yuba County Board Chambers. The purpose of the meeting was to receive comments from the public on the draft Housing Element and direction from the Board on any changes they would like made to the document prior to it being sent to the California Department of Housing and Community Development (HCD). The meeting was attended by a small number of community members. CRLA submitted a letter with comments on the draft Housing Element.

ADDITIONAL OUTREACH

It should also be noted that the County has attended several meeting with California Rural Legal Services (CRLA) outside the Housing Element process. The County attended one meeting on July 10, 2013 to meet one-on-one with CRLA staff and another meeting organized by CRLA on August 7, 2013 that was attended by CRLA staff, County staff, the City of Marysville and CRLA clients.

At the meeting in July, County staff spent over two hours with CRLA staff discussing the correlation of the Housing Element with other components of the General Plan and Zoning Ordinance. County staff responded to questions regarding current goals, policies, and ordinances that affect affordable housing as well as the status of our Housing Element update and comprehensive Development Code update.

The primary focus of the August meeting was to inform CRLA clients about the Housing Element updates currently being prepared by both the City of Marysville and Yuba County and opportunities for the public to participate in the process.



RESPONSE TO INPUT RECEIVED

The County has responded to input received on the Public Review Draft Housing Element as follows:

- Several of the comments regarding the need for smaller housing units, housing that allows aging in place and reasonable accommodation, transitional and supportive housing and group homes, will be addressed in the comprehensive Development Code update, anticipated to be completed in 2014.
 - A cottage housing concept similar to that contained in the Olivehurst Avenue Specific Plan will be incorporated into the development code and/or design guidelines.
 - The Development Code will be updated to make it clearer how reasonable accommodations are addressed. This will allow ramps and other items to be added to homes and exempting them from set-backs and other development standards.
 - The Development Code update will address transitional and supportive housing as well as group homes. These will provide more opportunities for developments that could meet the needs of the disabled community regardless of income level. These facilities can be individual apartments, homes, or group living arrangements. A minor revision has been made to Implementation Program H-3.1.1 Homeless Services to clarify that transitional and supportive housing is allowed according to the type of residential use allowed and not by number of persons in the structure.
- A comment was made regarding the requirement to establish minimum densities in the OAMU zone of the Olivehurst Sustainable Community & Economic Revitalization (OSCER) plan. The OSCER plan was a visioning document that was intended to gather public input and make recommendations that would be included in the Development Code Update. As such, the mechanisms to make the recommendations mentioned in this comment is through the Development Code Update which is in process with an anticipated completion date of 2014.
- A comment was made regarding the program from the previous Housing Element requiring minimum densities in multifamily zones. The County has established minimum density standards for the R-2, R-3, R-12 (ELSP), R-15 (ELSP) and R-20 (ELSP) zone districts. Minimum densities have not yet been established in the PLSP (HDR) and OAMU zone districts. These areas are being addressed as part of the Development Code update. The OASP was adopted as part of a redevelopment agency. With the elimination of the redevelopment agency this area has been re-envisioned in the OSCER Plan (includes almost the entire community of Olivehurst, not just the downtown area). The OSCER plan will be implemented through the Development Code update.
- A comment was made regarding minimum densities in the Plumas Lake Specific Plan. The list of sites in the memo in Appendix C does not include any sites in the Plumas Lake Specific Plan area. A minimum density of 21 units per acre will be maintained on the sites addressed by the Plumas Lake settlement agreement.
- A comment was made that the realistic unit capacity was not analyzed correctly for several sites in the General Commercial (C) zoning district listed in the 5th cycle land inventory (APNs 021-431-010-000, 020-020-086-000, and 020-020-094-000). These sites allow mixed use and 50



percent of the sites were analyzed at 80 percent of maximum density allowed, not 80 percent of the allowed density on the total site.

- In response to comments regarding the required rezone program from the County's previous Housing Element the memo prepared for HCD to justify that a default density of 15 units per acre is adequate in Yuba County to facilitate development of lower-income housing has been included in the Housing Element as Appendix C.
- In response to a comment requesting clarification and additional information about the Housing Choice Voucher program administered by the Yuba County Housing Authority additional information has been added to the section on the Housing Authority under the Funding and Administrative Resources section in the Resources and Constraints chapter.
- In response to a comment about whether sufficient infrastructure exists to serve the sites identified in the land inventory a clarifying statement has been added to the Summary of Water and Sewer Service Capacity on page H-116.
- In response to a request for additional information about lower income units built or approved during the previous Housing Element planning period, additional detail has been included in the Land Resources Section on pages H-78 and H-79.
- In response to a comment about the special needs of farmworkers, Implementation Program H-3.1.2 has been revised to comply with the State Employee Housing Act. The specific objective for this program has been added to detail the County's current primary objective to facilitate the provision of farmworker housing.
- In response to a comment that the County is required to comply with state law requiring permanent year-round emergency shelters be allowed without discretionary review, clarification has been added to the information that the County is in compliance with the law in the Emergency Shelters section in the Resources and Constraints chapter on page H-100.
- A comment was made about the amount of funds and administration of the Neighborhood Stabilization Program (NSP) and CDBG Housing Rehabilitation and first-time Home Buyers Assistance Programs. To a large degree these programs are market driven. During the past several years with the downturn in the economy, homeowners have not been interested in taking out loans to rehabilitate their properties. All of these programs have income restrictions limiting funds to households that earn less than 80% of median income. As such, most of the residents that purchased NSP homes also qualified for First Time Home Buyer assistance but chose not to use the program. Further, the NSP program was never intended to be an ongoing funding source (American Recovery and Reinvestment Act funds) and was never treated as such by the County. Once the NSP program is completed it will likely result in more interest in the First Time Home Buyer program as lower income households will only have market-rate homes to choose from whereas the NSP program was selling completely refurbished market-rate homes at a significant discount.
- A comment was made that the County should make efforts to identify flexible development standards and incentives for the development of second units. The County has a second unit ordinance that allows second units ministerially in the R-1, R-2, R-3 zones and within the East Linda Specific Plan consistent with state law. Program H-3.1.6 proposes to amend the Plumas Lake Specific Plan to allow second units. The second unit ordinance includes deviations to



development standards including parking in setbacks and tandem parking. Primary unit occupants are not allowed to park in these locations.

The revisions described above include all revisions needed to address the requirements of state law. The remainder of the comments received were reviewed and no changes were made either due to limited County resources to include additional programs, the comment addressed an issue that is not within the County's purview, or because they were already sufficiently addressed in the Public Review Draft Housing Element.

CIRCULATION OF THE HOUSING ELEMENT

The County circulated copies of the draft Housing Element to the public and interested organizations by posting the document on the County's website and placing copies for public review at the Community Development and Services Agency and the Yuba County Library. The County notified community organizations of the availability of the Housing Element (draft and adopted versions) through notices sent via e-mail, posted in newspapers, and posted on the County's website.

ADOPTION HEARINGS

The County conducted a meeting with the Planning Commission on December 18, 2013 to review the Housing Element and solicit a recommendation from the Planning Commission to forward the Housing Element to the Board of Supervisors for adoption. A final hearing was held with the Board of Supervisors to adopt the Housing Element on January 14, 2014.



HOUSING PLAN

INTRODUCTION

CONTENTS OF THE HOUSING PLAN

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

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

GUIDING PRINCIPLES OF THE HOUSING PLAN

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

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



- ✓ A Growing Economy Creates a Need for Affordable Housing. The County cannot ignore its ongoing obligation to support and facilitate the provision of affordable housing for those earning less than the median income, particularly lower-income households. Although economic diversification will increase opportunities for lower-income residents to raise their standards of living, many of the jobs created by a growing economy will pay lower to moderate wages. Workers earning such wages will need affordable housing.
- ✓ The County Faces Many Unmet Needs Among Current Residents. There is a substantial unmet need that exists right now in Yuba County. Significant numbers of residents live in substandard housing, overcrowded conditions, and/or pay too high a percentage of their incomes for housing. Even as it attempts to diversify its economy, the County must seek to address the unmet needs of its current citizens within the limits of its resources.
- ✓ County Resources are Limited. The County has limited resources, revenue, and administrative capacity. These limits will not change until the County's economy grows and diversifies to provide a greater revenue base to support County services. For the time being, the County must rely as much as possible on the resources and administrative capacity of other agencies and organizations to implement its housing plan. For these reasons, the County will focus on: 1) providing a regulatory climate to facilitate housing production, 2) collaborating with others to implement the actions in the Housing Plan, and 3) promoting the accessibility of available resources to the public, community organizations, housing providers, and other stakeholders.

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



GOALS, POLICIES, AND PROGRAMS

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

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

ADEQUATE SITES

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

Policy H-1.1: *Ensure that sufficient sites are appropriately zoned, with access to public services and facilities, between 2013 and 2021, and beyond, to accommodate the County's share of regional housing needs.*

Implementation Program H-1.1.1 Provide Adequate Sites for Housing

Maintain high-density residential designations on sufficient sites in the unincorporated areas of the County: Linda, Olivehurst, Plumas Lake Specific Plan, East Linda Specific Plan, and future growth areas and specific plans to accommodate the County's share of regional housing needs between 2013 and 2021 under the SACOG Regional Housing Needs Plan (adopted in 2012). The County assumes for the purpose of analysis in the Housing Element that projects on vacant parcels will build out, on average, at 80 percent of the maximum permitted density. In addition, the County has analyzed local conditions and market trends by working with local multi-family housing developers to determine that 15 units per acre is an acceptable minimum density for high-density affordable housing development.



Analysis of land currently available for residential development has been performed and found that there are sufficient vacant sites available for development of above moderate-, moderate-, low-, very low- and extremely low-income housing units.

The 2030 General Plan also identified new growth areas within the Valley Growth Boundary where higher density residential development will be allowed in conjunction with job-generating uses. These areas are identified on the General Plan Land Use map as Commercial/Mixed Use, Employment Village, and Planning Reserve. The County is currently processing an application for the Magnolia Ranch Specific Plan. If approved, the Magnolia Ranch Specific Plan will provide sites for more than 340 residential units at a minimum of 20 units per acre.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Complete comprehensive zoning code update in 2014.

Funding: Planning fees, Strategic Growth Council grant, General Fund.

Implementation Program H-1.1.2 Maintain Sufficient Inventory of Vacant Land

The comprehensive zoning code update will assign zoning and allowed densities to all unincorporated County parcels to implement the 2030 General Plan and ensure that sufficient sites at appropriate densities remain to meet the 2013 to 2021 RHNA numbers.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Complete comprehensive zoning code update in 2014.

Funding: General Fund.

Policy H-1.2: Provide for a variety of housing types to meet the housing needs of special population groups.

Implementation Program H-1.2.1 Housing for Older Adults

The County should continue to provide incentives for elderly housing, including density bonuses, fee reductions for lower income housing, expedited permit processing to meet project funding deadlines, and information that may be useful in applying for governmental funding (see Goal H-3). In addition, the County will continue to use the planned development process and specific plans to allow for flexibility in housing styles, lot patterns, and the inclusion of supportive services oriented to the needs of older adults.



Specific Objective: To increase the availability of housing choices for seniors in Yuba County.

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing.

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

Implementation Program H-1.2.2 Housing for Large Families

The County will continue to permit child care and other supportive services in proximity to, and on site in conjunction with, housing for families with children. As feasible, the County will meet with housing providers to determine needs and priorities for family housing (see Program H-2.1.1 and programs to implement Goal H-5, equal housing opportunity). The County will continue to use development standards (parking, building coverage, etc.) for multi-family housing projects that allow for units with three or more bedrooms. Amend the zoning code to allow for neighborhood services as a conditionally permitted use in the R-2, R-3, and SP-1 residential zones.

Specific Objective: Ensure that the proportion of new housing units suitable for families, particularly affordable housing units, is as close as possible to the proportion of family households in the population at-large.

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing; meet with housing providers in early stages of project design and application funding.

Funding: Permit fees, General Fund; potential funding sources for housing construction include the state's multi-family housing program, CalHOME Program, CALHFA multi-family programs and help program, state and federal low-income housing tax credits, mortgage revenue bonds (see Program H-2.2.1), CDBG, HOME, and USDA rural housing services 515 program.

Implementation Program H-1.2.3 Housing for Military Personnel

To ensure that military personnel have adequate access to the local housing market, the County will continue to meet with representatives of Beale Air Force Base (AFB) to determine if there are specific actions the County can take to assist the Beale AFB in implementing the Air Force Center for Environmental Excellence housing privatization program and family housing master plan as it pertains to Beale's recently completed housing assessment. If any such actions are identified, the County will cooperate with the Beale AFB to identify



development opportunities and sources of funding for housing to meet their needs. Increase efforts to identify potential developments and funding sources for affordable rental housing projects in close proximity to the Beale AFB.

Specific Objective: To increase the supply of housing for military personnel and their families.

Responsibility: Community Development and Services Agency.

Time Frame: Ongoing, meet with Beale AFB staff annually.

Funding: General Fund.

DEVELOPMENT OF HOUSING

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

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

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

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

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

- ✓ County staff will meet annually with housing authority staff and representatives of other agencies and private entities that provide housing, shelter, and supportive services (see Program H-6.1.1) to determine:
 - specific projects or programs that these organizations intend to pursue.
 - funding requirements.
 - appropriate state, federal, or private funding sources that should be accessed.
 - the appropriate lead agency for submitting a funding request.
 - the County's role in supporting a funding request when the County is not the lead agency.



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

- ✓ Based on the results of annual meetings with housing providers, the County may apply directly for funds that require a municipality as the applicant (such as the Small Cities CDBG Program). For programs in which either a municipality or a nonprofit organization may apply (such as the non-entitlement HOME program), the County will meet with the nonprofit seeking funding to determine the most appropriate applicant. When a nonprofit organization intends to apply directly for funding, Yuba County may undertake one or more of the following actions to support the applicant:
 - expedited project review and approval to coincide with the application funding cycle.
 - approval of density bonuses and/or other incentives, as provided for in chapter 12.130 of the Yuba County zoning ordinance, to increase the financial feasibility of the proposed project.
 - assistance in assembling demographic and housing needs data to support the application.
 - assistance in grant administration, if necessary, to demonstrate administrative capacity to the funding source.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing. Meet with housing providers prior to subsequent fiscal year funding cycles for various state and federal programs. Apply for funding, or assist nonprofit organizations in applying for funding, quarterly between 2013 and 2021, as appropriate. The frequency of applications will be based on the funding cycles for specific state and federal programs, County staff capacity, and the readiness of proposed programs or projects that meet state and federal funding criteria. (See Program H-3.1.6 for further details on the timing of regulatory changes and Program H-1.2.1 for timing of meetings with housing providers.)

Funding: Funding sources that the County anticipates may be used during the 2013–2021 period for multi-family housing construction are: state CDBG, HOME, multi-family housing program, and CalHOME programs; CalHFA multi-family programs; low-income housing tax credits; federal home loan bank affordable housing program; HUD Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities); emergency shelter assistance program (administered



through the state of California); child care facilities finance program (administered through the state of California).

Funding sources that the County anticipates may be used during the 2013–2021 period for homebuyer assistance are HOME, mortgage credit certificates or revenue bonds, CalHFA down payment assistance program, CalHOME program, and the California Self-Help Housing Program.

Implementation Program H-2.1.2 Community Reinvestment Act

Continue contacting financial institutions operating in the County to determine their interest in providing financing for low- and moderate-income housing in the unincorporated areas. Examples of actions the County may pursue are:

- ✓ Refer affordable housing providers to those institutions that have active community development lending programs.
- ✓ Discuss home loan practices with lenders, particularly lending patterns in Olivehurst and Linda, and seek commitments to provide funding in conjunction with County funding (through state and federal programs) for housing and neighborhood improvement activities in those two communities.
- ✓ Discuss practices with lenders that could aid small multi-family projects (typically two to four dwelling units) to obtain funding.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Contact lenders annually, between September and December. Make available a list of participating lenders to housing providers. Provide referrals of housing providers to participating lenders as requested.

Funding: Housing & Community Services Funds; General Fund.

Implementation Program H-2.1.3 Housing Authority Programs

The Yuba County Housing Authority will continue to seek additional housing choice vouchers (“Section 8” certificates) from the federal government. The County will work with the Housing Authority to help lower-income renters with housing vouchers to find housing units. Work with property owners to both accept housing vouchers and meet program requirements for housing quality and condition.

Specific Objective: N/A

Responsibility: Community Development and Services Agency; Housing Authority.

Time Frame: Annual applications for housing choice vouchers.



Funding: Federal Housing Choice Voucher program.

Implementation Program H-2.1.4 Promote the Use of Housing Programs

The County will continue to promote the use of state and federal housing programs by continuing to prepare program brochures that briefly describe available programs, who is eligible to apply, and how to apply. The brochures will be distributed to community organizations and institutions; copies will be available at County offices, libraries, post offices, and community centers, and copies will be distributed directly to residents in target areas (for programs targeted to specific communities). The County will also post program information on its website and develop a website application that can be downloaded by interested individuals.

Specific Objective: N/A

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

Time Frame: Ongoing; annually distribute program information during the fall, or when new funding becomes available.

Funding: Housing set-aside funds; Housing & Community Services Funds.

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

Implementation Program H-2.2.1 Tax-Exempt Bond Financing

Yuba County will continue to participate in the CRHMFA Homebuyers Fund which enables residents to take advantage of programs that provide financing assistance with first mortgages, down payments, and closing costs through the use of tax-exempt bonds. It is administered by the National Homebuyer's Fund. See Program H-2.1.4 for information on how the County will promote this program. In addition to promotion efforts in Program H-2.1.4, the County will make available information on the availability of homebuyer financing to the local board of Realtors, and local lending institutions. Since most building permits are either submitted by housing developers and contractors and not homeowners themselves, information will additionally be provided on various Community Development and Services Agency web pages, within the Housing Department, and at brochure kiosks within the Community Development and Services Agency.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.



Time Frame: Current and ongoing.

Funding: Tax-exempt bond proceeds; Housing & Community Services Funds; General Fund.

Implementation Program H-2.2.2 Regulatory Incentives

The County will offer a minimum density bonus provided for in state law and, in addition, consider additional density bonuses on a case-by-case basis if the proposed development meets a special housing need that cannot be met without the additional density bonus. Other development incentives/concessions that the County may consider on a case-by-case basis are:

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

The County will promote its density bonus program through an informational brochure available at the County's permit counter, information posted on the County's website, and at pre-application meetings with housing developers. The Development Code update will reevaluate development standards for affordable housing and age-restricted projects so that special exceptions and/or density bonuses may not be required to meet the needs of these types of projects, thus reducing the processing time and cost for such projects.

Specific Objective: Increase awareness of the County's density bonus program and encourage its use in conjunction with affordable or senior housing.

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing. Amendments to comply with GC §65915 will be included in the comprehensive Development Code update. Provide information at permit counter and post on County's website within 60 days of adoption of Development Code.

Funding: Permit fees; General Fund.



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

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

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

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

The County will coordinate with housing providers and seek funding for acquiring and rehabilitating and/or converting rental properties or motels to create housing units for extremely low-income households.

The County may also seek funding to "buy down" the cost of new or preserved housing units in either income-restricted or mixed-income housing projects, if cost-effective.

Specific Objective: Assist in obtaining funds and supporting services for extremely low-income households including the homeless; pursue funding applications for 4-5 extremely low-income households during the planning period.

Responsibility: Community Development and Services Agency.

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

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



ADDRESS AND REMOVE CONSTRAINTS

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

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

Implementation Program H-3.1.1 Homeless Services

Yuba County will continue to cooperate with homeless shelter providers and meet the needs of individuals and families without permanent housing, including the homeless. In addition, the County will meet with providers of emergency shelters and transitional housing to determine the need and appropriate locations for such facilities in the unincorporated area (see Program H-1.2.1). The County will take the following actions to meet the needs of the homeless:

- ✓ The zoning code will be amended to define and allow transitional and supportive housing by right in all zones where residential uses are allowed. These uses will be allowed in the same way as other residential uses in the zones.
- ✓ The County should assist shelter and transitional housing providers in applying for state and federal funding to support the development of emergency shelters and transitional housing (see Program H-6.1.1).
- ✓ The County should continue to work with homeless service providers, through the County Health and Human Services Department, to arrange for motels to overnight vouchers for homeless persons and the placement of homeless individuals and families.
- ✓ The County will meet with representatives of Marysville, Yuba City, and Sutter County to determine the need and a potential location for an additional site for a homeless facility serving the Yuba City-Marysville urban area.

Specific Objective: N/A

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

Time Frame: Current and ongoing; meet with local government representatives as necessary to reach consensus on the need and appropriate location for an additional homeless facility.

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

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

Seek to meet the needs of farmworkers and their families to increase the supply of affordable housing for low-income families, many of whom are farmworkers (see Programs H-6.1.1 and H-1.2.2). Migrant farmworker housing is currently allowed only in the Exclusive Agricultural (AE) zone, although Implementation Program H-3.1.6 commits the County to amending the zoning ordinance to allow housing for six persons or less in the same way residential structures are allowed in zones allowing residential uses and to allow employee housing of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone to comply with the state Employee Housing Act. This will benefit year-round residents employed in agriculture, the overwhelming majority of who are low income and who tend to have a higher percentage of large families. The County will continue to meet with the Agricultural Commissioner, farmers, ranchers, affordable housing advocates, and housing providers to address the housing needs of year-round and migrant farmworkers and to assist in the applications for state and federal funds (see Program H-6.1.1).

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

The County believes that, by allowing multi-family farmworker housing by right in the Medium Density Residential (R-2) and High Density Residential (R-3) zones, and focusing on compliance with zoning standards in other zones that conditionally allow multi-family residential uses, the County will facilitate the provision of farmworker housing and provide greater certainty for their location in these zones.

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

Specific Objective:	Facilitate allowing farmworker housing to occur on sites designated for agricultural operations and insure compliance with the Employee Housing Act.
Responsibility:	Community Development and Services Agency.
Time Frame:	See Programs H-6.1.1, H-1.2.2, and H-3.1.6, which specify separate timing. Funding: General Fund; potential sources of funding for farmworker housing include those sources listed in Program H-1.2.2, plus the state's Joe Serna, Jr.



Farmworker Housing Grant Program and USDA Rural Development 514 and 516 programs.

Implementation Program H-3.1.3 Promote Alternative Housing Types

The County will continue to promote its development standards for alternative housing types, such as second units, residential care facilities, and mobile homes and mobile home parks, and housing for persons with physical and developmental disabilities, through printed literature, the County's website, and pre-application meetings. The County will prepare a brochure that summarizes development standards for alternative housing types and provide the brochure at the permit counter. The County will also post the brochure on its website. The County will also continue to encourage pre-application meetings with property owners or their representatives interested in developing alternative housing types to provide technical assistance regarding County standards and permit processes. The updated Development Code update will allow for mobile home parks in additional zoning districts. Development standards will also be included based on recommendations from the Olivehurst Sustainable Community & Economic Revitalization (OSCER) and East Linda Revitalization (ELRP) plans.

Specific Objective: Increase awareness of the County's development standards for alternative housing types.

Responsibility: Community Development and Services Agency

Time Frame: Within six months of adoption of the Development Code update, prepare and make available brochure and post on County website.

Funding: Permit fees; General Fund.

Implementation Program H-3.1.4 Funding for Drainage Improvements

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

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

Responsibility: Yuba County Water Agency; Public Works Department.

Time Frame: Five applications within the planning period



Funding: Grants, County Capital Improvement Program, Development Fees.

Implementation Program H-3.1.5 Water and Sewer Capacity Improvements

Work with the Linda County Water District (LCWD) and Olivehurst Public Utility District (OPUD) to make water and sewer service available to new development. LCWD and OPUD will expand their wastewater collection and treatment infrastructure as necessary to accommodate growth, using developer fees.

The County will continue regular communication with LCWD and OPUD on County General Plan policies and future growth vision to ensure that infrastructure needs can be met. The County will inform OPUD and LCWD of available funding sources and support efforts by OPUD and LCWD to upgrade their infrastructure.

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

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

Time Frame: Ongoing as funding is available.

Funding: General Fund; grants, and development fees.

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

The County will revise the zoning and development standards to:

- ✓ ensure that second units are allowed in single family and multi-family zones including specific plan areas within the Valley Growth Boundary consistent with GC §65852.2.
- ✓ treat employee housing that serves six or fewer persons as a single family structure and permitted in the same manner as other single family structures of the same type in the same zone (per Health and Safety Code Section 17021.5) in all zones allowing single-family residential uses. The zoning and development standards will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Health and Safety Code Section 17021.6) to comply with the State Employee Housing Act.
- ✓ allow residential care facilities for six or fewer persons as a permitted use in zones where a single-family residence is a principally permitted use and residential care facilities for seven or more persons as a conditionally permitted use in zones where a single-family residence is a principally permitted use.
- ✓ revise the ratio of required parking spaces to reflect the number of bedrooms in a dwelling unit, which is a reasonable predictor of parking



demand. For example, one parking space per unit plus a reasonable factor for guest parking may be adequate for studio and small one-bedroom units, housing designed for seniors, and housing designed for single working adults.

- ✓ modify chapter 12.130 in the County's ordinance code concerning density bonus requirements to comply with GC §65915.
- ✓ ensure that "transitional housing" and "supportive housing," as those terms are defined in California GC §65582, are treated as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone, in conformance with §65583 of the California Government Code.
- ✓ modify the maximum building height in the OAMU zone to match the 36-foot height limit found within other high-density residential zones, such as the Plumas Lake Specific Plan High Density Residential zone.
- ✓ allow for neighborhood services as a conditionally permitted use in residential zones.
- ✓ remove the definition of "family" from the zoning code or modify the definition to remove the reference to a maximum of five unrelated persons.
- ✓ strengthen the minimum density ordinance to require developers to build projects at, or greater than, the minimum density of each zone. Minimum densities for each zone shall be established as part of the Development Code update and shall also include minimum densities for residential areas within the Plumas Lake and East Linda Specific Plans.
- ✓ define single-room occupancy units and identify that such units are allowed in the County's multi-family zones and ensure that development standards facilitate the development of this type of housing.
- ✓ provide exceptions in the zoning ordinance for reasonable accommodations necessary to make housing available for persons with disabilities, and speed the processing time for such requests. This procedure will be a ministerial process, with minimal processing fee, subject to staff approval so long as the requested exception does not impose an undue financial or administrative burden on the County, and would not require a fundamental alteration in the nature of the County's land use policies and zoning ordinance.
- ✓ review constraints associated with setbacks and lot coverage requirements and revise the regulations as appropriate to address the identified constraint of achieving maximum allowable densities in zones.
- ✓ based on developer experience in the County, increase allowed heights in the R-3 zone and other appropriate zones and allow additional height increases with Design Review to address the identified constraint of achieving maximum allowable densities.



Specific Objective: N/A

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

Time Frame: Complete with comprehensive zoning ordinance update. Adoption anticipated in 2014.

Funding: General Fund; Strategic Growth Council grant; permit fees.

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

Implementation Program H-3.2.1 Conditions of Approval

The County will continue to include compliance with, and reference to GC §65589.7 in the conditions of approval for subdivisions that require “will-serve” letters from the sewer and water districts.

Specific Objective: N/A

Responsibility: Community Development and Services Agency

Time Frame: Ongoing.

Funding: Project Application Fee.

Implementation Program H-3.2.2 Distribute Housing Element and Request Agency Compliance with GC §65589.7

The County will distribute the adopted housing element to special districts and request water and sewer providers for a copy of their policies demonstrating compliance with California GC §65589.7. Water and sewer providers are required to: “adopt written policies and procedures, not later than July 1, 2006, and at least once every five years thereafter, with specific objective standards for provision of services in conformance with this section.” [GC §65589.7 (b)]

These should be made available to the County on request.

Specific Objective: N/A

Responsibility: Community Development and Services Agency

Time Frame: Within six months of adoption of the housing element.

Funding: General Fund



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

CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING AFFORDABLE HOUSING STOCK

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

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

Implementation Program H-4.1.1 Housing Condition Surveys

The County will maintain current information on the condition of dwelling units in the unincorporated County area by periodically updating its housing conditions database. Approximately every eight years with the Housing Element update, the County will resurvey housing conditions to ensure the currency of its housing conditions information. The County will use the results of its housing condition survey to establish priorities and target areas for housing rehabilitation and neighborhood improvement programs.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Complete next housing condition survey during next Housing Element update cycle.

Funding: General Fund.

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

Implementation Program H-4.2.1 Code Enforcement and Abatement

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



Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing.

Funding: General Fund; Demolition & Abatement Trust (funding from a variety of sources).

Implementation Program H-4.2.2 Rehabilitation of Substandard Dwelling Units

To encourage private rehabilitation efforts, the County may apply for and/or assist eligible households in applying for various private, state, and federal sources of funding for housing rehabilitation and home repairs, including rehabilitation of mobile home parks, which would include the correction of health and safety hazards, weatherization, and the addition of space to alleviate overcrowding. Yuba County will continue to make available an informational brochure describing various programs for assisting low-income households in rehabilitating their dwelling units. The brochure will be posted on the County's website and may also be distributed to social services and community organizations throughout the county, and to target area households and property owners.

To avoid discouraging rehabilitation efforts, the County will allow non-conforming dwelling units to be rehabilitated so long as the non-conformity is not increased and there is no threat to public health and safety. The County will continue to promote its standards for rehabilitating non-conforming structures through information at the County's permit counter and pre-application meetings with property owners or their representatives.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing; apply annually for additional funding from state and federal sources.

Funding: CDBG; HOME; USDA Rural Housing Services.

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



Implementation Program H-4.3.1 Relocation Assistance

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

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing.

Funding: Relocation Trust Fund (reimbursed through a variety of funding sources)

AFFORDABLE HOUSING PRESERVATION

GOAL H-5: PRESERVE AFFORDABLE HOUSING.

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

Implementation Program H-5.1.1 Preservation of Multi-family Rental Housing

In the event that the County receives requests for the conversion of rental apartments to condominium ownership, the County will require one-year advanced notice of low-income households residing in the development at the time of initial notice. The County will deny any conversion requests unless the notice and procedural requirements of state law are met. In the event 50 percent or more of the units have rents that are affordable to low-income households, the County will require that the right of first refusal be given to a private, nonprofit, or public agency that will maintain the development as rental housing for low-income households.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing.

Funding: Property owner.

**Implementation Program H-5.1.2 Preservation of Mobile Home Parks**

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

Specific Objective:	N/A
Responsibility:	Community Development and Services Agency.
Time Frame:	Current and ongoing; provide owner or resident assistance upon request.
Funding:	Permit fees; state Mobile Home Park Assistance Program; USDA Rural Housing Services.

Implementation Program H-5.1.3 Preservation of At-Risk Rental Units

The County will work with property owners of the 153 deed-restricted units that are at risk of converting to market-rate housing to preserve the lower-income housing by providing incentives or resources, such as working with the County Housing Authority to target Section 8 vouchers for the units or assist in identifying other funds for improvements.

Additionally, when units become at risk, the County Housing Authority will comply with all noticing requirements related to at-risk units, educate tenants about their rights, and contact all potentially interested nonprofits to develop a preservation strategy for the at-risk units.

Specific Objective:	Assist, as needed, in the preservation of 153 units at-risk of converting to market-rate rents.
Responsibility:	Community Development and Services Agency, Housing Authority.
Time Frame:	Meet with owners at least one and one-half years before potential conversion.
Funding:	CalHFA Help Program; Multifamily Housing Program; HOME, CalHFA (preservation acquisition financing); mortgage insurance for purchase/refinance (HUD).



PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS

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

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

Implementation Program H-6.1.1 Special Needs Housing Priorities

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

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Annual meetings after potential grant public hearing.

Funding: General Fund; Housing & Community Services General Admin Funds.

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

Implementation Program H-6.2.1 Fair Housing Program

The County will continue to implement an equal housing opportunity program, which consists of the following actions:

- ✓ make available published information from state and federal agencies responsible for enforcing anti-discrimination laws. The County may distribute these information materials to organizations and institutions that have contact with the general public and to organizations representing home builders, real estate agents, and mortgage lenders.



- ✓ reiterate the County's fair housing policies at public meetings and hearings conducted in conjunction with CDBG and other housing and community development programs and include fair housing information in public notices of such meetings.
- ✓ train County staff that have regular and direct contact with the public on how to handle and refer housing discrimination complaints, including complaints from housing voucher holders.
- ✓ maintain a list of public and private agencies and organizations that provide counseling, legal, or other services in connection with housing discrimination complaints and refer complainants to one or more of these organizations.
- ✓ as feasible, co-sponsor annual fair housing training and/or fair housing events with one or more nonprofit organizations in Yuba County (such as California rural legal assistance).
- ✓ mail information regarding equal housing opportunity rights and responsibilities and the benefits of participation in the Housing Choice Voucher program to multi-family rental property owners. This action could be conducted in collaboration with a local nonprofit organization that specializes in fair housing law and referral of fair housing complaints.

Specific Objective: N/A

Responsibility: Community Development and Services Agency; Housing Authority.

Time Frame: Current and ongoing.

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

ENERGY CONSERVATION

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

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

Implementation Program H-7.1.1 Implement State Energy Conservation Standards

Applicants for building permits must show compliance with the state's energy conservation requirements.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing.

Funding: Permit fees.



Policy H-7.2: Include energy conservation guidelines as part of the development standards for specific plan areas.

Implementation Program H-7.2.1 Site Development Standards

The County will continue to encourage energy conservation site planning and design concepts in specific plans and large subdivisions through standards for landscaping, lot configuration, and solar access. The County will also encourage the creation of “walkable” and “bikeable” neighborhoods that reduce reliance on private automobiles through the location of housing in relation to commercial land uses, requirements for bicycle and pedestrian routes, and the location of schools and recreation areas.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing.

funding: Permit fees.

Policy H-7.3: Provide weatherization assistance to low-income households.

Implementation Program H-7.3.1 Energy Conservation Assistance for Low-Income Households

The County will continue to permit weatherization and energy conservation improvements as eligible activities under its Housing Rehabilitation Program (see Program H-4.2.2). The County will also provide program participants with information on utility company and other energy conservation assistance programs. Explore additional methods of increasing awareness of these funding opportunities.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing.

Funding: CDBG and HOME; General Fund.



PRESERVATION OF HISTORIC RESIDENCES

GOAL H-8: PROMOTE THE PRESERVATION OF HISTORIC RESIDENCES.

Policy H-8.1: *The County will encourage the preservation of residential buildings with historic or architectural value.*

Implementation Program H-8.1.1 Preservation of Historic Residences

Evaluate the potential impact of development or rehabilitation activities on historic properties. Give higher funding priority to eligible projects whose objectives include the preservation of properties identified as historic by a federal, state, or local agency.

Property owners who wish to alter or convert historic structures that are recognized by the state as historic will be required to follow state historic preservation guidelines. The County will require owners of buildings that are not presently recognized by the state, but which are recognized as of historic or architectural value by a local historic organization, to consult the state historic preservation office before any permit for exterior alterations, conversion, or demolition will be issued; if it is determined that the property is of historic or architectural significance, compliance with state guidelines for historic preservation will be required.

In public meetings and hearings on proposed activities involving the use of public funds for development or rehabilitation, the County will invite the public to comment on the potential impact of such activities on historically significant sites. Notices of such meeting and hearings will include language inviting such public comment.

The County may exempt property owners from specific historic preservation requirements, to the extent it has the authority to do so, if such requirements would conflict with handicapped access, energy conservation, seismic safety retrofitting, or if the strict application of historic preservation requirements would impose an unreasonable economic hardship on the property owner. Any such decision would be made on case-by-case basis.

Specific Objective:	N/A
Responsibility:	Community Development and Services Agency.
Time Frame:	Current and ongoing.
Funding:	Permit fees; General Fund; CDBG.



QUANTIFIED OBJECTIVES

TABLE H-1. QUANTIFIED OBJECTIVES (2013–2021)

Income Category	New Construction ¹	Rehabilitation	Conservation/ Preservation ²
Extremely Low	518	20	47
Very Low	518	20	52
Low	727	30	54
Moderate	870	0	0
Above Moderate	2,043	0	0
TOTALS	4,676	70	153

1. Units in this category include new construction of units as part of implementation of Implementation Programs H-1.2.1, H-1.2.2, H-1.2.3, H-2.2.2, H-2.2.3, H-3.1.2, and H-3.1.3.
2. The units to be preserved are addressed by Implementation Program H-5.1.3.

MONITORING, EVALUATING, AND REVISING PROGRAMS

In addition to the range of goals, policies, and programs presented above, the County has included an additional program designed to monitor, evaluate, and revise programs, as appropriate, to ensure their effectiveness in the planning period.

Implementation Program H-8.1.2 Monitoring of Housing Element Policy and Program Success

The Community Development Director or his/her designee shall monitor progress toward housing goals and implementation of housing implementation programs. On a biannual basis, the Community Development Director or designee shall review housing programs and ensure communication among responsible County departments, necessary coordination with the Planning Commission, Board of Supervisors, and proactive actions are being taken, as necessary to implement the housing implementation programs.

On an annual basis, the Community Development Director shall report to the Board of Supervisors, as appropriate, to apprise the Board of implementation of the Housing Element. The results of this monitoring shall be a part of the County's annual progress reports on the General Plan delivered to the Governor's Office of Planning and Research, and the US Department of Housing and Community Development shall be notified of progress, as appropriate. The Community Development Director or his/her designee shall use a tracking form in monitoring and reporting progress.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.



Time Frame: Biannual review of programs following adoption of the Housing Element through 2013; annual reporting to the Board of Supervisors.

Funding: General Fund.



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COMMUNITY PROFILE

POPULATION, EMPLOYMENT, AND HOUSEHOLD CHARACTERISTICS

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

As documented in this section, most of the demographic changes in Yuba County since 2000 have occurred through new residential development in the unincorporated county area (rather than within cities), which contains the majority of the county's population. There has been a gradual increase in the proportion of persons over 35 years of age as younger individuals and their families move elsewhere, possibly to pursue education and employment opportunities. Health care industries and occupations are expected to grow significantly in the coming years, and represent nine of the top ten fastest-growing occupations in the county. Overcrowding is more common among owner-occupied than renter-occupied households, although severe overcrowding is more common in renter-occupied households. Due to the downturn in the housing market, the ability to purchase a home while earning the area median income has dramatically improved since 2005.

The US Census Bureau is the main source of information for the assessment of housing needs. Other available data and reports, including the California Department of Finance (DOF) housing and population estimates, were used to supplement the US Census 2000 and 2010.

POPULATION TRENDS

According to the DOF, Yuba County's population was 73,021 in July 2012. As shown in Table H-2, the unincorporated areas of the county experienced a 24.0 percent increase in population between 2000 and 2010, or a population increase of 10,951 residents. This growth is similar to that of the county as a whole, which had a 19.8 percent increase between 2000 and 2010 or a population growth of 11,936 residents. Among the incorporated cities in the county, the population of Marysville decreased slightly, 1.6 percent between 2000 and 2010, and Wheatland experienced a large percentage increase, from 2,275 in 2000 to 3,456 in 2010, a 51.9 percent increase.

The Sacramento Area Council of Governments (SACOG) projects a more rapid population increase for the county in the ensuing years as approved master planned developments begin construction and as transportation improvements stimulate further development in Yuba County. One such development is the Plumas Lake Specific Plan, located just south of the State Route (SR) 70/SR 65 interchange, which could contain 1,168 low-density residential dwelling units, 10,626 medium-density, 750 medium-high density, and 483 high-density residential dwelling units at buildout.



TABLE H-2. POPULATION TRENDS

Jurisdiction	2000	2010	Percent Change 2000–2010
Marysville	12,268	12,072	-1.6
Wheatland	2,275	3,456	51.9
Unincorporated Yuba County	45,676	56,627	23.9
Total County	60,219	72,155	19.8

Source: US Census Bureau 2000 and 2010

POPULATION BY AGE

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

Table H-3 compares the age distribution of the population in the unincorporated county in 2000 and 2010. As this table shows, the age distribution was similar in 2000 and 2010, with small variations of 1 to 3 percent. The most significant increase was in the percentage of the population between ages 55 and 64 which went from 8.2 percent in 2000 to 11.5 percent in 2010. The most significant decrease was a 9.2 percentage point decline in the proportion of persons aged 5–14. These trends indicate an aging of the population in the county, partly because younger households are aging in place, but also because older individuals are moving into new housing being constructed in Yuba County.

TABLE H-3. AGE DISTRIBUTION

Age Group	2000		2010	
	Number	Percent	Number	Percent
<5	3,890	8.5%	5,011	9.6%
5-14	8,351	18.3%	4,755	9.1%
15-24	7,097	15.5%	8,264	15.9%
25-34	5,929	13.0%	8,134	15.6%
35-44	6,740	14.8%	7,028	13.5%
45-54	5,385	11.8%	7,460	14.3%
55-64	3,763	8.2%	6,012	11.5%
65+	4,521	9.9%	5,442	10.4%
Total	45,676	100%	52,106	100%

Source: US Census Bureau 2000 and 2010



POPULATION BY GENDER

Table H-4 shows the total population by gender for 2000 and 2010. The gender distribution between the two years remained the same with 50.6 percent of the population male and 49.4 percent female. Both gender groups also increased by similar percentages during the 10-year period. The number of males and females both increased about 24 percent.

TABLE H-4. GENDER DISTRIBUTION

Gender	2000		2010	
	Number	Percent	Number	Percent
Male	23,123	50.6%	28,662	50.6%
Female	22,553	49.4%	27,965	49.4%
Total	45,676	100%	56,627	100%

Source: SACOG Housing Element Data Profiles, November 2012

POPULATION BY RACE/ETHNICITY

Table H-5 shows the relationship between the different racial and ethnic groups in Yuba County. In 2000, the majority of the population identified as white. The next largest group in 2000 was Latino with 17.1 percent of the population identifying as solely Latino. Between 2000 and 2010, most race/ethnicity classes remained stable in their proportion of total county population with the white and Latino groups as the exception. Latinos' share of the population increased 8.5 percentage points from 17.1 to 25.6. Most of this increase was balanced by the decrease in the share of population attributed to those which identify as white, which went from 65.1 percent in 2000 to 57.6 percent in 2010.

TABLE H-5. POPULATION BY RACE/ETHNICITY

Ethnicity	2000		2010	
	Number	Percent	Number	Percent
White	29,747	65.1%	32,618	57.6%
Black	1,222	2.7%	1,598	2.8%
American Indian and Alaska Native	1,044	2.3%	1,010	1.8%
Asian	3,634	8.0%	4,047	7.1%
Native Hawaiian and Pacific Islander	74	0.2%	236	0.4%
Other	99	0.2%	69	0.1%
Two or more	2,042	4.5%	2,538	4.5%
Latino	7,814	17.1%	14,511	25.6%
Total	45,676	100.0%	56,627	100.0%

Source: SACOG Housing Element Data Profiles, November 2012



EMPLOYMENT

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

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

As shown in Table H-6, Yuba County had a resident civilian labor force of 14,552 in 2000 and 20,288 in 2010. This increase in employed residents equated to a 39.4 percent increase between 2000 and 2010. The industry sectors with the largest growth between 2000 and 2010 were public administration and information. The public administration sector increased 119.3 percent by adding 908 jobs in that period. The only industry sector to have a decrease in employed residents was agriculture, forestry, fishing and hunting, and mining. This sector lost 89 jobs between 2000 and 2010, a 7.8 percent decrease.

TABLE H-6. EMPLOYMENT IN YUBA COUNTY BY INDUSTRY, 2000–2010

Industry	2000		2010		Change 2000–2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	1,140	7.8%	1,051	5.2%	-89	-7.8%
Construction	1,423	9.8%	1,858	9.2%	435	30.6%
Manufacturing	1,360	9.3%	1,675	8.3%	315	23.2%
Wholesale trade	514	3.5%	605	3.0%	91	17.7%
Retail trade	1,847	12.7%	2,315	11.4%	468	25.3%
Transportation and warehousing, and utilities	945	6.5%	1,396	6.9%	451	47.7%
Information	222	1.5%	478	2.4%	256	115.3%
Finance, insurance, real estate, and rental and leasing	479	3.3%	973	4.8%	494	103.1%
Professional, scientific, management, administrative, and waste management services	1,288	8.9%	2,099	10.3%	811	63.0%
Educational, health, and social services	2,770	19.0%	3,826	18.9%	1,056	38.1%
Arts, entertainment, recreation, accommodation, and food services	899	6.2%	1,397	6.9%	498	55.4%
Other services (except public administration)	904	6.2%	946	4.7%	42	4.6%
Public administration	761	5.2%	1,669	8.2%	908	119.3%
Total Employed Population over 16 Years of Age	14,552	100.0%	20,288	100.0%	5,736	39.4%

Source: SACOG Housing Element Data Profiles, November 2012



Table H-7 shows the SACOG job forecasts for Yuba County in 2020 and 2035. Included is 2008 baseline total employment figures used in the SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). From 2008 to 2035, Yuba County is expected to add 10,737 jobs. This growth equates to a 75.6 percent increase from 2008.

TABLE H-7. SACOG JOB FORECAST, 2020-2035

	2008	2020 MTP/SCS	2035 MTP/SCS	Change 2008–2035	
				Number	Percent
Yuba County	14,202	16,370	24,939	10,737	75.6%

Source: SACOG MTP/SCS, 2012.

The California Employment Development Department (EDD) projects the fastest-growing occupations in the Yuba City Metropolitan Statistical Area (MSA) (which includes Yuba County) between 2008 and 2018 to include many health care occupations including personal and health care aides, home health aides, registered nurses, and medical assistants. In fact, nine out of the ten top fastest-growing occupations are in the health care industry. Table H-8 describes the Yuba City MSA's fastest-growing job categories between 2008 and 2018.

TABLE H-8. FASTEST-GROWING OCCUPATIONS (YUBA CITY MSA)

Occupation	2008 Estimated Employment	2018 Projected Employment	Percent Growth	Median Hourly Wage
Personal and Home Care Aides	1,170	1,670	42.7%	\$10.73
Home Health Aides	160	220	37.5%	\$9.62
Registered Nurses	840	1,060	26.2%	\$30.80
Medical Assistants	370	460	24.3%	\$13.39
Nursing Aides, Orderlies, and Attendants	500	610	22.0%	\$12.40
Firefighters	140	170	21.4%	\$24.63
Customer Service Representatives	380	460	21.1%	\$12.82
Dental Assistants	190	230	21.1%	\$17.88
Licensed Practical and Licensed Vocational Nurses	200	240	20.0%	\$22.72
Medical Secretaries	290	340	17.2%	\$14.07

Source: EDD 2013



Table H-9 presents the occupations with the largest number of openings projected for the 2008–2018 period in the Yuba City MSA. Cashiers and retail salespersons have the largest amount of job openings followed by fast food workers and secondary school teachers.

TABLE H-9. OCCUPATIONS WITH THE MOST OPENINGS (YUBA CITY MSA)

Category	Total Job Openings, (2008–2018)	Median Hourly Wage
Cashiers	720	\$9.34
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	720	\$9.02
Retail Salespersons	710	\$9.38
Personal and Home Care Aides	640	\$10.73
Elementary School Teachers, Except Special Education	480	N/A1
Combined Food Preparation and Serving Workers, Including Fast Food	390	\$9.10
Counter Attendants, Cafeteria, Food Concession, and Coffee Shop	360	\$9.38
Registered Nurses	360	\$30.80
Farmers and Ranchers	260	Unavailable
Waiters and Waitresses	240	\$8.98

Source: EDD 2012

Table H-10 provides a summary of work locations for the County's residents from the 2000 US Census and 2005–2009 American Community Survey (ACS). Although the percentage of Beale AFB residents who report to a workplace outside Yuba County is lower than in other communities, the number is high given that the population of Beale is expected to consist primarily of military personnel. Those commuting outside Yuba County from Beale AFB might include spouses of service members or service members who are permanently stationed at other locations but temporarily located at Beale.

TABLE H-10. POPULATION WORKING OUTSIDE YUBA COUNTY

Area	2000			2005–2009 ACS		
	Total Working	Work Outside Yuba County	Percent Working Outside Yuba County	Total Working	Work Outside Yuba County	Percent Working Outside Yuba County
Yuba County	21,990	9,492	43%	27,451	8,115	30%
Beale AFB	2,433	311	13%	1,094	84	8%
Challenge-Brownsville	311	111	36%	314	72	23%
Linda	3,804	1,747	46%	5,722	1,652	29%
Loma Rica	889	465	52%	1,223	411	34%
Marysville	4,888	2,270	46%	3,169	777	25%
Olivehurst	3,434	1,833	53%	6,769	3,058	45%
Wheatland	874	515	59%	2,206	1,072	49%

Source: US Census Bureau 2000, 2005–2009 ACS



Table H-11 shows the top 10 employers in Yuba County. Among these employers, six are government entities, one is a health service entity, one is an agricultural employer, one is a local news publication, and one is a retailer. Beale AFB is the largest employer with over 5,700 employees.

TABLE H-11. MAJOR EMPLOYERS IN YUBA COUNTY

Top Employers in 2008	Employees in 2008	Top Employers in 2012	Employees in 2012
Beale Air Force Base	5,958	Beale Air Force Base	5,797
Marysville Joint Unified School District	1,000 to 4,999	Marysville Joint Unified School District	1,200
Rideout Memorial Hospital	1,000 to 4,999	Fremont-Rideout Memorial Hospital	1,191
Yuba Community College	500 to 999	Yuba County	902
Sierra Kiwi, Inc.	250 to 499	California Department of Transportation	800
Wal-Mart	250 to 499	Wal-Mart	450
Yuba County Social Services	250 to 499	Yuba Community College	432
American Postal Workers Union	100 to 249	Bishop's Pumpkin Farm	300
Appeal-Democrat	100 to 249	Naumes, Inc.	240
Bishop's Pumpkin Farm	100 to 249	Appeal-Democrat	150

Source: Yuba-Sutter Employment Development Commission (EDC) Census 2008, Yuba-Sutter EDC Census 2013

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

One of the primary issues addressed in the 2030 Yuba County General Plan, adopted in 2011, is economic development, including job creation. Historically, job growth in the county has lagged behind residential development in recent times. The imbalance between residential and nonresidential growth has led to a greater mismatch between housing and jobs in the county overall. The lack of commercial retail and services has also created issues for county residents who must travel substantial distances to access shopping and commercial services. Based on direction from the public, the General Plan Update Advisory Committee, and the County Board of Supervisors, the Planning Department established economic development and jobs/housing balance as priority issues for the 2030 General Plan. The General Plan was designed to move toward a more sustainable balance between housing and jobs, and between nonresidential and residential development, as well as facilitating the development of mixed land uses in proximity.

HOUSEHOLD CHARACTERISTICS

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



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

As of 2010, Yuba County had an estimated 18,420 households, which represented a 22.3 percent increase from 2000. In 2010, 64.5 percent of households were owner-occupied and the remaining were renter-occupied (see Table H-12). This was a significant change from 2000 when 57.7 percent of homes were owner-occupied. Overall, Yuba County has seen an increase in the total number of households and an increase in the proportion of homes which are owner-occupied.

TABLE H-12. HOUSEHOLD GROWTH BY TENURE, 2000–2010

Year	2000	2010	Growth	
			Number	Percent
Owner Occupied	8,690	11,875	3,185	36.7%
Renter Occupied	6,373	6,545	172	2.7%
Total Households	15,063	18,420	3,357	22.3%

Source: SACOG Housing Element Data Profiles, November 2012

Table H-13 gives more detail into the characteristics of renter-occupied households in Yuba County. In both 2000 and 2010, about 52 percent of renter-occupied homes were located in multi-family housing with 48 percent living in detached single-family units. The number of renter-occupied households in multi-family households increased by 129, or 4.3 percent, between 2000 and 2010 while renter-occupied single-family households increased by just 96 units, or 2.9 percent, in the same time.

TABLE H-13. RENTER OCCUPIED HOUSEHOLDS BY TYPE, 2000 TO 2010

Year	2000	2010	Growth	
			Number	Percent
Renter-Occupied Single-Family Detached Households	3,366	3,462	96	2.9%
Renter-Occupied Multi-family Households	3,005	3,134	129	4.3%
Total Renter-Occupied Households	6,371	6,596	225	3.5%

Source: SACOG Housing Element Data Profiles, November 2012

As shown in Table H-14, according to the 2011 US Census ACS, about three-quarters of households in the county were families, while 26 percent were other households which include single-person households. A majority of families were headed by married couples, comprising 53 percent of all households.

TABLE H-14. HOUSEHOLDS BY TYPE, 2011

Household Type	2011	
	Number	Percent
Family households	17,475	74%
Married couple family	12,570	53%
Female householder, no husband present	3,218	14%
Male householder, no wife present	1,687	7%
Other households	6,270	26%
Total households	23,745	100%

Source: ACS 2011



As shown in Table H-15, household population by tenure had significant changes from 2000 to 2010. Over that period, the number of residents living in owner-occupied households increased by 43.8 percent with an additional 10,581 people living in homes they owned. Renter-occupied household population also saw growth from 2000 to 2010 with 596 additional residents moving into rented housing units. In 2000, 53.7 percent of the population lived in owner-occupied units while the remaining 46.3 percent lived in renter-occupied units. In 2010, 61.9 percent of the population lived in owner-occupied units.

TABLE H-15 HOUSEHOLD POPULATION GROWTH, 2000 TO 2010

Year	2000		2010		Growth	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied Population	24,151	53.7%	34,732	61.9%	10,581	43.8%
Renter-Occupied Population	20,798	46.3%	21,394	38.1%	596	2.9%
Total Household Population	44,949	100.0%	56,126	100.0%	11,177	24.9%

Source: SACOG Housing Element Data Profiles, November 2012

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

According to the 2005–2009 US Census ACS, the majority of homes in Yuba County fell into the “above-moderate” income category. Table H-16 shows renter-occupied households had a fairly even distribution between the five categories while 54.3 percent of owner-occupied households were above moderate and 16.4 percent were moderate-income households.

TABLE H-16 HOUSEHOLD INCOME DISTRIBUTION BY TENURE

Income Category	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low Income (<30 percent of AMI)	766	6.6%	1,358	20.0%	2,123	11.6%
Very Low Income (31-50 percent of AMI)	766	6.6%	1,358	20.0%	2,123	11.6%
Low Income (51-80 percent of AMI)	1,855	16.1%	1,511	22.2%	3,366	18.3%
Moderate Income (81-120 percent of AMI)	1,891	16.4%	1,450	21.3%	3,341	18.2%
Above Moderate Income (120+ percent of AMI)	6,275	54.3%	1,126	16.6%	7,401	40.3%

Source: SACOG Housing Element Data Profiles, November 2012; 2005-2009 Census ACS



For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Yuba County, the area median income (AMI) for 2012 is \$59,400 as reported in HCD's annual Income Limits report. The unincorporated portions of Yuba County have approximately the same distribution of household incomes as the county as a whole (Table H-17). Yuba County had a higher proportion of households in the above-moderate category than Marysville, but fewer than Wheatland. In Yuba County, 15.7 percent of households were extremely low income, 15.7 percent were very low income, and 18.4 percent were low income.

TABLE H-17 YUBA COUNTY HOUSEHOLD INCOME DISTRIBUTION

Jurisdictions	Extremely Low Income ≤30% of AMI	Very Low Income 30-50% of AMI	Low Income 50-80%	Moderate 80-120%	Above Moderate 120%+
Marysville	18.2%	18.2%	24.0%	21.4%	24.7%
Wheatland	10.6%	10.6%	15.1%	15.1%	52.3%
Yuba County	15.7%	15.7%	18.4%	18.2%	34.2%

Source: SACOG Housing Element Data Profiles, November 2012; 2005-2009 Census ACS

Table H-18 shows the distribution of household income for the region for the years 2006-2010, as reported in the ACS estimates (US Census Bureau). Median income data was not available for the unincorporated areas of Yuba County, so the countywide median income (\$46,807) from the ACS is used here as a proxy. The AMI for 2012 of \$59,400 is much larger than the median income reported in the ACS estimate. This is due to the different years of the data, i.e., HCD reports AMI for 2012 and the ACS is an estimated average of 2006 through 2010. In addition, the ACS survey has a smaller sample size and may have higher margins of error than other data sources. Yuba County's median income is lower than most neighboring counties.

TABLE H-18. REGIONAL INCOME DISTRIBUTION

Income Range	Yuba County		Sutter County	Placer County
	Number	Percent	Percent	Percent
Less than \$24,999	4,289	23.8%	16.2%	14.7%
\$25,000 to \$49,999	4,840	26.9%	26.1%	19.3%
\$50,000 to \$74,999	3,592	20.0%	19.9%	16.7%
\$75,000 to \$99,999	2,229	12.4%	12.6%	13.0%
\$100,000 or more	3,052	17.0%	25.3%	36.3%
Total	18,002	100.0%	100.0%	100.0%
Median HH Income*	\$46,807.00		\$50,944.00	\$74,447.00

Source: SACOG Housing Element Data Profiles, November 2012; 2006-2010 Census ACS; HCD State Income Limits for 2010

Note: All county figures are for unincorporated areas

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



OVERPAYMENT

“Overpayment” is a measure commonly used by public agencies to measure housing affordability. The US Department of Housing and Urban Development (HUD) refers to overpayment as “housing cost burden” in its Comprehensive Housing Affordability Strategy (CHAS) data. Households that pay more than 30 percent of their gross income for housing are said to be “overpaying” for housing. Twenty-four percent of households in Yuba County use between 30 percent and 50 percent of their income on housing while 16 percent are severely cost burdened and use 51 percent or more of their income on housing. The 2005-2009 CHAS data provide some insight into overpayment by tenure (Table H-19).

TABLE H-19. MONTHLY HOUSING COSTS OF HOUSEHOLDS BY PERCENTAGE OF INCOME, 2005-2009 AVERAGE

Income Spent on Housing	Owner-Occupied		Renter-Occupied		Total	
Less than 30 percent	7,652	64%	3,503	54%	11,155	61%
31 to 50 percent (cost burdened)	2,754	23%	1,641	25%	4,395	24%
51 percent or more (severely cost burdened)	1,469	12%	1,401	21%	2,870	16%
Total	11,875	100%	6,545	100%	18,420	100%

Source: SACOG Housing Element Data Profiles, November 2012; 2005-2009 CHAS

Residents at the lower end of the income scale are more likely to overpay for housing. Table H-20 shows the number of lower-income households that paid more than 30 percent of their income for housing. In all, 7,265 households, or 40 percent of all households, were estimated to overpay for housing in 2010. In 2010, 1,455 extremely low-income households overpaid for housing, compared to 1,572 low-income households.

TABLE H-20. LOWER-INCOME HOUSEHOLDS OVERPAYING FOR HOUSING (2010)

Category	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number Overpaying	Percent of Total Occupied Units	Number Overpaying	Percent of Total Occupied Units	Number Overpaying	Percent of Total Occupied Units
Extremely low income (<30% AMI)	425	2.3%	1,031	5.6%	1,455	7.9%
Very low income (30%–50% AMI)	425	2.3%	1,031	5.6%	1,455	7.9%
Low income (50%–80% AMI)	901	4.9%	671	3.7%	1,572	8.6%
Moderate income (80%–120% AMI)	848	4.6%	275	1.5%	1,123	6.1%
Above Moderate income (>120% AMI)	1625	8.9%	35	0.2%	1,660	9.1%
Total Units	4,224	23.0%	3,043	16.6%	7,265	39.6%

Source: SACOG Housing Element Data Profiles, November 2012; 2005-2009 CHAS



Households most significantly affected by cost burdens include:

- ✓ renter households with extremely low incomes and large families
- ✓ large families that own their home
- ✓ very low-income renters in general
- ✓ very low-income large families that own their home
- ✓ low-income renters
- ✓ small families that own their home

OVERCROWDING

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

As shown in Table H-21, the 2005–2009 CHAS data reports overcrowding in Yuba County was about 5 percent among owner-occupied units and 16 percent among renter-occupied units. Overall, about 1,600 housing units (or 8.7 percent of total housing units) are overcrowded in Yuba County.

TABLE H-21. OVERCROWDING

	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Overcrowded Units	515	4%	710	11%
Severely Overcrowded Units	81	1%	300	5%
Total Occupied Units	11,875		6,545	

Source: SACOG Housing Element Data Profiles, November 2012; 2005-2009 CHAS

HOUSING STOCK CHARACTERISTICS

Housing stock characteristics, including housing type, tenure, and price, are important in identifying the housing needs of Yuba County residents. A majority of housing units in the county are single-family homes, though mobile homes compose 10 percent of the housing stock. Since 2000, the affordability of homes has increased from about 40 percent to over 90 percent meaning that in 2010, 90 percent of households earning the AMI could afford to buy their own home. Home ownership is still out of reach without financial assistance to those earning 60 percent or less of AMI. Rental housing remains affordable to most households in the county.



HOUSING TYPES

Since 2000, the housing stock in unincorporated Yuba County has increased by approximately 7,112 units, or a 34.6 percent increase. The majority of the growth in housing units has been single-family homes, which composed 71.2 percent of the housing stock in 2010 and grew by 51.0 percent from 2000 to 2010. Mobile homes, RVs, vans, and other housing units accounted for 14.2 percent of the housing stock in 2000 and 10.1 percent of the housing stock in 2010, resulting in a decrease of about 113 units. Table H-22 compares the housing stock in 2000 and 2010 in more detail.

TABLE H-22 HOUSING UNIT TYPE, UNINCORPORATED COUNTY

Housing Unit Type	2000		2010	
	Number	Percent	Number	Percent
Single-family detached	13,031	63.5%	19,672	71%
Single-family attached	1,140	5.6%	456	2%
2-4 units	1487	7.2%	2463	9%
5+ units	1,965	9.6%	2,257	8%
Mobile homes, RV, Van, Etc.	2,912	14.2%	2,799	10%
Total Housing Units	20,535	100.0%	27,647	100%

Sources: US Census 2000, 2010

VACANCY RATES

As shown in Table H-23, 2,696 housing units were vacant in Yuba County according to the 2006–2010 ACS. Among these vacant units, 819 were for rent, 464 were for sale, and 123 were rented or sold but not occupied. Between the 2000 Census and the 2006–2010 ACS study, 947 additional housing units became vacant. Vacant units for sale saw a large 191 percent increase in the same period with 286 additional vacant units.

TABLE H-23. VACANCY RATES

	2000	2006–2010 ACS
Total:	1,749	2,696
For rent	475	819
For sale only	178	464
Rented or Sold, not occupied	158	123
For seasonal, recreational, or occasional use	434	429
For migrant workers	17	18
Other vacant	487	843

Source: SACOG Housing Element Data Profiles, November 2012; 2000 Census; 2006–2010 ACS



HOUSING COSTS AND AFFORDABILITY

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

OWNERSHIP HOUSING

Between August 2012 and February 2013, 840 homes were sold in the Yuba County area. Table H-24 shows the most common size of home sold in that period was three bedrooms (54 percent of total sales) followed by four bedrooms and two bedrooms.

TABLE H-24. RECENTLY SOLD HOMES

Bedrooms	Listings
1	10
2	103
3	456
4	228
5+	43
Total	840

Source: Realtor.com (February 26, 2013)

As of early 2013, foreclosure rates in Yuba County were about average with rates in surrounding counties. One in every 495 homes in Yuba County had gone into foreclosure as of January 2013. This is much higher than Nevada County's rate of 1 in every 945, yet slightly lower than Butte County's rate of 1 in every 428. As shown in Table H-25, Yuba County had a similar foreclosure rate to Sutter and Butte counties, but was significantly higher than Placer and Nevada counties.

TABLE H-25. FORECLOSURE RATES

Place	Foreclosure Rate in January 2013	Total Number of Foreclosure Properties
Yuba County	1 per 495	582
Nevada County	1 per 945	676
Placer County	1 per 673	2,113
Sutter County	1 per 429	482
Butte County	1 per 428	1,211

Source: Realtytrac.com (February 2013)



RENTAL HOUSING

Rental housing in the county consists of apartments, townhomes, and single-family homes. Table H-26 shows the range of rental prices by bedroom size. As shown below, the rental range for a studio apartment was \$400-475 per month with an average of \$440. One-bedroom apartments had an average monthly rent of \$600 followed closely by a two-bedroom rental average of \$710. Prices increase more exponentially when looking at three-, four-, and five-bedroom homes, likely reflective of the shift from apartments to single-family or town homes. The average cost of a four-bedroom unit was \$1,360.

TABLE H-26. RENTAL COSTS

Size	Number Surveyed	Rental Range	Rental Average
Studio	3	\$400-\$475	\$440
1 Bedroom	37	\$450-\$750	\$600
2 Bedroom	102	\$500-\$1,100	\$710
3 Bedroom	71	\$725-\$1,525	\$1,130
4 Bedroom	31	\$1,000-\$2,350	\$1,360
5 Bedroom	9	\$1,350-\$3,000	\$1,840

Source: Realtor.com (February 2013), Craigslist.com (April 2013)

HOUSING AFFORDABILITY

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

Table H-27 shows the maximum affordable home and rental price based on the 2012 income limits determined by the State Department of Housing and Community Development (HCD). Assuming a standard of 30 percent of gross income as the maximum amount any household should apply toward housing expenses, the table shows the highest monthly rent and the maximum purchase price for an individual or family at the top end of four income categories. For renters, housing cost refers to rent and utilities. For purchasers, housing cost includes mortgage, utilities, property tax, insurance, and homeowners' association fees as applicable. This illustration assumes a household at the top of each income range (e.g., a moderate-income four-person family could have an annual income as low as \$47,501 but the example is based on the same family with a \$71,300 income). Therefore, it would be inaccurate to infer that all households of a given size and income group could afford to pay what the table shows for a similarly sized household at the top of the income group.

A household can typically qualify to purchase a home that is two and one-half to three times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to



purchasing homes no more than two times their annual income. In the early- to mid-2000s many lenders and mortgage brokers introduced (or more extensively marketed) loan products that required very little or no down payment, interest-only loans initially, or adjustable rate loans with initial low interest rates for one to five years. These loans allowed more households to become homeowners and many borrowers to purchase homes representing a higher multiple of their earnings—sometimes four or more times the household’s annual income.

According to Table H-27, the median rent in 2011 was \$707. Assuming prices did not change significantly in two years, it is likely that many units are affordable to those with very low incomes. It is likely that an extremely low-income household would find it difficult to find an apartment of sufficient size. As can be seen in Table H-27, affording even a one-bedroom apartment could be difficult for such a household.

TABLE H-27. AFFORDABILITY OF HOUSING IN RELATION TO INCOME, 2010

Income Group	Income Range (Family of Four)	Highest Affordable Monthly Rent ¹	Median Rent ²	Affordable Purchase Price ³	Median Home Price (February 2011)
Extremely low	\$0-\$17,800	\$445	\$707	\$53,400	\$183,500 (2011) \$123,500 (2012) \$147,500 (2013)
Very low	\$17,801-\$29,700	\$743		\$89,100	
Low	\$29,701-\$47,500	\$1,188		\$142,500	
Moderate	\$47,501-\$71,300	\$1,783		\$213,900	

1. Contract rent plus utilities. Assumes a total of 30 percent of income spent on a combination of rent and utilities.

2. Source: ACS 2011

3. Affordable purchase price assumes a value of three times the maximum annual income.

Sources: ACS 2011, Appeal Democrat March 2011 & March 2013; HCD 2012 Income Limits.

Note: Area Median Income = \$59,400

The median home prices between 2011 and 2013 could be affordable to many low-income and moderate-income households but would not be affordable to very low- and extremely low-income households. Like rentals, although some homes may be available at lower costs, they may not be of sufficient size.

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

Extremely Low-Income Households. Extremely low-income households have incomes that do not exceed 30 percent of the area median income, as adjusted for family size. The maximum affordable home price for extremely low-income households ranges from \$0 to \$53,400, well below the income needed to afford a median-priced home. No for-sale homes were available at prices affordable to extremely low-income households at the time of the survey. These households are essentially priced out of the for-sale market.

For rental units, extremely low-income households can afford rents up to \$445 per month. This rental range may be enough for rental of a room within an apartment or home. However, it is unlikely that an extremely low-income large household could afford a unit with three or more bedrooms.



Very Low-Income Households. Very low-income households have an income between 30 percent and 50 percent of the area median income, as adjusted for family size. The maximum affordable home price for very low-income households ranges from \$53,401 to \$89,100, well below the median home price. As seen in Table H-27, the median price of homes of all sizes was out of the affordable range of very low-income households. Therefore, these households are also priced out of the for-sale market.

Very low-income households can afford rents between \$445 and \$743 per month. This rental range is likely enough for a one-bedroom apartment and perhaps some of the lower-priced two- and three-bedroom units. However, it is unlikely that a very low-income large household could afford a unit with four or more bedrooms.

Low-Income Households. Low-income households have incomes ranging from 51 percent to 80 percent of the AMI, as adjusted for family size. The maximum purchase price ranges from \$89,101 to \$142,500. Given current sales prices, low-income households can afford some of the lower-priced single-family homes in the county; however, many units currently listed for sale in the county are unavailable to this income group, particularly homes located in the foothills on acreage or in some of the newer subdivisions.

In the rental market, a low-income household could afford to pay rent of about \$743 to \$1,188 per month and could afford one- to two-bedroom rentals, and many of the lower three-bedroom rentals. Therefore, the smaller low-income households are able to afford rents in the county, but large households will have difficulty finding affordable large units.

Moderate-Income Households. Moderate-income households have incomes ranging from 80 percent up to 120 percent of the AMI. The maximum affordable house price for a moderate income four-person household is \$213,900. A moderate-income household should be able to find a for-sale home in the county.

In the rental market, a moderate-income four-person household can pay up to \$1,783 per month. This allows moderate-income households to afford nearly all rentals in the county, including apartments and single-family homes.

For ownership housing, the trend in housing affordability can be measured using a housing affordability index. The housing affordability index is a measurement of the percentage of homes sold that would be affordable to a family earning the median income. It should be noted that the historical trend of housing affordability goes through cycles of increasing to decreasing affordability. Data suggest that the county and region are in a down cycle of affordability. The Yuba City MSA, which includes Sutter and Yuba Counties, Housing Opportunity Index (HOI) is an affordability index prepared by Wells Fargo and the National Association of Home Builders. The HOI figures for the fourth quarter of each year are shown in Table H-28.



As shown in the Table H-28, the HOI has dropped slightly from a recent high of 92.5 percent in 2011 to 90.6 percent in the fourth quarter of 2012. The long-term trend since 2000, and especially since 2005, shows a great improvement in the affordability of homes in the Yuba City MSA.

TABLE H-28. YUBA CITY MSA¹ AFFORDABILITY INDEX FOR SELECT YEARS

Year	Index Percentage ²
2000	43.5
2001	48.5
2003	27.1
2004	16.3
2005	8.2
2006	11.8
2007	17.5
2008	65.8
2009	76.8
2010	90.3
2011	92.5
2012	90.6

Figures are the percentage of homes sold that would be affordable to a family earning the median income during the fourth quarter of each year.

The Yuba City MSA includes Sutter and Yuba Counties.

Source: National Association of Home Builders 2013

HOUSING CONDITIONS

Understanding the housing conditions in the county is important to deciding how funds may be targeted to be most effective. The age of housing is an important characteristic of supply because it often indicates housing condition. Many federal and state programs use the age of housing as one factor to determine housing rehabilitation needs. A general rule of thumb is that housing units begin to require repairs or rehabilitation after 30 years, and major rehabilitation needs arise as housing units reach 50 years of age. As shown in Table H-29, 51.3 percent of the housing stock in unincorporated Yuba County is more than 30 years old (built before 1980), indicating that many units may need repairs.

TABLE H-29. YEAR HOUSING WAS BUILT

Year Built	Number	Percent
2005 or later	3,980	14.4%
2000–2004	3,618	13.1%
1990–1999	2,938	10.6%
1980–1989	2,915	10.5%
1970–1979	4,645	16.8%
Before 1970	9,551	34.5%
Total	27,647	100.0%

Source: US Census Bureau 2010



Table H-30 shows the number of households by tenure which has one or more housing unit problems according to the 2005–2009 ACS-based CHAS database. A housing unit problem includes conditions such as lack of kitchen or plumbing, more than one person per room, or a cost burden greater than 30 percent of the AMI by income category. Overall, 8,111 of 27,647 total (29.3 percent) households reported having one or more housing unit problems. Owner-occupied households represented over half of the total units with renter-occupied units accounting for only 43.5 percent of total.

TABLE H-30 HOUSEHOLDS WITH ONE OR MORE HOUSING UNIT PROBLEMS

Income Category	Owner-Occupied	Renter Occupied	Total
Extremely Low Income	330	1,000	1,330
Very Low Income	515	1,200	1,715
Low Income	1,005	855	1,860
Moderate Income	551	295	846
Above Moderate Income	2,185	175	2,360
Total	4,586	3,525	8,111

Source: SACOG Housing Element Data Profiles, November 2012; 2005-2009 ACS based CHAS Data

In March 2013, PMC conducted a windshield survey of housing conditions throughout the county to update the 2006 survey by Mercy Housing California (Table H-31). In the sample of 391 homes, PMC found that 52 percent needed more than minor repairs. Those homes that are completely dilapidated may need to be demolished. Other homes may benefit from either a home repair or rehabilitation loan program.

TABLE H-31. HOUSING CONDITION SURVEY

Condition	Number of Units	Percent of Total
Sound	36	10%
Minor	150	38%
Moderate	166	42%
Substantial	32	8%
Dilapidated	7	2%
Total Surveyed	391	100%

Source: PMC Housing Conditions Survey, March 2013

SPECIAL HOUSING NEEDS

Certain segments of the population face difficulties finding affordable housing because of special circumstances related to age, family status, and self-care ability. State housing element law identifies special needs groups as senior households, persons with disabilities, large families, female-headed households, persons in need of emergency shelter, and farmworkers. See Table H-32 for the numbers of residents in each special needs group. State law requires the County to analyze the needs of extremely low-income households, which are covered below. The following discussion details the housing and supportive services needs of each particular group and the major programs and services available to address their needs. In Yuba County, another unique group needing special consideration includes military personnel, especially veterans.



TABLE H-32. SPECIAL NEEDS GROUPS IN YUBA COUNTY

Special Needs Groups	Persons	Households	Percent of County
Elderly (65+)	5,442		9.8%
Population with a disability (16+)	10,573		19.0%
Female-headed households with children		1,673	7.0%
Large households		3,463	14.6%
Owners		11,875	64.5%
Renters		6,545	35.5%
Agricultural workers	5,720		10.3%
Homeless persons	136		0.2%
Military veterans	6,983		12.5%

Sources: US Census 2000, US Census 2008–2010 ACS, California EDD 2008

ELDERLY

Elderly households typically have special housing needs caused by low (usually fixed) incomes, high health care costs, and declining mobility that affects self-care capacity. In 2010 there were 5,442 seniors in Yuba County as shown in Table H-33. The largest age group in Yuba County was 65 to 69 with 35.0 percent of the senior population in that group. Since 2000, the number of seniors increased 20.4 percent from 4,521 in 2000 to 5,442 in 2010.

TABLE H-33. SENIOR POPULATION COUNTS

Age Group	2000		2010		Change, 2000–2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent
65 to 69	1,485	32.8%	1,902	35.0%	417	28.1%
70 to 74	1,198	26.5%	1,444	26.5%	246	20.5%
75 to 79	908	20.1%	1,007	18.5%	99	10.9%
80 to 84	551	12.2%	639	11.7%	88	16.0%
85 to 89	278	6.1%	297	5.5%	19	6.8%
90 to 94	81	1.8%	123	2.3%	42	51.9%
95 to 99	13	0.3%	24	0.4%	11	84.6%
100 to 104	7	0.2%	5	0.1%	-2	-28.6%
105 to 109	0	0.0%	1	0.0%	1	100.0%
110+	0	0.0%	0	0.0%	0	0.0%
Total Pop 65+	4,521	100.0%	5,442	100.0%	921	20.4%

Source: SACOG Housing Element Data Profiles, November 2012; US Census 2000, 2010

Table H-34 shows the number of households by tenure grouped by the age of the householder. In 2010, there were 3,359 senior-headed households (age 65 or older) compared to 2,886 in 2000, a 16.4 percent increase.



TABLE H-34. TENURE BY AGE OF HOUSEHOLDER

Age Group	2000		2010		Change, 2000–2010			
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied		Renter-Occupied	
					Number	Percent	Number	Percent
15 - 24	140	947	243	652	103	73.6%	-295	-31.2%
25 - 34	806	1,726	1,641	1,827	835	103.6%	101	5.9%
35 - 44	1,695	1,786	2,024	1,400	329	19.4%	-386	-21.6%
45 - 54	1,964	980	2,616	1,268	652	33.2%	288	29.4%
55 - 64	1,698	435	2,586	804	888	52.3%	369	84.8%
65 - 74	1,438	267	1,626	366	188	13.1%	99	37.1%
75 - 84	764	179	914	170	150	19.6%	-9	-5.0%
85+	185	53	225	58	40	21.6%	5	9.4%
Total	8,690	6,373	11,875	6,545	3,185	36.7%	172	2.7%

Source: SACOG Housing Element Data Profiles, November 2012; US Census 2000, 2010

Many elderly households that own homes have paid off the mortgages and have equity from the home; however, most rely on fixed incomes to pay for expenses. Mismatch between relatively high value of property and low monthly incomes can create difficulty for some elderly households in maintaining their homes. These homes may now also be too large for their current needs, creating additional maintenance difficulties for occupants. Low-income elderly homeowners can receive home rehabilitation assistance through the County's housing rehabilitation loan program, which provides deferred payment loans to seniors for a wide variety of rehabilitation needs, including structural repairs, plumbing, and accessibility modifications among others. Program H-1.2.1 proposes incentives to address senior housing needs.

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

Table H-35 shows the total senior population that was under the poverty line in 2000 and the average for 2006–2010. In 2006–2010, 7.2 percent of the senior population was below the poverty line, an 11.85 percent increase from 2000 which had 347 seniors below the poverty line.



TABLE H-35. SENIORS BELOW POVERTY LEVEL

Age Group	2000		2006–2010 ACS		Change, 2000–2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent
Seniors aged 65 to 74	2,569	56.8%	3,162	59.0%	593	23.1%
65 to 74 below poverty	159	3.5%	180	3.4%	21	13.2%
Seniors aged 75+	1,749	38.7%	2,201	41.0%	452	25.8%
75+ below poverty	188	4.2%	208	3.9%	20	10.6%
Total Senior Population	4,521	100.0%	5,363	100.0%	842	18.6%
Total Senior Population below poverty	347	7.7%	388	7.2%	41	11.8%

Source: SACOG Housing Element Data Profiles, November 2012; US Census 2000, 2006–2010 ACS

AGRICULTURAL WORKERS

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

Agriculture is a major industry in Yuba County. According to the 2010 Yuba County Agricultural Crop Report, the gross revenue from agricultural and forestry operations in Yuba County was approximately \$178 million. Top products included rice, walnuts, prunes, and milk. As a result of this agricultural activity, there is a significant population of farmworkers in Yuba County (see Table H-36). Program H-3.1.2 proposes zoning code amendments and other measures to address the special needs of farmworkers.

TABLE H-36. YUBA MSA FARMWORKER ESTIMATES, 2008

Occupation	Average Annual Employment
Farm Equipment Mechanics	40
Farmers and Ranchers	3,010
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	2,670

Source: California EDD 2008

No statistics are available to indicate the locations of farmworkers in Yuba County; however, it is expected that farmworkers would seek housing in and around agricultural areas on the western end of the county. In 2007, according to the US Department of Agriculture's (USDA) Census of Agriculture, farmworkers were predominantly Latino.



As part of the USDA's 2007 Census of Agriculture, demographics and counts of farmworkers by county were released. The study estimated the number of migrant and seasonal farmworkers in California by county. The study indicated that in total, Yuba County had an estimated 2,364 farmworkers, including an estimated 1,851 seasonal farmworkers¹. According to the 2007 California EDD data, Yuba County had 1,200 persons in farm work, which represented approximately 7 percent of the employed workforce. Statewide surveys provide some insight into the demographic characteristics and housing needs of farmworkers. Among the major findings are:

Limited Income. Farmworkers typically earn very low incomes. Wages in 2007 for farmworkers in the Sacramento Valley Region² ranged from around \$9.00 to \$13.00 an hour. This would equate with an approximate salary range between \$18,000 and \$27,000 for 12 months of full-time work; however, many workers are only employed seasonally.

Overcrowding. Because of their very low incomes, farmworkers have limited housing choices and are often forced to double up to afford rents. A statewide survey indicated that overcrowding is prevalent and a significant housing problem exists among farmworkers.³

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

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

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

Several assisted housing complexes within the county can assist farmworkers who are permanent residents. Six affordable housing projects in the unincorporated areas are funded through the USDA's Rural Development Section 515 program. These affordable housing projects provide 197 units of assisted housing. In addition, Beverly Terrace, which provides 34 units of assisted housing, is partially funded through the farm labor housing program under USDA Rural Development Section 514/516.

Available housing resources for seasonal farmworkers who migrate to the region are extremely limited in relation to the number of such workers. Few agricultural landowners provide seasonal employee housing. Most migrant workers compete for limited rental housing; live in motels, trailers, their cars, or

¹ US Department of Agriculture. 2007. Census of Agriculture.

http://www.agcensus.usda.gov/Publications/2007/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_007_007.pdf

² California EDD. 2007. Agricultural Employment in California. Earnings. Available: <<http://www.calmis.ca.gov/file/agric/sac2007earn.xls>>. Accessed November 12, 2008

³ Sherman, J., et al. [Don Villarejo, Anna Garcia, Stephen McCurdy, Ketty Mobed, David Runsten, Cathy Saiki, Steven Samuels, Marc Schenker]. 1997. Finding Invisible Farm Workers: The Parlier Survey. Available: <<http://www.cirsinc.org/Documents/Pub0497.1.PDF>>. Accessed August 25, 2008.



other places not designed for seasonal housing; or live unsheltered. Overcrowding and substandard housing conditions are common among this segment of the workforce.

LARGE FAMILIES

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

Table H-37 shows the median family income by household size for Yuba County, Marysville, and Wheatland as reported in the 2006–2010 Census ACS. In Yuba County, large families with five or more persons per household earn less than similar households in Marysville, but more than those in Wheatland. Typically, three- or four-person households have the highest median family income.

Program H-1.2.2 is proposed to address the needs of large families.

TABLE H-37. MEDIAN FAMILY INCOME BY HOUSEHOLD SIZE

	Yuba County	Marysville	Wheatland
1 Person Household	\$22,495	\$20,214	\$30,326
2 Person Household	\$50,861	\$42,254	\$73,672
3 Person Household	\$60,567	\$47,500	\$83,608
4 Person Household	\$58,929	\$56,538	\$73,750
5 Person Household	\$54,550	\$57,723	\$42,778
6 Person Household	\$49,668	\$57,642	\$16,957
7+ Person Household	\$47,633	\$32,083	\$58,214
Total Median Income	\$46,807	\$37,858	\$60,213

Source: SACOG Housing Element Data Profiles, November 2012; US Census 2006–2010 ACS

Household size also varies depending on the tenure status. Table H-38 shows the household size by tenure for 2000 and 2010 in Yuba County. Across both years, the most common household size is two persons per household. In 2000, 37.7 percent of owner-occupied and 24.1 percent of renter-occupied homes were two-person households. However, in 2010, 35.6 percent of owner-occupied and 22.6 percent of renter-occupied homes were two-person households. Between 2000 and 2010, the largest percent changes occurred in six-person households for both owner- and renter-occupied. Between these years, the number of owner-occupied six-person households increased by 72.4 percent while renter-occupied homes increased by 45.5 percent. Among the large households countywide, about 55 percent were owner-occupied and 45 percent were renter-occupied in 2010. The County should encourage and work with affordable housing providers to provide affordable units to large lower-income households.



TABLE H-38. HOUSEHOLD SIZE BY TENURE

Household Size	2000		2010	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
1 Person Household	1,679	1,130	2,072	1,241
2 Person Household	3,279	1,533	4,223	1,480
3 Person Household	1,409	1,255	1,951	1,171
4 Person Household	1,157	1,174	1,707	1,112
5 Person Household	572	608	948	769
6 Person Household	301	266	519	387
7+ Person Household	293	407	455	385

Source: SACOG Housing Element Data Profiles, November 2012; US Census 2000, 2010

Table H-39 shows the housing stock in 2000 and 2006–2010 average (from the US Census ACS) organized by tenure and the number of bedrooms. From 2006–2010, an average of 0.3 percent of owner-occupied homes had no bedrooms while 1.7 percent of renter-occupied homes had no bedrooms. Between 2006 and 2010, most owner-occupied homes in Yuba County had three bedrooms. In the same period, the most common number of bedrooms in renter-occupied homes was two bedrooms.

TABLE H-39. HOUSING STOCK BY TENURE AND NUMBER OF BEDROOMS

Housing Unit Size	2000		2006–2010 ACS	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
No Bedrooms	65	164	32	114
1 Bedroom	970	1,308	397	849
2 Bedrooms	2,388	2,501	1,866	2,764
3 Bedrooms	4,337	1,779	6,385	1,959
4 Bedrooms	843	606	2,090	843
5+ Bedrooms	70	13	636	67

Source: SACOG Housing Element Data Profiles, November 2012; US Census 2000, 2006–2010 ACS

HOMELESS PERSONS

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

Beyond the need for housing, homeless individuals are likely to need supportive services such as life skills training, health care, substance abuse treatment, education, and job training. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system quickly. The remainder essentially lives in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and “throwaway” youth (children whose parents will not allow them to live at home).



Accurately assessing the homeless population is difficult because of the transient nature of the population and because many individuals are not visibly homeless but move around in temporary living conditions. The Continuum of Care conducted a point-in-time survey for every year from 2007 to 2012 for the Yuba-Sutter area. The results of these surveys are shown below in Tables H-40 and H-41.

TABLE H-40. HOMELESS POPULATION IN YUBA-SUTTER AREA

Year	Total Population	Sheltered	Unsheltered
2007	362	299	63
2008	706	583	123
2009	411	303	108
2010	512	376	136
2011	649	355	294
2012	591	409	182

Sources: Continuum of Care Statistics for Homeless Persons - Homeless Counts 2007-2012

TABLE H-41. HOMELESS SUBPOPULATIONS IN YUBA-SUTTER AREA

	2007	2009	2011
Chronic Homeless	44	78	51
Veterans	11	5	26
Persons in Households with children	150	242	241

Source: Continuum of Care Statistics for Homeless Persons - Homeless Counts 2007, 2009 and 2011

In 2011, there were 649 homeless individuals. About 7 percent of these were chronically homeless, down from 14 percent in 2007. HUD describes a chronically homeless individual as an unaccompanied disabled individual who has been continuously homeless for over one year. A large proportion of homeless individuals were found to have chronic substance abuse.

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

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

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

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

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



Sutter Yuba Continuum of Care/Homeless Consortium is a group of homeless care providers, agencies, municipalities, and nonprofits in Yuba and Sutter counties. Its purpose is to represent the homeless and assist them in finding permanent housing. The consortium conducts regular surveys of the homeless, with the most recent survey occurring in January 2011.

Casa de Esperanza, located in Yuba City, provides emergency shelter, food, counseling, and other services to help families and children recover from domestic violence and find new homes. Casa De Esperanza can accommodate 44 beds in its emergency shelter and has 12 beds available in transitional units.

Hands of Hope, in Yuba City, provides supportive services to homeless school-aged children, preschool siblings, and their families. It works in partnership with Bridges-to-Housing to provide on-site housing assistance and host events for other local agencies serving homeless families. In February 2009⁴, it opened a 6,000-square-foot day shelter where homeless families could shower, wash clothes, and catch up on homework during afternoon and evening hours.⁵

Bridges-to-Housing partners with Hands of Hope to help people find homes and provides trainings on the rights of renters, what to expect of one's landlord, and how to manage expenses and money⁶.

The **Yuba-Sutter Salvation Army** provides emergency food, shelter, and utility assistance to families and individuals in crisis. Its residential and drop-in programs target homeless families and individuals. These programs include the Relief from Energy Assistance through Community Help and the Emergency Food and Shelter Program. These two programs provide rental assistance, food assistance, utility assistance, and temporary shelter. The Salvation Army serves a yearly average of 12,300 local individuals and provides 80 beds in its emergency shelter.

The **Depot Family Crisis Center**, in operation for over 20 years, is run by the Salvation Army and provides 45 beds for longer-term housing for homeless individuals. While residing at the crisis center, residents take part in a homeless prevention program, which includes life skills, vocational training, and job search training. The Salvation Army provides transitional housing for those awaiting entry into the homeless prevention program.

Transitional housing (nine two-bedroom homes) is available to Depot graduates. Families are able to live in these homes as they seek permanent housing.

The **Cold Weather Shelter Project** is a partnership with The Salvation Army, Sutter County Housing Authority, and Yuba City that houses up to 25 families during the winter months. The program is an accelerated version of the Depot. The Cold Weather Shelter runs from December through March.

The Twin Cities Rescue Mission, located in Marysville, provides 52 beds for homeless persons and families. The mission provides meals and housing for up to three days.

⁴ Gebb, Ashley. 2009 (February 1). *Lending a hand of hope: Volunteers prepare haven for families facing hard times*. Appeal-Democrat.

⁵ Dickey, J. 2008 (July 17). *Lending a hoping hand: Work begins to transform building into 6,000-square-foot shelter*. Appeal-Democrat.

⁶ Network of Care. 2013 (January 17). *Service Members, Veterans & Their Families*.

http://sutter.networkofcare.org/veterans/services/agency.aspx?pid=BridgestoHousing_882_17_0



Regional Emergency Shelter Team (REST) was incorporated in 2010 to address homelessness in Yuba and Sutter counties. Participating churches, congregations, and other community- and faith-based organizations provide cold weather shelter and warm meals to families and single women that are homeless. REST is open from November through April and currently is serving over 90 households with children and provides almost 3,000 beds and meals each winter.

PERSONS WITH DISABILITIES

Persons with disabilities have special housing needs because of the lack of accessible and affordable housing; higher health costs associated with their disabilities; and, for those whose disabilities affect their work potential, limited income-earning opportunity. Disabilities refer to mental, physical, or health conditions that last more than six months. The 2000 US Census defined three types of disabilities: work, mobility, or self-care limitations.

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

As shown in Table H-42, between 2008 and 2010, there were approximately 6,520 persons living with a disability in Yuba County. Of the disabled population, 74.0 percent were over the age of 65. There were also 1,174 disabled persons aged 5 to 64 who were employed, with only 520 in the same age range who were unemployed.

TABLE H-42. PERSONS WITH DISABILITY BY EMPLOYMENT STATUS

	Number	Percent
Age 5–64, Employed Persons with a Disability	1,174	18.0%
Age 5–64, Not Employed Persons with a Disability	520	8.0%
Persons Age 65 Plus with a Disability	4,826	74.0%
Total Persons with a Disability	6,520	100.0%
Total Population (Civilian Non-institutional)	41,404	

Source: SACOG Housing Element Data Profiles, November 2012; US Census Bureau, 2008–2010 ACS

According to the US Census 2000, 26.1 percent of residents in the unincorporated areas had at least one of the three types of disabilities. Among persons with disabilities, 23.5 percent were elderly. Approximately 41.8 percent of persons age 21–64 with disabilities are prevented from working because of their disabilities. Table H-43 shows the US Census 2000 results in more detail.



TABLE H-43. PERSONS WITH DISABILITIES BY DISABILITY TYPE

	Number	Percent
Total Disabilities	13,705	100.0%
Total Disabilities for Ages 5–64	10,488	76.5%
Sensory disability	1,644	12.0%
Physical disability	4,445	32.4%
Mental disability	3,488	25.5%
Self-care disability	1,083	7.9%
Go-outside-home disability	2,935	21.4%
Employment disability	5,726	41.8%
Total Disabilities for Ages 65 and Over	3,217	23.5%
Sensory disability	1,248	9.1%
Physical disability	2,342	17.1%
Mental disability	1,024	7.5%
Self-care disability	717	5.2%
Go-outside-home disability	1,442	10.5%

Source: US Census Bureau, 2000 Census

Several facilities in the county assist persons with disabilities. The Alta California Regional Center, with a field office in Yuba City, is a coordinating agency for group homes assisting the developmentally disabled population. The regional center supervises a network of 21 residential care facilities in northern and central California, serving an estimated 12,000 persons. Eight adult residential care facilities are located in the county, providing capacity for 52 individuals. Adult residential facilities typically provide 24-hour nonmedical care for persons age 18–59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, or mentally disabled.

In addition, the county contains five facilities for adult day care, which provide capacity for 100 individuals. Adult day care facilities typically provide programs for frail elderly, developmentally disabled, and or mentally disabled clients.

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

Many developmentally disabled persons can live and work independently in a typical housing arrangement. Severely developmentally disabled persons may require a group living situation with supervision on site. Table H-44 shows the population in unincorporated Yuba County with developmental disabilities as reported by SACOG. The majority of the County's developmentally disabled population is between the ages of 0 and 14 with 39.4 percent of the total developmentally disabled population in that range.



TABLE H-44. PERSONS WITH DEVELOPMENTAL DISABILITIES BY AGE

Age Ranges	Population in Yuba County	Percent of Total
0 to 14	99	39.4%
15 to 22	55	21.9%
23 to 54	81	32.3%
55 to 64	13	5.2%
65 plus	3	1.2%
Total	251	100.0%

Source: SACOG Housing Element Data Profiles, November 2012

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

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

The state Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Alta Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

FEMALE-HEADED HOUSEHOLDS

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

As shown in Table H-45, there were 11,389 family households in the county in 2000 and 13,928 in 2010. Since 2000, the number of family households increased by 22.3 percent. Of these family households, 17.6 percent were female-headed in 2010. Female-headed households increased by 581, or 31.1% in 2010. Table H-45 shows more details on female-headed households in Yuba County.



TABLE H-45. FEMALE-HEADED HOUSEHOLDS

Householder Type	2000		2010	
	Number	Percent	Number	Percent
Total Families	11,389	100.0%	13,928	100.0%
Female-Headed Households	1,871	16.4%	2,452	17.6%
Female-Headed Households with children under 18	1,192	10.5%	1,673	12.0%
Female-Headed Households with no children under 18	679	6.0%	779	5.6%

Source: SACOG Housing Element Data Profiles, November 2012; US Census Bureau, 2000, 2010

Female-headed households below the poverty level are a unique group that has its own special needs to be addressed in the housing element. Table H-46 shows the number of families below the poverty level, and those which are female-headed. Between 2006 and 2010, 13.9 percent of all family households were below the poverty level. Of these family households, 824 were female-headed and below the poverty level. Overall, 350 female-headed households in 2010 had children under 18.

TABLE H-46. FAMILIES BELOW POVERTY LEVEL

Householder Type	2000		2006–2010 ACS	
	Number	Percent	Number	Percent
Total Families	11,389	100.0%	13,928	100.0%
Total Families Below Poverty Level	1,861	16.3%	1,936	13.9%
Female Headed Households Below Poverty Level	745	6.5%	824	5.9%
Female Headed Households with children under 18	364	3.2%	350	2.5%

Source: SACOG Housing Element Data Profiles, November 2012; US Census Bureau, 2000, 2006–2010 ACS

EXTREMELY LOW-INCOME HOUSEHOLDS

Households in the extremely low-income (ELI) category have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. This section outlines the number and percentage of ELI households and actions that the County may take to better serve them. ELI households may be homeless or in danger of being homeless because of their inability to find appropriately priced housing. The ELI category focuses on those households that make less than 30 percent of the AMI of \$59,400. This equates to \$17,800 for a family of four.

According to the US Census 2011 ACS, more than 13 percent of households in Yuba County were in the ELI category. As seen in Table H-47, about half of all ELI households spend more than 50 percent of their income on their housing costs. Because of these cost burdens, ELI households may require specific housing solutions, including subsidies, housing with supportive services, single-room occupancy units, shared housing, or other solutions. The County has a range of housing and supportive services programs that could assist ELI households, including participation in the Sutter-Yuba Homeless Consortium, pursuing grants for and promoting the use of state and federal housing programs, assisting eligible households in applying for various private, state, and federal sources of funding for housing rehabilitation and home repairs, preserving federally subsidized rental housing, and various health and human services related programs. Program H-2.2.3 is proposed to address the needs of extremely low-income households and residents.



TABLE H-47. EXTREMELY LOW-INCOME HOUSEHOLDS

	2000		2010	
	Renters	Owners	Renters	Owners
Percent with cost burden > 30 percent	78.9%	84.8%	57.8%	75.1%
Percent with cost burden > 50 percent	59.8%	56.5%	48.8%	51.2%

Source: CHAS 2000; Census 2006-2010 ACS

MILITARY VETERANS

Yuba County is home to Beale Air Force Base, which employs about 5,800 individuals. Many individuals who leave the military continue to live in Yuba County. The US Census 2010 ACS reported that nearly 6,980 Yuba County residents served in the military at some time. While career or retired officers in the military may have adequate resources to acquire housing meeting their needs at an affordable cost, many other former military personnel often do not have sufficient incomes to obtain adequate, affordable housing. Others may have disabilities related to their military service. Still others are homeless or unable to care for themselves. Homeless and disabled veterans comprise a substantial segment of the disabled and homeless populations, although precise statistics are not available. The needs and resources of military veterans who do not have adequate, affordable housing or have special housing needs related to their disabilities or homeless status would be similar to the needs and resources discussed previously for other special needs groups.

Several state and federal initiatives seek to provide housing and supportive service to veterans. HUD has created the HUD Veteran Resources Center, in collaboration with national veterans groups, to focus federal housing and supportive services resources on veterans needs. The California Department of Veterans Affairs assists veterans with home purchase and other housing financing; coordinates health care, homeless assistance, education, and other services for veterans; and operates several homes for elderly and disabled veterans. Program H-1.2.3 is proposed to address the needs of military veterans.

ASSISTED HOUSING DEVELOPMENTS "AT RISK" OF CONVERSION

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

INVENTORY OF ASSISTED HOUSING UNITS

Yuba County is required to identify subsidized affordable units and develop a program in its Housing Element for the preservation of assisted, affordable multi-family units. Subsequent amendments have clarified the scope of the analysis to also include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within 10 years of the beginning of the planning



period (January 1, 2023). Program H-5.1.3 commits the County to continuing to work to preserve the affordability of assisted units at-risk of converting to market-rate.

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

Although these projects are required by law to be listed as at risk of converting to market-rate housing, it is not a very good indicator of whether these units will actually convert. The inventory of assisted units required to be reported on in the Housing Element includes all multi-family rental units regulated by federal, state, and/or local programs. Such units include those developed under HUD programs, tax-exempt mortgage revenue bond programs, low-income housing tax credits, redevelopment programs, inclusionary housing programs, and density bonus programs that are eligible for conversion to market rate through the end of 2022.

Table H-48 shows the assisted housing developments in the unincorporated county. As shown, 10 developments in the county provide 647 units of assisted housing. The projects receive assistance from a variety of programs, including Section 8, Section 514/516, tax credits, USDA Section 515 and HOME funds. Table H-48 also shows the assisted housing developments in the county that are at risk of converting to market rate housing through 2022. GC §65583 requires each city and county to adopt analysis and programs for preserving assisted housing developments.



TABLE H-48. ASSISTED MULTI-FAMILY UNITS

Project Name	Address	Number of Units	Type of Subsidy	Current Owner	Affordability	Earliest Date of Expiration
Beverly Terrace	5903 Lowe Avenue, Linda, CA 95901	40	Section 514/516, Low Income Housing Tax Credits, HOME	Mercy Housing	Low, Very Low	2050
Countrywood Apartments	5984 Lowe Avenue, Linda, CA 95901	65	HOME, Section 8	Countrywood Housing Corporation	Low, Very Low, Extremely Low	2021
Oakhurst Apartments	1561 through 1575 7th Avenue, Olivehurst, 95961	63	Low Income Housing Tax Credits	Olivehurst Housing Investors, LC	Low, Very Low	2039
Vineyard Family Apartments	5552 Alicia Ave, Olivehurst, CA 95961	72	Low Income Housing Tax Credits	Global Premier Development, SunAmerica, Buckingham Property Management	Low, Very Low, Extremely Low	2038
Yuba Gardens Apartments	1840 Hammonton Smartville Rd Marysville, CA 95901	120	Section 8, Low Income Housing Tax Credits	Yuba Gardens Associates, LP	Low, Very Low, Extremely Low	2025
College View Apartments	2357 N Beale Rd Marysville, CA 95901	88	Section 8	College View Associates, L.P.	Low, Very Low, Extremely Low	2021
Casa del Este Apartments	2273 N Beale Rd Marysville, CA 95901	56	USDA Section 515	Casa Del Estates Investments	Low, Very Low	2026
Alberta Gardens Apartments	6024 Alberta Ave Linda, CA 95901	48	USDA Section 515	Alberta Gardens Investment Company	Low, Very Low	2029
Olivehurst Apartments (Somerset)	5086 Chestnut Rd Olivehurst, CA 95961	51	Section 515, Low Income Housing Tax Credits	Housing Solutions	Low, Very Low	2035
Olive Tree Senior Apartments	1901 7th Ave Olivehurst, CA 95961	44	USDA Section 515	California Affordable Housing Agency, FPI Management	Low, Very Low	2034
Total		647				

Source: California Housing Partnership Corporation, 2013



LOSS OF ASSISTED HOUSING

Covenants and deed restrictions are the typical mechanisms used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower- and moderate-income households in the long term. Over time, the County may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. Of the four affordable multi-family housing developments in unincorporated Yuba County, the 153 units in the Countrywood Apartments and College View Apartments are at risk of converting to market rate within the next 10 years.

PRESERVATION OPTIONS

TRANSFER OF OWNERSHIP

Aside from providing the current owner of an at-risk rental housing project modest financial incentives to maintain the property's affordability status, a transfer of ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project becomes eligible for a greater range of governmental assistance.

PURCHASE OF AFFORDABILITY COVENANT

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

RENTAL SUBSIDY

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

Table H-49 shows the rental subsidies required to preserve at-risk units. The calculations assume that extremely low-income households would be the likeliest recipients of rental subsidies. The total cost for rental subsidies would range from \$321 to \$873 per unit per month, which equates to \$589,356 annually.



TABLE H-49. POTENTIAL RENT SUBSIDIES

Per Unit Affordable Rent + Utilities	1 Bedroom¹	2 Bedroom²	3 Bedroom³	4 Bedroom⁴
Very Low Income (50% AMI) (A)	\$313	\$401	\$481	\$516
Per Unit Fair Market Rent (B)	\$634	\$812	\$1,173	\$1,389
Monthly Per Unit Subsidy (C=B-A)	\$321	\$411	\$692	\$873
Annual Subsidy/Unit (C * 12)	\$3,852	\$4,932	\$8,304	\$10,476
Total "At Risk" Units	153	-	-	-
Total Annual Subsidy	\$589,356	-	-	-

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

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

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

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

Note: Assumes an even distribution among bedroom sizes.

CONSTRUCTION OF REPLACEMENT UNITS

Constructing new low-income housing units is another means of replacing at-risk units that convert to market-rate use. The cost of developing the new housing depends upon a variety of factors, including density, unit size, location, land costs, and type of construction. Construction costs for recent multi-family developments averaged \$135 per square foot. Based on this average, construction of replacement units would cost approximately \$19,828,800, assuming an average unit size of 960 square feet and accounting for land cost, government fees, and other costs. The cost of constructing replacement units far exceeds the cost of the other two alternatives.

COST COMPARISONS

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

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

- ✓ Rent subsidy – \$589,356 annually or \$5,893,560 over 10 years⁷.
- ✓ Replacement through new construction – \$19,828,800.

Replacing or preserving the 153 at-risk units is costly, regardless of the method. Providing a rent subsidy program appears to be the least costly option. However, many federal and state funding programs are available for new construction of affordable housing which may greatly reduce the cost to the County.

⁷ Assumes a three percent inflation rate per year.



RESOURCES FOR PRESERVATION

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



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OPPORTUNITIES FOR ENERGY CONSERVATION

According to the US Department of Energy, residential energy use accounts for about 21 percent of all energy use nationwide,⁸ although homes in the Pacific region, with its milder climate, use up to 35 percent less energy than homes in other parts of the country. Space heating and cooling account for about 43 percent of residential energy use, followed by water heating (12 percent), and lighting (11 percent).⁹ Greater energy efficiency in these three residential components would greatly contribute to an overall reduction in energy use, and therefore, would decrease household energy costs.

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

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

⁸ Source: US Department of Energy at www.eia.doe.gov/emeu/aer/pdf/pages/sec1_3.pdf.

⁹ Source: US Department of Energy at <http://buildingsdatabook.eren.doe.gov/docs/1.2.3.pdf>.



STATE REQUIREMENTS

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

ENERGY CONSERVATION STRATEGIES AND POLICIES

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

STATE OF CALIFORNIA

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

STATE ENERGY EFFICIENCY REQUIREMENTS FOR NEW CONSTRUCTION

Title 24 of the California Code of Regulations contains California's building standards for energy efficiency. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a state legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy efficiency technologies and methods. The Energy Commission estimates that California's building efficiency standards (along with those for energy-efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978.



GREENHOUSE GAS EMISSIONS REDUCTION

The State of California adopted The California Global Warming Solutions Act in 2006 (Assembly Bill (AB) 32) and declared that “global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California.” In adopting the act, the Legislature found that human activity is one of the leading contributors to an increase in carbon dioxide, methane, and other greenhouse gases (GHG). The state has declared that these gases are leading to an increase in average global temperatures and contributing to changes in climate throughout the world. The purpose of the act is to reduce GHG emissions to 1990 levels by 2020 (25 percent reduction over current levels) and then to reduce GHGs to 80 percent below 1990 levels by 2050. Since GHG emissions are closely tied to energy sources and uses, the implementation of AB 32 will have important ramifications for Yuba County’s opportunities for energy conservation.

The California Air Resources Board (ARB) is responsible for implementation of AB 32. AB 32 requires that ARB adopt a quantified cap on GHG emissions representing 1990 emissions levels and disclose how it arrives at the cap; institute a schedule to meet the emissions cap; and develop tracking, reporting, and enforcement mechanisms to ensure that the state achieves the reductions in GHG emissions necessary to meet the cap. AB 32 also includes guidance to institute emissions reductions in an economically efficient manner and conditions to ensure that businesses and consumers are not unfairly affected by the reductions.

In October of 2008, ARB published its Climate Change Proposed Scoping Plan (Proposed Scoping Plan), which is the state’s plan to achieve GHG reductions in California required by AB 32. The Proposed Scoping Plan also includes ARB-recommended GHG reductions for each emissions sector of the state’s GHG inventory. The largest proposed GHG reductions are recommended from improving emissions standards for light-duty vehicles (estimated reductions of 31.7 MMT CO₂e), implementation of the Low-Carbon Fuel Standard (15.0 MMT CO₂e), energy-efficiency measures in buildings and appliances and the widespread development of combined heat and power systems (26.3 MMT CO₂e), and a renewable portfolio standard for electricity production (21.3 MMT CO₂e). ARB has not yet determined what amount of GHG reductions it recommends from local government operations; however, the Proposed Scoping Plan does state that land use planning and urban growth decisions will play an important role in the state’s GHG reductions because local governments have primary authority to plan, zone, approve, and permit how land is developed to accommodate population growth and the changing needs of their jurisdictions. ARB further acknowledges that decisions on how land is used will have large impacts on the GHG emissions that will result from the transportation, housing, industry, forestry, water, agriculture, electricity, and natural gas emission sectors. The Proposed Scoping Plan expects approximately 5.0 MMT CO₂e will be achieved through more efficient land use and transportation planning.

The California Air Pollutions Control Officers Association (CAPCOA), which represents local air districts, recently released a report on ways to measure and reduce GHGs at the local level, including steps that cities and counties can take to contribute to the goals of AB 32. An important local strategy recommended by CAPCOA is the adoption of General Plan policies and implementation measures that encourage energy-conserving community layout and design. Many of the recommendations are relevant for residential energy conservation. Among the suggestions are to:



- ✓ promote walkability through a highly connected street system with short blocks.
- ✓ promote mixed-use neighborhood centers and transit-oriented development.
- ✓ reduce the amount of water used for landscaping and encourage the use of recycled water for landscaping.
- ✓ promote the use of fuel-efficient heating and cooling equipment and other appliances.
- ✓ encourage green building designs in both new construction and building renovation.
- ✓ encourage building orientations and landscaping that enhance natural lighting and sun exposure.
- ✓ encourage the expansion of neighborhood-level products and services and public transit opportunities throughout the area to reduce automobile use.
- ✓ promote energy-efficient design features, including appropriate site orientation, use of light color, roofing, and building materials.
- ✓ encourage the development of affordable housing throughout the community, as well as development of housing for elderly and low- and moderate-income households near public transportation services.
- ✓ ensure that a portion of future residential development is affordable to low- and very low-income households.

YUBA COUNTY

The strategies and policies for energy conservation described above can be implemented through a number of agencies and various regulatory, voluntary, and financial assistance programs. This section briefly describes some of the potential ways to achieve energy savings through the regulations and programs of various County departments and local utility providers.

GENERAL PLAN

The Yuba County General Plan includes the policies and programs that address this issue:

- ✓ encouraging infill development in existing communities in close proximity to other uses and existing infrastructure.
- ✓ clustering development around existing communities and services, schools, retail, commercial, and employment uses to reduce the need for automobile travel.
- ✓ reducing the number of the miles county residents must travel by adopting a Trip Reduction Ordinance and requiring new development to comply.
- ✓ encouraging the development of new employment centers within the county, including closer to the foothill communities, to reduce commuting distances and times for residents.
- ✓ encouraging the development of bike paths and trail systems to reduce automobile dependence.



- ✓ creating more alternative transit options as population increases.
- ✓ using new technologies in new developments and promoting telecommuting and alternative fuel vehicles to increase fuel efficiency.
- ✓ encouraging the use of land use, transportation, and energy planning practices that reduce air quality impacts.

PROGRAMS AND IMPLEMENTATION MEASURES

PACIFIC GAS AND ELECTRIC

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

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

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



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FUTURE HOUSING NEEDS

REGIONAL HOUSING NEEDS ALLOCATION

Yuba County's share of the region's housing need is determined by the Sacramento Area Council of Governments (SACOG) through the Regional Housing Needs Plan, adopted September 20, 2012. The plan contains the Regional Housing Needs Allocation (RHNA), which specifies the share of the regional housing need allocated to each city and county by income level.

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

The County's RHNA allocation for 2013 through 2021 is 4,676 housing units, and is distributed as follows:

- ✓ Extremely Low Income (<30% AMI): 518
- ✓ Very Low Income (31-50% AMI): 518
- ✓ Low Income (51-80% AMI): 727
- ✓ Moderate Income (81-120% AMI): 870
- ✓ Above Moderate Income (>120% AMI): 2,043

Between January 2013 and July 2013, 51 housing units were constructed in Yuba County (see Table H-50). All of these units were market-rate above moderate-income units. During the same timeframe 117 units were approved in Yuba County. Many of these were for single-family homes. However, 52 units will serve extremely low to moderate-income households. 49 of the units are part of The Grove Apartments project, currently under construction. 48 of the units will be rented at prices affordable to lower-income residents. Five units will be for extremely low-income households, 32 will be for very low-income households, and 11 for low-income households. One unit will be for manager and will be rented at moderate income levels. Table H-51 below provides additional detail regarding The Grove Apartments. The other three low income units shown in the table are units rehabilitated through the Neighborhood Stabilization Program. These units have not sold yet but will be sold at prices affordable to low income households.



TABLE H-50. PROGRESS TOWARD MEETING RHNA

Income Category	RHNA	Units Built (1/1/13-7/31/13)	Units Approved (1/1/13 – 7/31/13)	Remaining Need
Extremely Low (<30% AMI)	518	0	5	513
Very Low (31-50% AMI)	518	0	32	486
Low (51–80% AMI)	727	0	14	713
Moderate (81%–120% AMI)	870	0	1	869
Above Mod (>120% AMI)	2,043	51	65	1,927
Total	4,676	51	117	4,508

Source: SACOG 2012 and County of Yuba, 2013

TABLE H-51. AFFORDABLE HOUSING PROJECTS IN PROGRESS

Project Name	Description	Funding	Operator/ Developer	Status	Target	Location	Number of Units	Type of Unit	Owner/ Renter
Hammonton/ The Grove Apartments	New Construction Multi-Family	Tax Credit Allocation Committee	Pacific West Communities	In Progress	Low/ Very Low	1491 Hammont on- Smartville Road	49	Multi- family	Renter
Total							49		



RESOURCES AND CONSTRAINTS

RESOURCES

LAND RESOURCES

The unincorporated area of Yuba County is primarily rural in nature with several smaller communities scattered throughout the county, two large communities (Linda and Olivehurst) near Marysville, and a newer community, Plumas Lake, south of Olivehurst. The Sacramento Area Council of Governments (SAGOG) has allocated 4,676 new housing units to the unincorporated county area, which the County must accommodate by October 21, 2021.

To determine whether the County has sufficient land to accommodate its share of regional housing needs for all income groups, the County must identify “adequate sites.” Under state law (California GC §65583[c][1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels.

As part of the previous Housing Element update, an analysis of the residential development potential in the County was completed in December 2008. County staff performed a parcel-specific vacant and underutilized sites analysis within the unincorporated county. This analysis was updated to remove sites that have been developed since the last housing element.

In the 4th round Housing Element update, the County included program H-1.1.1, stating that the County would accommodate the County’s remaining lower-income RHNA by redesignating land in the General Plan and zoning code updates. The County was required to rezone at least 75.2 acres¹⁰ of land zoned to permit at least 20 dwelling units per acre and needed to accommodate 1,203 housing units for extremely low-, very low-, and low-income households.

The General Plan update was completed in 2011 and additional land is designated which would accommodate this number of units at these densities. The zoning code update is underway but not complete. In addition, the County has conducted an analysis of developers’ preferences regarding density in terms of financial feasibility and compatibility with surrounding development. The County has concluded that densities of 15 units per acre or less are most appropriate and financially feasible for higher density multi-family development. Based on an analysis of vacant land available for development at 15 units per acre or greater at the time of adoption of the 4th round Housing Element, the County has

¹⁰ The unaccommodated acreage number calculated in the 2008–2013 Housing Element was 79 acres. Review of the methodology and calculations used in that document has led the County to conclude that a math error was made. The actual unaccommodated acreage number should have been 75.2 acres for the analysis presented in the previous Housing Element.



concluded that sufficient vacant land was available to accommodate the remainder of the lower-income units for the 4th round RHNA.

As reported in the 2008-2013 Housing Element, between January 2006 and July 2008, 2,140 housing units were constructed or approved in Yuba County (see Tables H-38 and H-39 of the 2008-2013 Housing Element). Between January 2006 and July 2008, 1,856 building permits were issued in Yuba County. Most of these were for single family homes. Approximately 7 percent of the permits were for multifamily units. Of the previously-mentioned building permits, 30 were affordable to lower income households. An additional 284 low- and very low- income units were in progress as of July 2008 and are now built. Each built project is guaranteed to remain affordable to low- and very-low income households for a specified period of time. The Sierra Vista project is guaranteed to remain affordable for 15 years, per a HOME resale restriction agreement, while Ross Ranch will remain affordable for 10 years per the terms and conditions of that project's HELP Loan agreement.

Between August 2008 and December 2012, 4,776 housing units were constructed or approved. Units approved include 195 low income units approved at a density of 17.7 units per acre assuming affordability to $\leq 80\%$ AMI or low income. The 195 low-income units have been approved as part of the Bear River project. This project included an amendment to the County General Plan and the Plumas Lake Specific Plan to allow for a 549.9-acre parcel to be subdivided into 1,973 lots. Of these lots, 1,928 are for single-family residential development, with lots ranging in average size from 4,050 square feet to 7,150 square feet (density of 6-11 units/acre). An 11.8 acre site was designated for multi-family residential development (195 units). These 195 units are included in the 258 low-income units built or approved during the 2008 – 2013 planning period in Table H-52. The project was approved by the Yuba County Board of Supervisors on December 16, 2008. The Large Lot map that created the residential villages and other land uses has been recorded. The small lot map to create the 1,928 single family parcels has not been recorded. To date no building permits have been issued for any single family or multi-family units within this project.

Another 100 units have been approved at 12 units per acre and assumed affordability would be for moderate income households as part of the Country Club Estates project. This project included an amendment to the County General Plan and the Plumas Lake Specific Plan to allow for a 577 acre parcel to be subdivided into lots for single-family residential development, one parcel to be developed with attached multi-family units and 226 acres of land to be used for neighborhood services, parks, schools, and public facilities. The remainder of the approved units (3,782) are at densities affordable to above-moderate income households. The project was approved by the Yuba County Board of Supervisors on December 09, 2008. To date no building permits have been issued for any single-family or multi-family units within this project.

748 total units were built between August 2008 and December 2012. None of the lower-income projects built during this time period meet the thresholds required to accommodate a portion of the County's RHNA for lower income households under the alternative adequate sites program, but have been used to address the County's overall RHNA numbers. All of the lower-income projects are guaranteed to remain affordable to extremely low, low- and very-low income households for a specified period of time and demonstrate the County's progress towards facilitating affordable housing opportunities. One housing unit was purchased by the County and rehabilitated to like new condition with energy saving appliances and other improvements, sold and deed-restricted to be affordable to extremely low income households for 15 years through the Neighborhood Stabilization Program (NSP). Two extremely low-



income households were assisted through the County's Housing Rehabilitation Program. In order to qualify for the program a household needs to be extremely low, very low or low-income. A deed was recorded for these properties that requires the household to meet income eligibility requirements through the life of the 30 year loan. Income is verified every 5 years. Seven housing units were rehabilitated, and sold to very low income households through the NSP. Three very low-income households were assisted through the County's Housing Rehabilitation Program. Six very low-income households were assisted through the County's First Time Homebuyer Program which has a 15 year affordability requirement. Twelve housing units were rehabilitated and sold to low income households through the NSP. One low-income household was assisted through the County's Housing Rehabilitation Program. Nine low income households were assisted through the County's First Time Homebuyer Program. Six housing units were rehabilitated, and sold to moderate income households through the NSP. The remaining two moderate income units are the manager units for apartment complexes built between August 2008 and December 2012. One of the units built through the NSP program was sold to a seasonal farmworker family, helping address housing for that special needs group.

Based on the units approved and built and the land inventory capacity, the County does not have an unaccommodated need from the previous planning period.

TABLE H-52
UNACCOMMODATED NEED FROM THE 2008–2013 PLANNING PERIOD

Income Category	4th Round RHNA	Built/Approved Credits	Remaining Allocation	4th Round Site Capacity	Surplus
Extremely Low	630	0	630	1,798	80
Very Low	631	251	380		
Low	966	258	708		
Moderate	1,382	100	1,282	2,001	719
Above Moderate	3,027	6,307	0	1,512	1,512
Total	6,636	6,916	3,000	5,311	2,311

Source: Yuba County and PMC, 2013

The vast majority of the county remains undeveloped or underdeveloped, with considerable acreage available for development. The results of the County's vacant land inventory updated in August 2013 are contained in Appendix B. The County has not been able to conduct an analysis of sites with re-use or redevelopment potential, so the focus of this section of the Housing Element is on the County's ability to accommodate its share of regional housing needs with vacant land. The list was updated for use in this housing element cycle by removing parcels that were developed between 2008 and 2013 and adding any new parcels available in 2013.

Based on the analysis of developable sites, the County concluded that it could accommodate between 6,001 additional housing units on vacant residential properties, assuming development at 80 percent of the maximum allowable density on those lots. For sites with mixed-use zoning 50 percent of the sites were analyzed at 80 percent of maximum density allowed. The same realistic development capacity was used in the 2002 – 2008 and 2008 – 2013 Housing Elements. It is within the Specific Plan areas that the majority of anticipated lower-density growth will occur during the planning period. Higher-density multi-family growth is expected to occur in the infill areas of the county where fees are lower and residents are closer to services. The land use inventory and the County's estimate of residential development potential are based on the following assumptions:



- ✓ Undeveloped or underdeveloped properties will develop at approximately 80 percent of maximum density.
- ✓ Only properties with sufficient infrastructure (water and sewer) available are considered for affordable housing development.
- ✓ Second units, while permissible in residential zones, are not considered in the potential unit estimates for the vacant land inventory as the County has received too few applications to estimate the potential for future development of second units.

Table H-53 provides a summary of vacant parcels and the County's estimate of residential development potential given the assumptions above. Figure H-1 shows the location of vacant properties in Yuba County. The full list of parcels is included in Appendix B.



TABLE H-53. SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL

Zoning/Specific Plan District	Acres	Maximum Density	Units @ 80% of Maximum	Units @ 80% of Max. & 50% Nonresid./ 50%Residential
Above Moderate Income				
LOGP (R-1)	187.5	6 du/ac	1,055	N/A
LOGP (C)	40.7	6-29 du/ac	50	N/A
ELSP (SP-1)	781.3	.5-20 du/ac	1,772	N/A
R-1	62.9	6 du/ac	365	N/A
C	51.9	6 du/ac	54	N/A
PLSP	44.5	4 du/ac	170	N/A
Subtotal	1168.8		3,468	N/A
RHNA			2,043	N/A
Remaining Need*			1,927	N/A
Overage/(Shortfall) of Available Sites			1,541	1,541
Moderate Income				
R-2	23.6	17 du/ac	300	N/A
R-3	1.2		27	N/A
LOGP (R-1)	13.7		66	N/A
LOGP (R-2)	42.6	17 du/ac	535	N/A
LOGP (R-3)	.5	29 du/ac	11	N/A
OASP (MU)	2.6	40 du/ac	80	40
C	45.1	29 du/ac	1,045	522
ELSP (SP-1)	9.2	8-18 du/ac	59	N/A
Subtotal	138.6		2,123	1,561
RHNA			870	870
Remaining Need*			869	869
Overage/(Shortfall) of Available Sites			1,254	692
Low-, Very Low-, and Extremely Low-Income				
OASP (MU)	4.4	40 du/ac	140	70
LOGP (R-2)	42.0	17 du/ac	566	N/A
LOGP (R-3)	19.2	29 du/ac	446	N/A
LOGP (C)	18.7	29 du/ac	433	216
ELSP (SP-1)	24.5	15 du/ac	292	N/A
R-2	18.3	17 du/ac	246	N/A
R-3	1.3	29 du/ac	30	N/A
C	2.7	29 du/ac	62	31
Subtotal	131.2		2,215	1,898
RHNA			1,763	1,763
Remaining Need*			1,712	1,712
Overage/(Shortfall) of Available Sites			503	186
Totals				
Total Sites	1,438.4		7,529	6,649
Total Overage/(Shortfall) of Available Sites			2,853	1,973

Notes:

Residential development potential shown in Table H-53 is based on the sum of the parcel-specific development potential contained in Appendix B, not total acres multiplied by density. Development potential is rounded down to the nearest whole number.

Vacant properties are located in the following areas: East Linda Specific Plan (ELSP); Plumas Lake Specific Plan (PLSP); Olivehurst Avenue Specific Plan (OASP); Linda-Olivehurst General Plan Area (LOGP); and Yuba County (within Olivehurst or Linda service district boundaries).

* Remaining Need is derived from the RHNA minus the number of building permits that have been issued between January 1, 2013 and July 31, 2013. More information about the Remaining Need can be found in Table H-50, Progress Toward Meeting RHNA, in the Future Housing Needs section.

Source: Yuba County and PMC, August 2013



Consideration of sites suitable for development of lower-income housing is based on properties which have suitable land use designations, densities, and conditions to be considered likely to develop with affordable housing. All properties listed in Table H-53 as potential sites for lower-income housing have the potential to develop at densities of 15 units per acre or greater, with adequate infrastructure, and within the time frame of the housing element. These properties have sufficient regulatory and physical conditions suitable for facilitating affordable housing development. Multiple areas of the County are likely to accommodate higher-density residential development, some of which could be affordable housing. Some sites are within the East Linda Specific Plan area. In addition to vacant land in the East Linda Specific Plan area, the County has identified development and re-use opportunities along Olivehurst and Seventh avenues in Olivehurst. The County adopted a specific plan in 1995 to create a vision for development and re-use in Olivehurst. The East Linda Specific Plan contains over 55 acres of land, of which 29 acres are designated for residential or mixed uses that allow residential densities of 40 dwelling units per acre or more (in the mixed-use category). Within the mixed-use district are parcels appropriate for affordable housing. Parcels that were less than one acre were excluded from consideration for affordable housing. All vacant parcels in this area have access to water and sewer service and are otherwise unconstrained.

None of the properties included in the vacant land inventory are constrained by environmental conditions or a lack of access to water and sewer service. All of the properties listed in Appendix B and summarized above can be served by either the Linda Water and Sewer District or the Olivehurst Public Utility District (see the Constraints section, below, for additional detail.) However, some sites may need relatively minor additional work to connect with existing lines and services. Each of the parcels in the extremely low-, very low-, and low-income category were screened for the availability of water and sewer service through a vacant lands analysis done by Mercy Housing in 2006. Parcels lacking sewer or water service were removed from the list of vacant properties appropriate for affordable housing.

As shown in Table H-53, the County currently has an abundance of parcels suitable for above moderate - income housing. In addition, there are a few but still sufficient sites available to accommodate moderate, low, very low, and extremely low-income housing units in the County's vacant land inventory. The County currently has sufficient sites to meet their RHNA numbers. Program H-1.1.2 is also included to assess the inventory of land suitable for residential development once the comprehensive zoning code update currently underway assigns zoning on a parcel basis to implement the recently adopted 2030 General Plan. The County expects sufficient land to meet the RHNA number will remain once the General Plan Land Use designations are implemented. To further ensure sufficient sites for residential development will be available in the County throughout the 2013-2021 planning period, Program H-1.1.1 is proposed. The County is currently processing the Magnolia Ranch Specific Plan which if approved, would allow for more than 340 residential units at a minimum density of 20 units per acre. In addition to the unit potential that could be created by the pending specific plan, the County will zone additional land for residential development as part of the comprehensive zoning code update if needed to continue to meet the RHNA numbers.

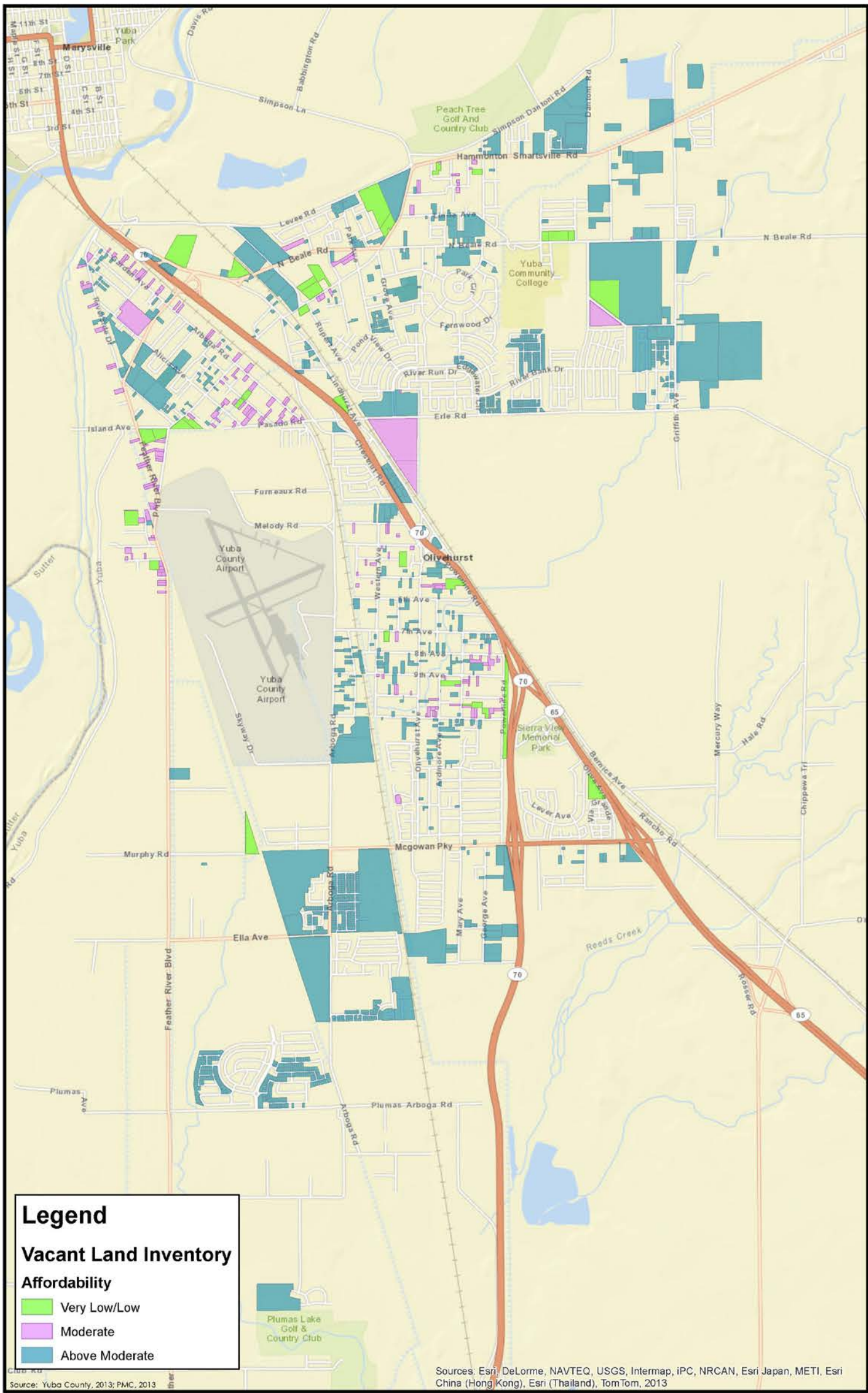


Figure H-1
Yuba County Vacant Land Inventory
PMC



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FUNDING AND ADMINISTRATIVE RESOURCES

ADMINISTRATIVE RESOURCES

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

YUBA COUNTY COMMUNITY DEVELOPMENT & SERVICES AGENCY

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

HOMEOWNERSHIP ASSISTANCE PROGRAM

The Community Development and Services Agency designed and is implementing the Homeownership Assistance Program which offers a maximum of \$60,000 at a 3 percent interest rate for the purchase of a home in Yuba County. The intent of this program is to "bridge the gap" between the funded amount of the first loan and the purchase price of the home. To qualify, the homeowner must meet certain criteria such as being a first-time homebuyer, have an existing fixed-rate mortgage, and must occupy the home as their primary residence, and the household must meet the income requirements shown in Table H-54.

TABLE H-54. MAXIMUM ANNUAL INCOME FOR HOMEOWNERSHIP ASSISTANCE PROGRAM

Household Size	Annual Gross Income
1 person	\$32,100
2 people	\$36,700
3 people	\$41,300
4 people	\$45,850
5 people	\$49,500
6 people	\$53,200
7 people	\$56,900
8 people	\$60,550

Source: County of Yuba, March 2013.



HOUSING REHABILITATION PROGRAM

The Community Development and Services Agency is currently utilizing Community Development Block Grant (CDBG) funding for the Housing Rehabilitation Program which offers low-interest loans and grants to homeowners in single-family homes to fund home repairs. Eligible repair projects include roof, foundation and structural repairs, plumbing and electrical repairs, handicap modifications, and new windows and insulation, among others. Projects not eligible for funding include new construction, application fees, escrow fees, fences, landscaping, detached structure repairs, unnecessary repairs or remodeling, and luxury items. To qualify, the applicant must meet both the property and income criteria. First, the property must be within the program target area, which includes most of the communities of Linda, Olivehurst, and Plumas Lake. Second, the household must meet the maximum income thresholds shown in Table H-55.

TABLE H-55. MAXIMUM ANNUAL INCOME FOR HOUSING REHABILITATION PROGRAM

Household Size	Annual Gross Income
1 person	\$32,100
2 people	\$36,700
3 people	\$41,300
4 people	\$45,850
5 people	\$49,550
6 people	\$53,200
7 people	\$56,900
8 people	\$60,550

Source: County of Yuba, March 2013.

HABITAT FOR HUMANITY YUBA

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

MERCY HOUSING CALIFORNIA (MHC)

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



YUBA COUNTY HOUSING AUTHORITY

The Yuba County Housing Authority administers the federal Housing Choice Voucher (Section 8) rental assistance program for the entire county. Currently, the housing choice voucher wait list is closed and the Housing Authority does not anticipate opening it anytime in the near future due to the number of families on the list and their attrition rate. However, they are currently leased up at 376 vouchers and close to 100% of their Housing Assistance Payment (HAP) payment. After meeting with HUD and discussing their payment levels and bedroom allocations they are making changes to our program that will result in the Housing Authority being able to ensure 100% of the HAP payments are spent and a lease rate of at least 90% is achieved.

FINANCIAL RESOURCES

Yuba County has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from local, state, federal and private resources, and are summarized in Table H-56. Described below that are the two largest housing funding sources the County of Yuba can use for housing production, rehabilitation, or preservation: Community Development Block Grants and Section 202 grants.

TABLE H-56. FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Federal Programs		
Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the State's allocation process	- Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
Housing Choice Voucher Program	Assistance program that provides direct funding for rental subsidies for very low-income families.	- Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	- New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	- Rehabilitation
Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing and other supportive services.	- New Construction - Rehabilitation - Homeless Assistance - Public Services
State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower-interest rate CHFA loans to home buyers who receive local secondary financing.	- Home Buyer Assistance



Program Name	Description	Eligible Activities
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many home owner and renter needs.	- Home Buyer Assistance - Rehabilitation - New Construction - Rental Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A state-funded program administered by HCD which provides low- and moderate-income households up to \$30,000 for a down payment.	- Home Buyer Assistance
Cal Home	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	- Home Buyer Assistance - Rehabilitation
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market-interest rate loans can be issued to first-time homebuyers.	- Home Buyer Assistance
Low Income Housing Tax Credits	A 4 percent annual tax credit that helps owners of rental units develop affordable housing.	- New Construction
Local Programs		
Financial Incentives under the Density Bonus Ordinance	The County's Density Bonus Ordinance offers financial incentives, as required by state law.	- New Construction
Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Nonprofit and for profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80 percent Median Family Income (MFI) qualify.	- Home Buyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB participating lenders.	- New Construction - Homebuyer Assistance - Rehabilitation - Housing Supportive Services

Source: PMC, 2013.



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

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

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

SECTION 202 GRANT FUNDING

The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. The federal government provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons and provides rent subsidies for the projects to help make them affordable.

Constraints

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

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

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

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



GOVERNMENTAL CONSTRAINTS

LAND USE CONTROLS

The Community Development Element of the Yuba County General Plan was adopted in 2011 as part of the County's comprehensive General Plan update. The element sets forth the County's policies regarding development. The County is currently updating its Zoning and Development Codes and because of this has a unique opportunity to address constraints found through the Housing Element update. Along with the zoning ordinance, the General Plan policies determine the amount of land set forth for residential uses and the type and density of units permitted in each area of the county. As shown in Table H-57, the 2030 General Plan has six land use categories that allow for residential use. The Valley Neighborhood land use designation is the primary location where residential uses of all densities and housing types are encouraged to be located. Higher density and workforce housing is encouraged in the Commercial Mixed Use and Employment designations while residential uses in the Natural Resources designation are intended to be ancillary to agricultural operations. The County allows densities ranging from less than one unit per acre up to 40 units per acre and provides for single-family development, multi-family development, and mobile homes. As the Zoning and Development Code update to codify the allowed densities in the 2030 General Plan is under way, Table H-57 also shows the densities allowed in the existing Zoning and Development Code.

TABLE H-57. GENERAL PLAN LAND USE CATEGORIES PERMITTING RESIDENTIAL USE

General Plan Land Use Category	Zoning District(s)	Density Allowed in Zoning Code (Units per Acre) ²	Density Allowed in 2030 General Plan (Units per Acre)	Typical Housing Type(s)
Valley Neighborhood	R-1, R-2, R-3, SP-1 R0.5 – 20, PLSP, OASP	.5-40	3-40	Single-family homes, mobile homes, cluster developments/cottages, duplexes, townhomes, condominiums, and apartments
Commercial Mixed Use	R-3	14-29	10-14	Cluster developments/cottages, townhomes, condominiums, and apartments
Employment	R-3	14-29	16-40	Townhomes, condominiums, and apartments
Employment Village ¹	R-3	14-29	3-40	Single-family homes, cluster developments/cottages, duplexes, townhomes, condominiums, and apartments (must occur as part of a Specific Plan and located east of Bradshaw unless it is workforce housing associated with an employment project)
Rural Community ²	AE, A/RR, RRE	0.01 – 1	0.2	Single-family homes and second dwelling units
Natural Resources	AE, A/RR, RRE	0.01 – 1	1 unit per parcel	Single-family home, second dwelling units, and farm labor housing

Source: Community Development Element, Yuba County General Plan, 2011, Yuba County Zoning Ordinance

¹ Through approval of a specific plan or community plan R-1 & R-2 may be allowed.

² Zoning densities will be adjusted as necessary in the Development Code update to be consistent with the 2030 General Plan.



RESIDENTIAL DEVELOPMENT STANDARDS

The County regulates the type, location, density, and scale of residential development, primarily through the zoning ordinance. Zoning regulations seek to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the General Plan. The zoning ordinance also serves to preserve the character and integrity of existing neighborhoods. Table H-58 summarizes the County's general development standards by residential zone. Table H-59 summarizes the residential development standards for the East Linda Specific Plan subzones, and Table H-60 summarizes development standards for applicable subzones in the Plumas Lake Specific Plan and the Olivehurst Avenue Specific Plan. An analysis of the development standards and whether they present a constraint to the development of housing is found below, separated by density, building height, yard requirements, and parking spaces.

TABLE H-58 RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	Residential Zoning District					East Linda Specific Plan District	Commercial Zoning District		
	A/RR	RRE	R-1	R-2	R-3	SP-1	C	RC	NC
Minimum Lot Size (sq. ft.)	20,000 – 40 acres	43,560	6,000	6,000	6,000	See Table H-59	6,000	6,000	6,000
Minimum building site area (sq. ft.)				2,500	1,500	See Table H-59			
Density (du/ac)	0.0125 – 2	6	7	8 – 17	14 – 29	See Table H-59	14 – 29		
Maximum Height (ft.)	35	35	30	30	30	See Table H-59	35	35	35
Yard Requirements (ft.)									
Front	30	30	27	27	27	See Table H-59	*		
Side	25	10	5	5	5	See Table H-59	*	5	
Rear	25	25	20	10	10	See Table H-59	*	20	
Lot Coverage	--	--	--	60%	60%	See Table H-59			30%
Parking Spaces (per unit)		2	2	2	2	See Table H-59			

Source: Yuba County Zoning Ordinance

* Yard requirements are zero unless adjacent to residentially zoned properties.



TABLE H-59. EAST LINDA SPECIFIC PLAN SUBZONES

Development Standard	SP R-0.5	SP R-1	SP R-2	SP R-3	SP R-4	SP R-4.5	SP R-5	SP R-6	SP R-7	SP R-8	SP R-10 ¹	SP R-12 ¹	SP R-15 ¹	SP R-20 ¹
Minimum Lot Size (sq. ft.)	2 acres	1 acre	20,000	10,000	6,000 for interior lots; 7,365 for corner lots									
Density (du/ac)	0.5	1	2	3	4	4.5	5	6	7	8	10	6 to 12	7 to 15	10 to 20
Maximum Height (ft.)	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Yard Requirements (ft.)														
Front	50	50	40	32	27	27	27	27	27	27	20	20	20	20
Side	20	15	15	10	5	5	5	5	5	5	5	5	5	5
Rear	40	35	35	30	20	15	15	10	10	10	10	10	10	10
Lot Coverage											75%	75%	75%	75%
Parking Spaces (per unit)	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Open Space Requirements											10 ft around 1 story building, 15 ft around 2 story building			

Source: Yuba County East Linda Specific Plan, 1990.

¹ May require a greater setback for second story elements.

TABLE H-60. RESIDENTIAL AND COMMERCIAL DEVELOPMENT STANDARDS FOR PLUMAS LAKE SPECIFIC PLAN (PLSP) HDR AND OLIVEHURST AREA MIXED-USE (OAMU)

Development Standard	OAMU	PLSP – HDR
Minimum Lot Size (sq. ft.)	5,000	no minimum**
Minimum building site area (sq. ft.)	--	--
Density (du/ac)	40	12
Maximum Height (ft.)	30	36
Yard Requirements (ft.)		
Front	15	20**
Side	5	5**
Rear	15/25*	20**
Lot Coverage	--	--
Parking Spaces (per unit)	1.2 for 1-2 bedrooms 2 for 3 or more bedrooms	2

Source: Yuba County Plumas Lake Specific Plan, 1993 and Olivehurst Avenue Specific Plan, 1995.

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

** Or as determined through Design Review.

Density

The maximum density permitted, defined in terms of the number of units per acre, varies by zone. The maximum density ranges from one unit per acre in the RRE zone to 29 units per acre in the high-density R-3 zone for the entire county. The C zone allows a residential density of up to 29 units per acre. The OAMU zone, specific to the OASP, allows for densities of up to 40 units per acre in a mixed-use zone;



however, this is limited to this specific area and is not allowed in any other areas of the county. Densities permitted in the R-2, R-3, and C zones have been adequate in the past to support the development of housing for very low-, low- and moderate-income households. The rental rates discussed in the Community Profile section indicate that market-rate rents are generally affordable to small households at the upper end of very low income (those earning 30 to 50 percent of median income or higher), but not necessarily extremely low- or larger very low-income households (five or more members).

Construction of multi-family housing at the densities permitted is adequate to provide housing for very low, low- and moderate-income households, while additional incentives that reduce the cost of producing housing (density bonuses, reduce parking, financial subsidies, etc.) are necessary to provide multi-family housing affordable to extremely low-income households and large families within the very low- and low-income brackets.. It is unlikely that an increase in the permitted multi-family density would significantly reduce housing production costs so that additional incentives are not needed. The allowable densities for the R-2, R-3, C, OAMU, and PLSP-HDR zones in Yuba County are sufficient to provide land suitable for the development of affordable housing.

Building Height

The maximum height is 30 feet in the SP-1, R-1, R-2, R-3, and OAMU zones. The PLSP-HDR zone has a maximum height of 36 feet and density of 21 units per acre. The 30-foot limit is adequate for construction of a single-family home and the density of multi-family units necessary to provide affordable housing. The maximum 29 units per acre in the R-3 zone could be accommodated in a two-story structure less than 30 feet in height. Based on this conclusion, the 36-foot maximum height in the PLSP-HDR zone could accommodate 21 units per acre. However, the maximum density of 40 units per acre in the OAMU zone could not possibly be accommodated with the 30-foot maximum building height. Therefore, this height limit is considered a constraint to multi-family development in Yuba County. Implementation Program H-3.1.6 will increase heights in areas allowing a maximum density of 40 units per acre as part of the comprehensive Development Code update. Additional height increases will be allowed with Design Review.

Yard Requirements

The R-2, R-3, and SP-1 R-10 through SP-1 R-20 have building setback, lot coverage, and minimum lot size requirements, which could affect what types of buildings can be placed on a parcel. The R-2 and R-3 zones have required setbacks of 27 feet for the front and 5 feet for the back and sides, and maximum lot coverage of 60 percent; the required setbacks support a maximum lot coverage of 59 percent, which is sufficient to accommodate typical construction. For the SP-1 R-10 through SP-1 R-20, the required setbacks are 20 feet for the front, 5 feet for the sides, and 10 feet for the back, and the maximum lot coverage is 75 percent. These requirements would support lot coverage of 60 percent, so they are sufficient as well. However, these setbacks and maximum lot coverage requirements reduce the amount of developable area on a lot, which could reduce the density that could be developed there. However, even with these setback and lot coverage requirements, housing dense enough to develop affordable housing can be built, so the County's existing yard requirements do not present a constraint to developing affordable housing. Implementation Program 3.1.6 calls for a review of setback and lot coverage requirements and removal of any constraints to development of lower-income housing posed by these requirements as part of the comprehensive Development Code update.



Parking Requirements

The zoning ordinance requires two parking spaces for each residential unit in all of the zones, with the exception of the OAMU zone, which has a requirement of 1.2 parking spaces for units with one to two bedrooms and two spaces for units with more than two bedrooms. Parking spaces are not required to be covered, which reduces the cost of providing two spaces and allows flexibility in the design of the parking spaces, particularly for multi-family developments. The requirement for two spaces per unit is high for smaller multi-family units, although not requiring the spaces to be covered does reduce the cost of meeting this requirement. However, smaller units are more likely to house lower-income households, senior citizens, and single people, who are less likely to own more than one car and, therefore, would require fewer parking spots. In addition, the more parking that is necessary, the more land is required to provide the spots, which reduces the amount developable land on a particular parcel, leaving less land for the development of housing.

It is recommended that the County revise the ratio of required parking spaces to reflect the number of bedrooms in a dwelling unit, which is a reasonable predictor of parking demand. For example, one parking space per unit plus a reasonable factor for guest parking may be adequate for studio and small one-bedroom units, housing designed for seniors, and housing designed for single working adults. To date, the required parking ratios have not been revised, but doing so could reduce this constraint on providing parking.

FLEXIBILITY IN DEVELOPMENT STANDARDS

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

REDUCED PARKING REQUIREMENTS

The County provides for reduced parking requirements through either a variance or the PUD process. A variance to the parking requirements is granted in three circumstances: with a specific, area, or community plan; where shared parking can be shown to reduce the need for spaces; and where an individual project can demonstrate it will have a lesser demand for parking than typical projects of its type. In the PUD process, parking requirements are reduced if the project includes substantial permanently preserved open space, off-site improvements benefitting the general public, excessive on-site recreational facilities, or alternative transportation facilities.

Residential Uses in Rural Commercial Districts

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



Density Bonus

The County offers density bonuses and regulatory incentives to developers of affordable and/or senior housing. Density bonuses are given when a project has a density increase of at least 20 percent, or lower in some cases, up to a maximum of 35 percent, in exchange for developing affordable housing. A project receives one incentive when at least 10 percent of the total units are for low-income households and 5 percent for very low-income households or 10 percent are for moderate-income households in a condominium or planned developments. Two concessions are offered for projects where at least 20 percent of the units are for lower income, at least 10 percent are for very low income, or at least 20 percent are for moderate income in a condominium or planned developments. The project may receive three concessions with at least 30 percent low income, 15 percent very low income, or 30 percent moderate income in condominium or planned developments. Regulatory concessions include reductions in development standards or modifications of zoning requirements that result in identifiable cost reductions, such as reductions in setbacks, lot size, and parking requirements, and an additional density bonus in excess of the 25 percent basic bonus.

Senate Bill 1818, which went into effect January 1, 2005, significantly reduces the percentage of affordable units that a developer must provide in order to receive a density bonus, and requires up to three concessions, depending upon the percentage of affordable units in the development. Under the new law, the maximum density bonus a developer can receive is 35 percent when a project provides either 10 percent of the units for very low-income households, 20 percent for low-income households, or 40 percent for moderate-income households. The legislation also imposes new statewide parking standards and density incentives for developers that donate land for affordable housing. The County updated its zoning ordinance to be consistent with Senate Bill 1818. More recently, in 2008, AB 2280 (Saldana) was passed that further modified GC §65915. The County's density bonus program will need to be updated to reflect these more recent changes in state law regarding affordability requirements and the provision of density bonuses. Program H.3.1.6 proposes to update the zoning code to comply with AB 2280 as part of the comprehensive zoning code update.

Planned Unit Development (PUD)

The PUD process is used to provide greater flexibility in the design of developments than is otherwise possible using the zoning regulations. The PUD process ensures compliance with the General Plan while allowing a combination of land uses in a single development. PUDs can be residential, commercial, industrial, or mixed-use developments such as commercial/residential. Within a PUD, an increase in residential density is permitted up to 1.25 times the density allowed in the C, R-1, R-2, and R-3 zones. This would equate to a maximum density of up to 36.25 dwelling units per acre. By providing for increased density, PUDs offer an additional method of facilitating housing for low- and moderate-income households. The County has approved several PUDs in various areas throughout the county, including Olivehurst, Browns Valley, Spring Valley, Loma Rica, and Smartsville. The PUD designation was successfully used to increase the allowable density for the White Cedar project by 8 percent. The County approved the development of 100 units on 15.56 acres zoned R-1 in August 2006.



Specific Plans

The specific plan process is an additional tool to facilitate housing development. A specific plan implements the General Plan by creating a bridge between General Plan policies and individual development proposals. Ideally, a specific plan directs all facets of future development, including the distribution of land use, location of infrastructure, and financing mechanisms for providing the infrastructure. Several large specific plans exist in the county; including the East Linda Specific Plan (6,014 total residential units). The Plumas Lake Specific Plan was adopted in 1992 to accommodate more than 13,027 units upon buildout, including multi-family units in areas specifically designated for higher density residential use. Approximately 2,500 homes in this specific plan have already been built and sold. The County is processing an application for the Magnolia Ranch Specific Plan. This specific plan area is estimated to include 3,329 units for low density to high density residential development. 340 of the units will be in a portion of the specific plan with a minimum zoning of 20 units per acre.

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

ZONING FOR A VARIETY OF HOUSING TYPES

Jurisdictions are required to identify adequate sites to accommodate new homes of all types through appropriate zoning and development standards, including single-family homes, multi-family housing, second units, mobile homes, residential care facilities (such as group homes), emergency shelters, and transitional housing. Table H-61 summarizes housing types permitted within the County's primary residential zoning districts, while the following discussion examines the County's compliance with the requirement to provide the various housing types.



TABLE H-61. HOUSING TYPES PERMITTED BY ZONE

Housing Types Permitted	Zoning Districts													
	AE	A/RR	RRE	R-1	R-2	R-3	SP-1 R-0.5 to R-8	SP-1 R-10 to R-20	C	RC	NC	Residential		Commercial
												OAMU	PLSP-HDR	OAMU
Single-Family Homes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-family Units				C ¹	✓	✓		✓	C			✓	✓	✓
Second Units	C	C	✓	✓			✓	✓						
Mobile Homes	✓	✓	✓	✓	✓	✓			✓	✓				
Mobile Home Parks		C			C	C		C	C					

Source: Yuba County Zoning Ordinance

✓ = permitted

C = conditional use

1 Only within the River Highlands Community Plan

Single-Family Units in Multi-family Zones

The County allows single-family dwellings in multi-family zones (i.e. R-2 and R-3). This does not preclude the development of higher-density detached units that may be affordable to moderate- or lower-income households. Additionally, the County has a minimum density ordinance which requires detached units to be placed such that they do not impede the future development of the minimum density. The minimum density ordinance does not require projects to be built to the minimum density. The County may want to revise the zoning ordinance to add a requirement to build projects to the minimum densities in each zone to eliminate any potential for a constraint faced by allowing single-family units in multi-family zones.

Multi-family Housing

Multi-family housing accounts for about 20 percent of the housing stock in the county. The zoning ordinance allows multi-family development by right in the R-2 and R-3 zones, at densities of up to 17 units per acre in the R-2 zone and 29 units per acre in the R-3 zone. Up to 40 units per acre are allowed in the OAMU zone in the Olivehurst Specific Plan area. In addition, the density may be increased by using the PUD process. As mentioned previously under the discussion of PUDs, this process was successful in the White Cedar project, which allowed for an 8 percent increase in density to accommodate affordable housing in the R-1 zone.

Multi-family development is allowed with a conditional use permit in the C zone, but is not allowed in the RC or NC zones at all. Multi-family housing is also permitted in the R-1 zone, subject to a conditional use permit within the boundaries of the River Highlands Community Plan area, but not within any other areas.

Second Units

State legislation requires jurisdictions to allow second units by right in any single-family or multi-family residential zone. The R-1 single-family zone and all of the East Linda Specific Plan subzones allow second units by right. The zoning ordinance does not address second units in R-2 and R-3 zones but does not prohibit their development. Second units are specifically prohibited within the Plumas Lake Specific Plan. This is not in compliance with state law. For this reason, the Specific Plan should be amended to



allow the development of second units in residential land use designations. Program H-3.1.6 proposes to amend this Specific Plan to allow second units in residential land use designations as part of the Comprehensive Zoning Code update.

Factory Built Housing and Mobile Homes

Mobile homes and manufactured housing offer an affordable housing option to many low- and moderate-income households. State law requires jurisdictions to permit manufactured housing, including mobile homes, in single-family residential zones when built on a permanent foundation. Within the county, mobile homes account for nearly 20 percent of the housing stock. Among the mobile homes, approximately one-third are located in mobile home parks. In interpreting the zoning ordinance, the County considers mobile homes on permanent foundations as single-family uses, which are allowed in all zones subject to the same standards as site-built dwellings.

Mobile home parks are conditionally permitted in the A/RR, R-2, R-3, C, and SP-1 R-10 to SP-1 R-20 zones. The conditional use permit process is not intended to constrain the placement of mobile home parks, but to ensure compliance with development standards of the zone in which such parks will be located. The conditional use permit requirements address site requirements, setbacks, parking, signage, and landscaping, among other development standards.

The standards for mobile home parks differ from the standards in the A/RR, R-2, and R-3 zones. However, the standards for mobile home parks are generally less strict than the standards for other residential uses in the zones. For example, yard requirements for mobile home parks are five feet each for the front yard, side yard, and rear yard. As shown in Tables H-58, 59, and 60, no residential zone has a front yard requirement of less than 27 feet. In addition, the mobile home site area requirement is a minimum of 2,700 square feet, with a 3,000 square feet average. This is significantly less than the smallest lot size allowed in the A/RR, R-2, and R-3 zones. These development standards are tailored to mobile homes and exist to promote attractive residential environments within the mobile home park, rather than to limit placement of the parks, and have not posed a significant constraints to the development of mobile home parks in Yuba County. Program H-3.1.3 proposes to promote mobile homes as an alternative housing type and to allow mobile homes in more zones as part of the comprehensive zoning code update.

Residential Housing in Commercial Zones

The zoning ordinance permits single-family and multi-family residential uses in the C (General Commercial) zone; permits single-family and manufactured residential units in the RC (Rural Commercial) zone; and permits single-family in the NC (Neighborhood Commercial) zone. This provides a significant amount of additional lands available for housing at densities up to 29 units per acre.

Special Needs Housing

In addition to conventional housing, jurisdictions must also provide housing for special needs populations. These facilities include residential care facilities, transitional and supportive housing, emergency shelters, group care facilities, and agricultural employee housing. Specific zoning ordinance provisions for these uses are detailed in Table H-62, while a discussion of each housing type follows the table.



TABLE H-62. SPECIAL NEEDS HOUSING TYPES PERMITTED BY ZONE

Housing Types Permitted	Residential Zones												
	AE	A/R R	RR E	R-1	R-2	R-3	C	RC	NC	SP- 1	OAMU (res)	PLSP -HDR	OAMU (Comm)
Agricultural Employee Housing	C												
Multi-family Housing for Farmworkers/Families				C	✓	✓	✓			✓ ¹			
Residential care facility: 6 or fewer persons	✓ ²	✓ ²	✓ ²	✓	✓	✓	✓		C	✓	✓	✓	✓
7+ persons		C			C	C	C			C ¹	✓	C	✓

Source: Yuba County Zoning Ordinance

Notes:

¹ Multi-family zones only (R-06, R-08, R-10, R-12, R-15, R-20)

² Per direction from Yuba County Council, the Planning Department allows care facilities serving 6 or fewer in any zone district that allows for a single-family residence by right (2005). The Development Code update will codify this determination.

Agricultural Employee Housing

State law asserts that employee housing for up to 12 units or 36 beds shall be deemed an agricultural use and must be subject to the same regulations as any other agricultural use in the same zone. “No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.” [California Health and Safety Code §17021.6 (b)]. Among the zoning districts in the county, the AE zone conditionally permits farm labor camps and structures while the A/RR and RRE zones permit agriculture but do not permit labor camps and structures. This presents a potential constraint to the development of farm labor housing in the county. To alleviate this constraint the County must revise the zoning ordinance to allow agricultural employee housing for up to 12 units or 36 beds in the AE, A/RR, and RRE zones. This revision can be completed as part of the comprehensive zoning ordinance update scheduled to occur during the time frame of the housing element (see Program H-3.1.2).

Residential Care Facilities

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

The R-1, R-2, R-3, C, SP-1, OAMU, and PLSP-HDR zones allow residential care facilities serving six or fewer residents by right. While the A/RR and RRE zones do not address these types of facilities, the County’s practice since 2005 has been to allow them in any zone that allows for the development of a single-family residence. The County will address this potential constraint through the comprehensive Development Code update by revising the standards of the A/RR and RRE zones to clearly allow for residential care facilities.



The OAMU zone allows all sizes of residential care facilities by right. Residential care facilities for seven or more persons are conditionally permitted in the A/RR, R-2, R-3, C, SP-1 R-10 to SP-1 R-20, and PLSP-HDR zones. Program H-3.1.6 proposes to revise the zoning standards to allow residential care facilities in additional zone districts subject to a conditional use permit.

Emergency Shelters

An emergency shelter is a facility which provides shelter not exceeding a six-month duration within a 12-month period to homeless persons or others in need of shelter. Such accommodations may include lodging, meals, laundry facilities, bathing, and/or other basic non-medical support services. The zoning ordinance allows permanent year-round emergency shelters with 25 beds or less by right in all commercial zone districts. Emergency shelters with more than 25 beds are allowed in all commercial zone districts with a conditional use permit.

Transitional and Supportive Housing

Transitional housing is typically defined as temporary (often six months to two years) housing for an individual or family transitioning to permanent housing, or for youth that are moving out of the foster care system.

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, supportive housing is targeted to a certain population, such as persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions; and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. The types of support services that can be provided include medical and mental health care, vocational and employment services, substance abuse treatment, childcare, and independent living skills training.

Most supportive housing is built and managed by nonprofit housing developers in partnership with nonprofit service providers. However, local governments must play a proactive role in ensuring support and providing necessary approvals. Supportive housing could include furnished single-room occupancy apartments; a multi-family development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments

Two supportive housing developments already exist in the County: Beverly Terrace and Countrywood Apartments. Although not specifically referenced in the zoning ordinance, supportive services are allowed in any zone which allows residential uses. Supportive housing has been built in the County and the zoning ordinance does not constrain the development of further supportive housing. However, to comply with state law (Senate Bill 2), as part of the comprehensive zoning code update the County will amend the zoning code to define and allow transitional and supportive in all zones allowing residential uses in the same way residential uses are allowed (see Program H-3.1.1), where not already allowed.



CONSTRAINTS FOR PERSONS WITH DISABILITIES

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

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

Zoning and Land Use

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As discussed earlier, the zoning ordinance allows residential care facilities serving six or fewer residents by right in all zones that allow single-family residences, and conditionally permits facilities serving seven or more persons in the A/RR, R-2, R-3, C, SP-1, and PLSP-HDR zones. Facilities serving seven or more persons are permitted in the OAMU zone. The County does not have any additional siting requirements for residential care facilities. Conditional use permit procedures for residential care facilities require only a review that the proposed development meets minimum zoning and development standards. The County typically interprets its codes to allow for special accommodations (such as handicapped access ramps) without the need for a variance. In addition, the County is midway through a comprehensive Development Code update and will address reasonable accommodation as part of that document. Program H-3.1.6 implements these Development Code amendments.

The County includes a definition of family as "an individual or two (2) or more persons related by blood, marriage, or adoption, or a group of not more than five (5) persons (excluding servants) who need not be related by blood, marriage, or adoption, living together in a dwelling unit." The County does not reference family in relation to allowed occupancy any individual zoning district and has not used this definition to exclude any households consisting of six or more unrelated individuals. It has not been a constraint to the provision of housing for persons with disabilities, though the County may want to consider changing this definition to reduce any perception of a constraint.



Building Codes and Development Standards

The County enforces Title 24 of the California Code of Regulations, which regulates the access and adaptability of buildings to accommodate persons with disabilities. As stated above, the County permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities.

Permitting Procedures

The County does not require special building codes or additional levels of review to build, improve, or convert housing for persons with disabilities. Requests for modifications to ensure housing access, such as ramps up to 30 inches in height, do not require a building permit and are processed over the counter. The County uses a standard entitlement process to ensure that facilities are sited and operated in a manner compatible with surrounding land uses. The zoning ordinance does not specify a unique set of performance standards for community care facilities.

Reasonable Accommodations Process and Efforts to Remove Impediments

The County's process accepts requests for reasonable accommodations from any applicant with disabilities, representative of a person with disabilities, or applicant proposing special needs housing for persons with disabilities. The County allows such applicants to request permits for housing, residential care facilities, accessory structures, or alternative site plans that meet the accessibility and/or assisted living needs of the applicant or residents of the proposed project. Applicants who request reasonable accommodations do not need a special permit or pay an additional fee, since virtually all such requests can be accommodated within the County's existing permit process. As mentioned above Program H-3.1.6 proposed zoning code amendments to codify the reasonable accommodation process.

Based on the County's review of its regulatory practices and permit processes, neither zoning nor building code requirements, other development regulations, nor the County's permits processes were determined to constitute an impediment to reasonable accommodations for persons with disabilities. However, as identified above, the County will update the Development Code to more clearly address the process for seeking a reasonable accommodation. Permit conditions should be limited to compliance with development standards for these zones and allow exceptions for accessory structures, parking configurations, and other design and site planning considerations that address accessibility for persons with disabilities.

PLANNING AND DEVELOPMENT FEES

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



could issue general obligation bonds backed by those taxes to pay for off-site infrastructure and public facilities needed to serve developing areas.

All fees are based on the staff time required to complete review of the project. Table H-63 shows the planning and building permit review fees charged by the Planning Department for processing residential development applications. The majority of the Planning Department's fees have been significantly reduced in 2013 as compared to 2010 as a means to help facilitate code compliance and assist smaller developments.

Of greater significance to the cost of housing than permit fees are development "impact" fees charged to residential developers by the County or other public agencies (such as public utility districts and school districts). These fees are intended to provide or improve off-site facilities such as roads, schools, fire stations and equipment, parks, storm drainage and flood protection, water, sewer, and other capital facilities. Typical impact fees charged by the County for the development of a typical 1,000-square-foot dwelling unit were calculated by the County. Total County-imposed facility fees, including general government, courts and criminal justice, health and social services, library, law enforcement, and parks and recreation fees, combined with traffic fees, would be about \$5,100 per single-family unit and \$5,500 per multi-family unit.

In addition to fees charged by the County, fees for services such as water, sewer, schools, fire protection, and flood protection are also charged by the districts providing those services, and can vary greatly, depending on the district. For example, the Linda Water District charges fees of \$5,840 per unit for sewer service and \$2,494 for water service. For development within the Olivehurst Public Utility District (OPUD, which includes the Plumas Lake Specific Plan area for water and sewer service), fees of \$1,772 for sewer service and \$3,250 for water service are required for each new housing unit. Residences that use wells and septic tanks rather than connections to public water and sewer infrastructure require review from the environmental health department. These impact fees can vary by the size and location of a project.



TABLE H-63. PLANNING/BUILDING FEES

Fee Type	2010 Fee	2013 Fee (deposit)
Planning Fees		
Division Hourly Rate	\$105/hour	\$135/hour
Tentative Parcel Map	\$3,320	\$2,760
Tentative Subdivision Tract (20 lots or less)	\$5,000	\$4,140
Tentative Subdivision Tract (21 to 100 lots)	\$7,000	\$6,210
Tentative Subdivision Tract (101 to 500 lots)	\$9,000	\$6,210
Tentative Subdivision Tract (501 lots or more) – full cost	\$10,000 deposit/full cost	\$6,210
Lot Line Adjustment	\$210	\$345
General Plan Amendment/Change of Zone (200 du/10 acres nonresidential or less)	\$5,000	\$3,726
General Plan Amendment/Change of Zone (more than 200 du/10 acres nonresidential)	\$6,000 deposit	\$5,520
Specific Plan/Area Plan/Community Plan/Master Plan	\$10,000.00 deposit	\$10,350
Minor Use Permit	\$2,660	\$1,656
Major Use Permit	\$4,850	\$3,450
Conditional Use Permit Amendment	\$2,165	\$690
Notice of Exemption	\$150	\$207
Initial Study/Negative Declaration	\$1,095	\$966
Environmental Review – Initial Study + Exemption	\$260	\$345
Environmental Impact Report (EIR) or Environmental Impact Statement	Deposit based on contract	Deposit based on contract
EIR Management Fee	10 percent of deposit	30 percent of deposit
Variance – Minor/Parking	\$2,880	\$1,656
Variance – Major	\$3,400	\$2,760
Building Permit Review		
Single-Family Residence	\$158	\$138
Multi-family Residential	\$472	\$552
Design Review	\$1,350	\$1,104
Development Agreement	\$3,000 deposit	\$2,760

Source: Yuba County, 2013



Fees for fire protection services provided by the major fire protection districts in the county vary by district and are based on square footage of a home, rather than on a per-unit basis. The Linda Fire Protection District (LFPD) has a fee of \$1.13 per square foot for structures without sprinklers and \$0.57 per square foot for structures with sprinklers; OPUD has a fee of \$1.11 for structures without sprinklers and \$0.56 per square foot for structures with sprinklers; and Loma Rica-Browns Valley Community Services District (LRBVCS D) has a fee of \$0.68 per square foot.¹¹ For the typical 1,000-square-foot house used in the County impact fee example, this would equate for fire impact fees of \$570 within the LFPD (assuming sprinklers are installed), \$560 within the OPUD fire service area (with sprinklers), and \$680 in the LRBVCS D fire service area.

Similarly, school impact fees are assessed based on square footage and the district in which the home is located. School fees are \$4.41 per square foot for homes built within the Marysville Joint Unified School District (MJUSD) and \$2.05 per square foot for homes built within the Plumas Lake Elementary School District (PLUESD). Again, for the typical 1,000-square-foot home, this equates to \$4,410 for development within the MJUSD service area and \$2,050 within the PLUESD.

In addition to these fees, development in the Linda and Plumas Lake areas is also charged a levee impact fee for flood protection provided by the Three Rivers Levee Improvement Authority (TRLIA). The fees vary depending again on the location of the development: development within the Linda Zone, as defined by TRLIA, is assessed an impact fee of \$6,038 per acre, and development within the Plumas Zone is assessed a fee of \$68,504 per acre. For the typical 1,000-square-foot home, based on County calculation methodology, the fee would be approximately \$416 in the Linda Zone and \$4,410 in the Plumas Zone. Table H-64 shows the various fees that could be charged for the development of a 1,000-square-foot dwelling, based on different locations and type of residential development.

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

In the example shown in the table, the typical fees¹² for the development of a 1,000-square-foot home range from between \$9,947 and \$20,472. Multi-family fees are approximately 5–10 percent lower than single-family fees on a per unit location. Depending on the location, type, size, and design of the home, the total fee could represent between 4 percent and 14 percent of the total sales price of a new home (assuming sales price of between \$150,000 and \$250,000). The lower fee amounts typically occur in the unincorporated foothill areas, where community services like water and sewer are not provided by the County or any other entity. The higher fees tend to occur in the lower-lying areas where development requires connections to community services. In particular, levee improvement fees in these areas add significantly to the cost of the fees. Fees for multi-family development tends to be approximately \$1,000 less per unit compared to single-family units.

¹¹ Fire impact fees for LFPD and OPUD are from Tim Shaw, Olivehurst Public Utility District, personal correspondence, June 23, 2009.

¹² Excludes drainage impact fees; due to the complicated fee structures, specific fee amounts are difficult to assess for the purposes of this example.



By comparison, the City of Yuba City estimates its combined impact fees for new construction, including city, county, and levee fees, to be approximately \$18,332 per single-family unit and \$17,067 per multi-family unit. Butte County has a typical development impact fee of \$4,696 for a single-family unit and \$3,559 for a multi-family unit, although these do not include fees for drainage, water, or sewer, since these services are not provided in many unincorporated areas of the county. In Placer County, Building Department impact fees are based on the value of a property and traffic impact fees are based on the specific location of the development. Using Placer County's methodology for determining the value of a 1,000-square-foot home with a garage, the total combined fees would add to approximately \$15,636, assuming the maximum fees for county facilities, parks, and traffic. When Yuba County development impact fees are compared to that of the other jurisdictions in the region, they are slightly higher, except in the case of Butte County, where development fees for unincorporated areas are rather low.

TABLE H-64. DEVELOPMENT IMPACT FEES

Fee Type	Fee Amount	Linda Area		Olivehurst Area		Foothills Area ¹	
		Single-Family	Multi-family	Single-Family	Multi-family	Single-Family	Multi-family
Basic County Facility Fees ²	varies	\$3,266	\$3,048	\$3,266	\$3,048	\$3,266	\$3,048
County Traffic Fee ²	varies	\$2,756	\$1,929	\$2,756	\$1,929	\$2,756	\$1,929
LCWD – Water Fee ³	\$2,494 per unit	\$2,494	\$2,494	--	--	--	--
LCWD – Sewer Fee ³	\$5,840 per unit	\$5,840	\$5,840	--	--	--	--
OPUD – Water Fee ³	\$3,250 per unit	--	--	\$5,122	\$5,122	--	--
OPUD – Sewer Fee ³	\$1,772 per unit	--	--	\$2,034	\$2,034	--	--
OPUD Fire Protection Fee	\$0.56 per sf	--	--	\$520	\$520	--	--
LFPD Fire Protection Fee	\$0.57 per sf	\$570	\$570	--	--	--	--
LRBVCS D Fire Protection Fee	\$0.68 per sf	--	--	--	--	\$680	\$680
MJUSD School Fees ⁴	\$4.41 per sf	\$4,410	\$4,410	--	--	\$4,410	\$4,410
PLUESD School Fees	\$2.05 per sf	--	--	\$2,050	\$2,050	--	--
TRLIA Fees – Linda Zone ⁵	\$6,038 per acre	\$416	\$416	--	--	--	--
TRLIA Fees – Plumas Zone ⁵	\$68,504 per acre	--	--	\$4,724	\$4,724	--	--
Total		\$19,752	\$18,707	\$20,472	\$19,427	\$10,992	\$9,947

Source: Yuba County, 2013.

¹ For the purposes of this example, this analysis assumes the development of a 1,000-square-foot home in unincorporated Yuba County within the service area of the LRBVCS D for fire protection services. Development within other service district areas within the unincorporated county will result in different fee amounts. Additional fees may apply, based on the services provided.

² Yuba County Schedule of Fees – Planning. 2012-2013.

³ Yuba County LAFCO Municipal Service Review. 2008.

⁴ Marysville Joint Unified School District. Comments on the Draft EIR for Yuba County General Plan. 2011.

⁵ Seth Wurzel Consulting, Inc. Three Rivers Levee Development Impact Fee – Annual Fee Update Memorandum, June 2011.



DEVELOPMENT REVIEW AND PERMIT PROCESSING

The Yuba County Community Development Department is the lead entity in processing residential development applications and coordinating application processing with other County entities. Most types of development are handled administratively because most applications for residential development are for projects on four or fewer parcels (parcel maps) or multi-family projects of four or fewer units. Large development projects, such as the specific plans and planned development projects described above, require public review before the Planning Commission, which meets once per month.

The following discussion highlights the processing times for various types of permits in the County. These time frames do not include the additional time required to prepare a mitigated negative declaration or an EIR, respond to public comments, and certify the final environmental document. Projects that require a mitigated negative declaration or EIR can take 30 to 180 days to process in addition to the timelines indicated below.

- ✓ Single-family and multi-family units are ministerial projects in which processing can be completed within 30 days.
- ✓ Minor conditional use permits, which are required for mobile home parks, require Staff Development Committee/Zoning Administrator administrative review and usually require 60 days to process if exempt from the California Environmental Quality Act (CEQA). If an initial study or mitigated negative declaration is chosen for compliance under CEQA, review time extends to between 90 and 120 days.
- ✓ Major conditional use permits require a Planning Commission hearing and generally require 90 to 120 days to process.
- ✓ Tentative maps typically require 90 to 120 days to process and require a Planning Commission hearing.
- ✓ Zoning changes typically require 120 to 180 days to process and require approval by the Planning Commission and a following Board of Supervisor hearing.
- ✓ Variances for items such as setbacks and substandard lot sizes are handled administratively and generally require between 90 to 120 days for processing.
- ✓ Mitigated negative declarations and environmental impact reports typically require 90 days to one year to process and review.

These processing times are reasonable in that they allow adequate time to research the projects and ensure compliance with all applicable regulations, but do not require extensive public hearings, which can delay processing times and constrain development. To date, the monthly Planning Commission meeting schedule has not represented a significant delay in processing large development proposals because the Commission can schedule special meetings semi-monthly if needed to handle additional business. This has been the Commission's practice in the past. If the Commission's regular monthly business volume increases in the future with development activity, the Commission could schedule twice monthly meetings to reduce the potential for delay, provided there are a sufficient number of items requiring Planning Commission review. The Staff Development Committee and Zoning Administrator meet once a month and can add additional meetings, if necessary. The timing of these meetings has not presented a significant delay to processing development applications.



PROCESSING AND PERMIT PROCEDURES

BUILDING CODES IMPLEMENTATION AND ENFORCEMENT

The County implements the California Building Code and other model construction codes, with amendments adopted by the California Building Standards Commission (which comprise the International Building Code). These model codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated of all jurisdictions in California. The County has not adopted additional local amendments to the model codes.

Yuba County uses the flexibility permitted to it in administering the model codes to allow for alternative approaches to rehabilitating existing dwelling units, restoring and reinforcing historic structures, and permitting features for handicapped accessibility. The County allows property owners to use cost-effective approaches to complying with minimum health and safety standards contained in the various model codes.

SITE IMPROVEMENT STANDARDS

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

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



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

- ✓ 39-foot right-of-way (consisting of two 17 foot vehicle lanes, plus 30 inch curbs and gutters on each side of the street).
- ✓ 12 feet of pedestrian improvements on each side of roads, consisting of an 8-foot planter and a 4-foot sidewalk (these are not part of the right-of-way, but rather private land with an easement dedicated to the County for maintenance).
- ✓ Water and sewer connections to the applicable service provider (Olivehurst PUD, in this example).
- ✓ Payment of applicable capital improvement fee (fee amount currently under review) to provide off-site improvements.

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

NONGOVERNMENTAL CONSTRAINTS

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

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

CONSTRUCTION COSTS

Construction costs vary widely according to the type of development, and the presence of environmental conditions. According to Craftsman Book Company's online building cost calculator, an average size (1,500 square feet) single-family home built in unincorporated Yuba County will cost about \$185,000. Prefabricated factory-built or manufactured housing, which is permitted in Yuba County, may provide for even lower-priced housing by reducing construction and labor costs. The cost per square foot to construct a single-family home averaged around \$125.



LAND COSTS

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

Land costs vary drastically, depending on location, zoning, and whether or not the land is already entitled. In March 2013, land costs for residential land listed for sale in Yuba County ranged from \$3,000 per acre to \$117,000. Overall, these land costs are relatively low, averaging about \$20,000 per acres, and do not account for a significant portion of the sales or rental price of a unit. Therefore, land costs do not pose a constraint to housing development in the county.

LABOR COSTS

Labor is generally a fixed cost component of housing construction costs. Similar to the cost of construction materials, labor costs are relatively stable throughout a metropolitan area and beyond the control of local governments. Thus, labor costs become a fixed cost in comparison to other more site-specific costs, such as the cost of land. In recent years, however, labor organizations lobbied for changes in state law which affected labor costs for public works projects, including housing.

In January 2002, Senate Bill 975 significantly expanded the definition of public works projects and the application of the state's prevailing wage requirements to such projects. The bill also expanded the definition of what constitutes public funds and captured significantly more projects beyond traditional public works projects that involve public/private partnerships. Senate Bill 975 requires payment of prevailing wages for most private projects built under an agreement with a public agency providing assistance to the project. The breadth of the legislation substantially limits the ability of public agencies and private entities to structure transactions to avoid prevailing wages for private construction work.

Senate Bill 972 provides some relief by exempting from prevailing wage requirements the following projects:

- ✓ A self-help housing project in which no less than 500 hours of the construction work is performed by the homebuyers.
- ✓ The new construction, rehabilitation, or expansion of a temporary or transitional housing facility for the homeless.
- ✓ Assistance for the rehabilitation of a single-family home.
- ✓ An affordable housing project funded by below-market rate loans that allocates at least 40 percent of its units for at least 20 years to low-income households (80 percent of MFI).



AVAILABILITY OF FINANCING

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

The increased use of alternative mortgage products (including graduated payment mortgages, variable and adjustable rate mortgages, interest-only loans, "stated income" loans with no income verification, zero down payment loans, etc.) over the past two decades has allowed buyers to pay lower initial interest rates and monthly payments and receive larger home loans than they might otherwise qualify for based on their income. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership than would be without these products, thus minimizing the swings in home sales that accompany changes in interest rates. However, the long-term costs are less predictable with these loan types. If a buyer has an adjustable rate mortgage, for example, the "resetting" of the interest rate to a higher rate can lead to significant increases in monthly payments, even though the amount of principal owed remains the same. The unpredictability of an interest rate rise on an adjustable rate mortgage can be especially troublesome to a homeowner who barely qualified for a home loan at the initial low interest rate. The availability of these loans has declined in response to the subprime mortgage crisis, reducing the number of homebuyers with sufficient income or wealth to qualify for mortgage financing.

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

The inability for people to continue to pay increasing mortgage payments has led to a rapid increase in the number of foreclosures throughout the county, and the greater Sacramento region has been hit particularly hard. In Yuba County alone, one in every 495 homes foreclosed as of January 2013, many of which were located in areas that had experienced a boom in new home construction prior to the crash of the housing market, such as Linda, Olivehurst, and Plumas Lake.

Under the Home Mortgage Disclosure Act, lending institutions must disclose information on the disposition of loan applications by various demographic characteristics. Tables H-9 and H-10 summarize the disposition of loan applications submitted to financial institutions for home purchase and home improvement loans in the County. The tables show conventional loans, as well as loans financed with government-assistance.



CONVENTIONAL LOANS

In 2011, lenders in the Yuba City MSA, which includes all of Yuba County, received 887 conventional home purchase loan applications and 171 home improvement loan applications. Lower-income households accounted for 34 percent of home purchase loans and 34 percent of home improvement loans. Among home purchase loans, 70 percent were approved, 14 percent were denied, and 16 percent went unfunded for other reasons including withdrawn applications and incomplete applications. The overall home-purchase approval rate for lower-income households (very low and low income) and higher-income households (moderate and above moderate) was both about 70 percent.

Home improvement loans are more difficult to obtain than purchase loans, as lenders require a certain amount of home equity in order to obtain a loan. On average, only about 40 percent of loan applications were approved. Among the 171 applications for home improvement loans in 2011, only 40 percent were approved (Table H-65). Very low-income households had the lowest approval rate (34 percent), followed by above moderate-income households (35 percent).

TABLE H-65. DISPOSITION OF HOME LOAN APPLICATIONS

Applicant Income	Conventional Home-Purchase Loans				Home Improvement Loans			
	Total Applications Received	Applications Approved	Applications Denied	Other Unfunded Loans ¹	Total Applications Received	Applications Approved	Applications Denied	Other Unfunded Loans ¹
Very Low (Less than 50% AMI)	107	71	22	14	32	11	19	2
Low (50-79% AMI)	199	137	32	30	29	12	15	2
Moderate (80-99% AMI)	97	66	8	23	29	13	13	3
Moderate (100-119% AMI)	81	55	15	11	16	9	6	1
Above Moderate (120% and more AMI)	403	288	51	64	65	23	36	6
Total	887	617	128	142	171	68	89	14

Source: Home Mortgage Disclosure Act data, 2011, Yuba City MSA. (Aggregate Table 5-2, 5-4).

¹ Includes withdrawn application and files closed for incompleteness



GOVERNMENT-ASSISTED LOANS

In 2011, 1,478 households applied for government-assisted home purchase loans (Table H-66), which was significantly higher than in 2007 when only 226 households applied. Among the applicants, approximately 45 percent were lower-income households, also much higher than the 3.5 percent share in 2007. Overall, 75 percent of loans were approved and 14 percent were denied. Moderate-income applicants had the highest approval rates (79 percent).

TABLE H-66. DISPOSITION OF GOVERNMENT-ASSISTED HOME LOAN APPLICATIONS

Applicant Income	Conventional Home-Purchase Loans			
	Total Applications Received	Applications Approved	Applications Denied	Other Unfunded Loans ¹
Very Low (Less than 50% AMI)	206	141	31	34
Low (50-79% AMI)	454	333	66	55
Moderate (80-99% AMI)	291	235	28	28
Moderate (100-119% AMI)	193	149	26	18
Above Moderate (120% and more AMI)	334	255	49	30
Total	1,478	1,113	200	165

Source: Home Mortgage Disclosure Act data, Yuba City MSA, 2011 (Aggregate Table 5-1).

¹ Includes withdrawn application and files closed for incompleteness

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

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

The following discussion examines the environmental and infrastructure constraints present in the County, and the means by which these constraints are mitigated.

FLOOD HAZARDS

Flood hazards present the main environmental constraint to the development of housing in the county. Several areas of the county are subject to flooding from the Yuba River, Bear River, Feather River, tributaries of these rivers, and from storm runoff. Nearly the entire western portion of the county, including the urbanized areas of Linda, Olivehurst, and Plumas Lake, is within either a 100-year or 500-year flood hazard area. Although the County enforces strict building standards for structures located in flood hazard areas, new levee standards have been established due to major flood events that have occurred in California in recent years, as well as the major flooding in New Orleans in 2005. These new standards require that urban areas achieve 200-year flood protection overall, although some areas, such as Marysville, may require higher levels of protection. Currently, there are substantial levee improvement projects and investments in levee improvements that are being made throughout California, including major projects within Yuba County, most notably improvements being made by the Three Rivers Levee Improvement Authority (TRLIA), a joint powers authority formed by Reclamation



District 784 and Yuba County in 2004 to finance and construct levee improvements, in particular many of the levees protecting the areas mentioned above, where much of the County's future development is anticipated. Several projects have been completed, and many more are in process or planned.

INFRASTRUCTURE CONSTRAINTS

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

Water Supply

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

Linda County Water District

Linda County Water District (LCWD) provides domestic water service for a population of approximately 12,448 and has approximately 3,996 service connections. Based on the current water system, the LCWD expects that it can accommodate future growth until 2010 with current infrastructure. Additional infrastructure capable of providing an additional 3 mgd will be needed by 2015 to keep up with projected Urban Water Management Plan (UWMP) projections. By 2030, the LCWD will require an additional 20 mgd of pumping capacity to keep up with growth. The LCWD anticipates that expansions to infrastructure will occur as growth occurs, with funding provided by developer fees. The LCWD will not pose a constraint on development within its service area.

Olivehurst Public Utility District

The Olivehurst Public Utility District (OPUD) provides water for potable use, wastewater and drainage services, parks, lighting maintenance, fire protection, and emergency medical services to Yuba County and its communities. In 2007, according to the Yuba County Local Agency Formation Commission Municipal Service Review, the OPUD provides had 6,486 service connections. Like LCWD, OPUD anticipates large amounts of growth within its service area and has begun planning to accommodate that growth. Currently, OPUD operates two water infrastructure systems, one serving the Olivehurst area, and the other serving Plumas Lake. The Plumas Lake system is recently constructed, while the Olivehurst system is older and in need of repair in some areas. Upgrades are planned for improvements to the system, included the construction of three new water treatment plants, but at this time, OPUD has not identified when the upgrades may occur. This may pose a constraint to future housing development in the developed area of Olivehurst, including the proposed redevelopment in that area.

According to the OPUD 2010 UWMP, population within OPUD is assumed to increase from 12,259 in 2007 to 26,221 in 2020. In total, OPUD anticipates the addition of more than 43,793 people within its service area from 2010 to 2035. OPUD has planned for both the improvements to the Olivehurst water delivery system and the expansion of the Plumas Lake system to accommodate projected growth in that area. Expansion of the system can be financed using developers fees, which will be collected and development as growth occurs.



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

Sewer Service

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

Linda County Water District

In addition to water service, the LCWD also provides wastewater collection, treatment, and disposal services for about 3,000 connections, primarily for residences, but with some light commercial and no significant industrial uses. The LCWD operates a wastewater treatment plant and performs maintenance on it and other wastewater infrastructure within its service area.

As stated above, the LCWD is anticipating major growth within its service area, and the UWMP prepared for the LCWD anticipated the need for the wastewater treatment plant to be expanded to accommodate design flow capacity of 6.6 mgd by 2030. The LCWD will expand its wastewater collection and treatment infrastructure as necessary to accommodate growth, using developer fees. However, the LCWD currently needs additional treatment capacity, and plans for expansion are currently under way in coordination with other regional wastewater providers on the Yuba-Sutter Regional Recycled Water Facilities Master Plan, but the details regarding the type and timing of the needed expansion is not yet available. This could constrain the development of affordable housing required as part of the County's RHNA.

Olivehurst Public Utility District

According to the Yuba County Local Agency Formation Commission Municipal Service Review, OPUD provided wastewater collection, treatment, and disposal services to 5,221 service connections within its service area, which includes the communities of Olivehurst and Plumas Lake. OPUD anticipates that its projected demand at buildout of the Plumas Lake Specific Plan to be between 5 and 6.5 mgd. Other major development expected to occur within OPUD's service area includes the North Arboga Study Area, which has a project buildout demand of between 1.2 and 1.45 mgd. These two major development areas, along with existing demand, would result in total flows to the wastewater treatment plant in exceedance of the current available capacity. However, OPUD currently has plans to expand the capacity of its wastewater treatment plant to 5.1 mgd as part of an expansion. This is expected to occur as needed to accommodate new development, although the expansion is not



anticipated to be warranted until after 2012. Until then, the wastewater treatment plant's current site can accommodate further expansions up to 8 mgd without acquiring additional land or constructing new treatment infrastructure. However, the County's RHNA covers the period until 2021, so it is possible that current treatment infrastructure within OPUD's service area may not be able to accommodate the County's entire affordable housing obligation.

In addition to the eventual need for an expansion of the wastewater treatment plant, portions of the wastewater collection network in Olivehurst are old and undersized and in need of repair and/or replacement. OPUD will evaluate the need for improvements to the collection system, which will be included in OPUD's next update to its capital improvement plan. OPUD has also indicated that the collection system has an infiltration and inflow problem and that it will need emergency backup generators. Despite these issues, OPUD will continue to collect development impact fees that will be used to develop the infrastructure necessary to accommodate new growth within its service area as it occurs.

Summary of Water and Sewer Service Capacity

Based on information provided by the LCWD and the OPUD, these two providers have planned for the expansion of water and wastewater infrastructure needed to meet future demands; however, the timing of the improvements to the OPUD and LCWD sewer treatment systems and upgrades to the water delivery system in Olivehurst may not occur until after the planning period for this Housing Element. The continued collection of development impact fees and current plans for infrastructure expansions and improvements will ensure that growth does not outpace each district's ability to serve it, but does not guarantee that these needed improvements will occur prior to 2021. Therefore, infrastructure could present a constraint for future development of affordable housing prior to 2021. However, only properties with sufficient infrastructure (water and sewer) through 2021 are included in the sites inventory in Appendix A.



EVALUATION OF ACHIEVEMENTS

EFFECTIVENESS OF THE ELEMENT

This chapter evaluates the achievements of the existing Housing Element and assesses whether the existing programs are still relevant for the current and future housing needs of Yuba County. This evaluation provides valuable information on whether Housing Element programs have been successful in achieving stated objectives and addressing local needs. Many policies and programs from the previous Housing Element continue to successfully provide housing opportunities; however, other programs needed to be modified or new ones added to respond to changing demographics, needs, and objectives.

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

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

Each program of the 2008–2013 Housing Element is included below with statements regarding the County's achievements and an evaluation and discussion of the County's proposed direction for the Housing Element update.



Program #	Accomplishments	Issues	2013–2021 Plan
H-1.1.1 Provide Adequate Sites for Housing Maintain high-density residential designations on sufficient sites in the Plumas Lake, East Linda, Olivehurst, and other specific plan areas to accommodate the County's share of regional housing needs between 2006 ¹³ and 2013 under the SACOG Regional Housing Needs Plan (adopted in 2008). The County assumes for the purpose of analysis in the Housing Element that projects on vacant parcels will build out, on average, at 80 percent of the maximum permitted density. As a part of the ongoing General Plan update and Program EIR process, the County shall identify adequate sites with appropriate land use designations to accommodate 1,203 units for extremely low-, very low-, and low-income households. In the comprehensive zoning code update that will follow the General Plan update, these sites shall be zoned to accommodate at least 20 dwelling units per acre or more and must be provided with services by 2013. At least 79 acres of land zoned to permit at least 20 dwelling units per acre is needed to accommodate 1,203 units. Each site selected must be capable of allowing at least 16 units based on parcel size, configuration, development standards, and other factors. Each site must allow for-rent and owner-occupied multi-family housing by right, without the need for a conditional use permit. At least 50 percent of the remaining lower-income need must be provided on sites with residential designation where non-residential uses are not a permitted use. Likely locations for additional are listed in the table on page H-10 of the 2008-2013 Housing Element. <ul style="list-style-type: none"> ✓ North Arboga Study Area; ✓ Olivehurst Avenue Redevelopment Project Area; ✓ East Linda Specific Plan Area; ✓ Linda Olivehurst General Plan Area; and ✓ Plumas Lake Specific Plan. 	<p>Sites that could accommodate high-density affordable housing were identified.</p> <p>The 2011 General Plan update identified areas for residential development including high-density residential development. The County is midway through a comprehensive zoning code update expected to be adopted in 2014. Due to the ongoing nature of the zoning code update the land has not been rezoned to address the unaccommodated 1,203 units for extremely low-, very low-, and low-income households called for in Program H-1.1.1 of the 2008–2013 Housing Element.</p> <p>In addition, the County has analyzed local conditions and market trends by working with local multi-family housing developers to determine that 15 units per acre is an acceptable minimum density for high-density affordable</p>	<p>County commenced a comprehensive zoning ordinance update. The update is still in process but behind schedule due to severe staff reductions and budget cuts. Therefore the rezoning has not been finalized.</p>	<p>Review default density and reduce to 15 units per acre the density that is currently providing affordable housing in the County and therefore will more likely be developed.</p>

¹³ Although the period covered by this Housing Element is July 1, 2008 through June 30, 2013, the period covered by the SACOG RHNP is January 1, 2006 through June 30, 2013.



Program #	Accomplishments	Issues	2013–2021 Plan
<p>As shown, the County has identified substantially more land than would be required to accommodate the remaining portion of the County’s lower-income RHNA. All identified sites are vacant and located adjacent to areas with existing infrastructure and services, where such services can easily be extended to serve the subject sites. All identified sites are free of any substantial environmental constraint that could limit development capacity. APN 021-150-060 has a split zoning and split General Plan land use designation. The acreage displayed is only the R-12/Multi-Family Residential portion. Please see Appendix A for a map of these properties.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Timeframe: Current and ongoing (existing specific plans); identify and designate additional lands for higher-density residential development within 12 months of Housing Element adoption.</p> <p>Funding: Planning fees, General Fund.</p> <p>Objective: Accommodate at least 6,636 housing units (County’s share under the SACOG plan) between 2006 and 2013. Zone land to accommodate at least 1,203 units for lower-income households.</p>	<p>housing development. A new analysis has been performed on the remaining available appropriately sized (one acre or larger) sites included in the 2008–2013 Housing Element land inventory, including sites allowing densities of 15 units per acre or greater to assess whether sufficient land was available to accommodate the 4th Housing Element cycle Regional Housing Needs Allocation (RHNA). The analysis concluded that sites existed to accommodate 1,798 extremely low-, very low-, and low-income housing units at the time of preparation of the 2008–2013 Housing Element, more than enough to address the 1,203-unit remaining need. Therefore, rezoning of additional sites to meet the unaccommodated 2008–2013 RHNA numbers is not necessary.</p>		
<p>H-1.2.1 Infill Housing Opportunities</p> <p>Continue to implement the Olivehurst Avenue Specific Plan, which designates 6.5 acres of land for residential use and 22.5 acres for mixed use (maximum permitted residential density of 40 dwelling units per acre). To promote infill development and re-use of properties in the Olivehurst Avenue corridor, the County will:</p> <ul style="list-style-type: none"> ✓ create a minimum density for the OAMU zone of 20 dwelling units per 	<p>Completed the Olivehurst Sustainable Community & Economic Revitalization (OSCER) Plan which proposes increasing the minimum and maximum caps in low-, medium-, and high-density areas within the</p>	<p>None</p>	<p>This program will be modified and continued. The County will continue to work on implementing the</p>



Program #		Accomplishments	Issues	2013–2021 Plan
<p>acre;</p> <ul style="list-style-type: none"> ✓ meet with owners of smaller, contiguous vacant or underutilized sites to determine the feasibility of lot consolidation; ✓ promote the availability of development opportunities on the County's web site, industry media (such as the Urban Land Institute and building industry associations), the Yuba Sutter Economic Development Corporation web site, and contacts with nonprofit housing organizations; and ✓ seek funding from state and federal sources to support infrastructure improvements, economic development activities, and other activities that will stimulate developer interest. <p>Responsibility: Community Development and Services Agency, Redevelopment Agency; Economic Development Coordinator.</p> <p>Timeframe: Meet with property owners or their representatives and provide website information by December 2010; identify projects/activities for state or federal funding by December 2010; apply for state or federal funding in the spring or fall of 2010 and 2011 (depending on the funding cycle of the state or federal program)</p> <p>Funding: State CDBG, USDA Rural Development Services, Department of Commerce (Economic Development Agency)</p> <p>Objective: Develop at least one housing project in the plan area by 2010</p>		<p>plan: DC 40 max, LDR 8 max, MDR 6-20, HDR 12-30. This included creating a minimum density of 20 units per acre in the OAMU zone. The OSCER plan also provides potential designs for catalyst sites and underutilized parcels.</p> <p>Several capital improvement projects have been funded and are under construction: Olivehurst Avenue complete street project and Powerline Road Phase 2 and 3 complete street projects.</p> <p>The Oakhurst Apartments received final occupancy in September 2009, providing units for extremely low-, very low-and low-income households. Olivehurst Apartments was renovated and solar installed. Olivehurst Apartments provides affordable units for very low- and low-income seniors.</p>		<p>OSCER Plan.</p> <p>The recommendations included in the OSCER Plan will be incorporated into the comprehensive Development Code update.</p>
H-1.2.1 Affordable Housing Task Force		The task force met several	During the planning	This program will



Program #	Accomplishments	Issues	2013–2021 Plan
<p>The County shall continue to coordinate the Affordable Housing Task Force to explore and recommend ways to ensure a diversity of housing options for residents of the unincorporated County. Included in this analysis will be ways to improve the existing housing stock and methods to provide alternatives in new growth areas. The Affordable Housing Task Force will specifically investigate strategies for inspection and code enforcement for mobile home parks, which are currently the responsibility of the State of California, and methods for funding and transferring control of substandard mobile home parks, which provide a substantial amount of affordable housing within the County, to nonprofit agencies to manage and maintain affordability levels. Explore methods to achieve consensus among task force participants.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Ongoing during General Plan update and thereafter, as needed.</p> <p>Funding: General Fund with the potential for future reimbursement from any future fee program created.</p> <p>Objective: Explore and outline various potential programs and return to the Board of Supervisors with implementing ordinances.</p>	<p>times to discuss priorities for action items given limited staff, budget, and resources. A list of items to work on was drafted and included:</p> <ul style="list-style-type: none"> • Update zoning to allow for neighborhood services. • Allow more locations for mobile home parks. • Continue to work with property owners to correct violations to improve living conditions and retain existing mobile home parks. • Encourage housing projects to include universal design elements to better allow people to age in place. 	<p>period, additional County staff were laid off and funding for the task force was no longer available.</p>	<p>not be continued due to lack of staff and funding to continue the task force. Issues assigned to the task force were discussed at the 2013 Housing Element public service workshop and will be identified in this Housing Element update and will continue to be addressed as staffing and funding is available.</p>
<p>H-1.2.2 Special Needs Assessment</p> <p>Coordinate an annual meeting with housing and supportive service providers active in the Yuba-Sutter area that serve special population groups to determine priorities for subsequent years, funding sources for projects and programs, potential locations for special needs housing, and the role of the County. County staff will assist support service providers in completing applications for necessary funding, as requested. Implementation Program H-2.1.1 details actions the County will undertake to assist housing providers in accessing state and federal funds, including funding for special needs housing. According to this program, the County will either</p>	<p>Public hearings for CDBG planning purposes were held on May 11, 2010, and February 14, 2012.</p> <p>The County updated the Zoning Code to allow for emergency shelters in Commercial zone districts and temporary sheltering to occur in churches</p>	<p>None</p>	<p>This program will be continued.</p>



Program #	Accomplishments	Issues	2013–2021 Plan
<p>apply for funding directly or assist other entities in applying for funding.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Timeframe: Annual meetings in fall after potential grant public hearing.</p> <p>Funding: General Fund.</p> <p>Objective: Increase opportunities to provide housing shelter alternatives to meet housing needs for all segments of the population.</p>	<p>and other buildings permitted for public assembly purposes.</p>		
<p>H-1.2.3 Housing for Older Adults</p> <p>The County will continue to provide incentives for elderly housing, including density bonuses, fee reductions for low-income housing, expedited permit processing to meet project funding deadlines and information that may be useful in applying for governmental funding (see Goal H-3). In addition, the County will continue to use the planned development process and specific plans to allow for flexibility in housing styles, lot patterns, and the inclusion of supportive services oriented to the needs of older adults.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Timeframe: Current and ongoing.</p> <p>Funding: Funding for senior housing projects includes CDBG, HOME, CalHFA help and multifamily housing programs, California multifamily housing program, federal (HUD) Section 202 and 221 programs.</p> <p>Objective: To increase the availability of housing choices for seniors in Yuba County.</p>	<p>The County's zoning ordinance allows for density bonuses.</p> <p>The East Linda Revitalization Plan (ELRP) and OSCER provide recommendations for additional housing types and lotting patterns (i.e., cottage homes, clustered homes, and mixed use) that would provide more housing choices for seniors. Recommendations of ELRP and OSCER Plan will be incorporated into Development Code update.</p>	None	This program will be continued.
<p>H-1.2.4 Housing for Families with Children</p> <p>The County will continue to permit childcare and other supportive services in proximity to, and on-site in conjunction with, housing for families with children. The County will meet with housing providers to determine needs and priorities for</p>	<p>Planning staff met with developers of The Hammonton/ The Grove Apartments on several occasions before they submitted plans to the County.</p>	None	This program will be continued.



Program #	Accomplishments	Issues	2013–2021 Plan
<p>family housing (See Program H-1.2.2 and programs to implement Goal H-5, equal housing opportunity). The County will continue to use development standards (parking, building coverage, etc.) for multifamily housing projects that allow for units with three or more bedrooms. Amend the zoning code to allow for neighborhood services as a conditionally permitted use in the R-2, R-3, and SP-1 residential zones.</p> <p>To encourage affordable housing for families that integrates and improves access to childcare and other supportive services, the County will request that housing providers meet with planning department staff during the project design and funding application stages. The purpose of this meeting will be to review County development standards, how these can be used to provide for large family units and supportive services, available sites in proximity to transit and services, and other factors that would improve the success of a family housing project. In these meetings, the County will stress its desire to accommodate more large families in developments, and seek creative solutions to providing larger units in multifamily developments. The County will encourage and work with affordable housing providers to provide affordable units to large lower income households.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Timeframe: Current and ongoing; meet with housing providers in early stages of project design and application funding.</p> <p>Funding: Permit fees, General Fund; potential funding sources for housing construction include the state’s multifamily housing program, CalHOME Program, CALHFA multifamily programs and help program, state and federal low-income housing tax credits, mortgage revenue bonds (See Program H-2.2.1), CDBG, HOME, and USDA rural housing services 515 program.</p> <p>Objective: Ensure that the proportion of new housing units suitable for families, particularly affordable housing units, is as close as possible to proportion of family households in the population at-large.</p>	<p>Staff encouraged inclusion of three-bedroom units and increasing the density of the project. The developers have submitted building permit applications which include 16 two-bedroom and 32 three-bedroom units.</p> <p>Planning staff will continue to encourage housing providers to participate in preapplication meetings to discuss the specific needs of the County in providing affordable housing.</p>		



Program #	Accomplishments	Issues	2013–2021 Plan
<p>H-1.2.5 Housing for Homeless Persons</p> <p>Yuba County will continue to cooperate with homeless shelter providers and meet the needs of individuals and families without permanent housing, including homeless youth. In addition, the County will meet with providers of emergency shelters and transitional housing to determine the need and appropriate locations for such facilities in the unincorporated area (See Program H-1.2.2). The County will take the following actions to meet the needs of the homeless:</p> <ul style="list-style-type: none"> ✓ The County will continue to allow, as of right, homeless and transitional housing facilities for up to six persons on any site designated for multifamily residential use on the same basis as residential care facilities. The County will amend the zoning code (See Program H-3.1.4) to permit homeless and transitional housing accommodating up to 12 persons as a conditional use in multifamily residential areas. The 12-person capacity of shelters in multifamily areas is intended to minimize conflicts with surrounding land uses, and still be of a size sufficient and reasonable to operate as a shelter. ✓ The County will assist shelter and transitional housing providers in applying for state and federal funding to support the development of emergency shelters and transitional housing (See Program H-1.2.2). ✓ The County will continue to work with homeless service providers, through the County Health and Human Services Department, to arrange for motels to overnight vouchers for homeless persons and the placement of homeless individuals and families. ✓ The County will meet with representatives of Marysville, Yuba City, and Sutter County to determine the need and a potential location for an additional site for a homeless facility serving the Yuba City-Marysville urban area. <p>Responsibility: Health and Human Services Department, Community Development and Services Agency.</p> <p>Timeframe: Current and ongoing; meet with local government representatives as necessary to reach consensus on the</p>	<p>The County amended the zoning ordinance to allow for supportive and transitional housing in all zones that allow for multi-family housing. (December 2010)</p> <p>The County updated the zoning ordinance to allow for temporary emergency shelters to be allowed as an accessory use to any permitted community center or public assembly use.</p> <p>The County updated the zoning ordinance to allow emergency shelters with up to 25 beds as principally permitted use in commercial zone districts and shelters in excess of 25 beds with the approval of a conditional use permit.</p> <p>Churches within the Yuba-Sutter area are encouraged to participate in REST which coordinates winter temporary shelters and meals among churches and community service organizations.</p>	<p>None</p>	<p>Modify and continue this program to amend the zoning ordinance to allow transitional and supportive housing in all zones allowing residential uses in the same way residential uses are allowed.</p>



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<p>need and appropriate location for an additional homeless facility; changes to the zoning code will occur within 12 months of Housing Element adoption.</p> <p>Funding: General Fund; Potential sources of funding for homeless facilities and services include federal emergency shelter grants, Shelter Plus Care Program, Housing for Persons with Aids, Emergency Housing Assistance Program, and CDBG.</p> <p>Objective: To provide a location for an additional homeless facility.</p>			
<p>H-1.2.6 Housing for Farmworkers</p> <p>Seek to meet the needs of farmworkers and their families to increase the supply of affordable housing for low-income families, many of whom are farmworkers (see programs 1.2.2 and 1.2.4). Migrant farmworker housing is currently allowed only in the AE zone, although Implementation Program H-3.1.4 commits the County to amending the zoning ordinance to allow such housing in the A/RR and RRE zones as well. This will benefit year-round residents employed in agriculture, the overwhelming majority of whom are low-income and who tend to have a higher percentage of large families.</p> <p>The County will meet with housing providers to determine the need for additional migrant farmworker housing and assist in the applications for state and federal funds (see Program H-1.2.2).</p> <p>Multifamily housing for farmworkers and their families will continue to be allowed under the same standards as any other type of multifamily housing—by conditional use permit in R-1 and C zones and by right in R-2 and R-3 zones. Conditions of approval in the R-1 and C zones will focus on compliance with zoning standards for height, yards, set-backs, parking, and building coverage. Increased residential density is allowed without a conditional use permit through the PUD process or with a density bonus. Additional conditions may be applied on a case-by-case basis to address local traffic and access issues (ingress and egress to a property).</p> <p>The County believes that, by allowing multifamily farmworker housing by right in the R-2 and R-3 zones, and focusing on compliance with zoning standards in the R-1</p>	<p>Planning staff met with some of the larger farmers and ranchers within the county to discuss farm worker housing.</p> <p>The County’s Neighborhood Stabilization Program and First Time Homebuyer Program were options provided to allow a year-round farm worker the ability to purchase a home.</p>	<p>Agricultural representatives were reluctant to provide data to staff on existing housing and future needs. The owner/manager of Beverly Terrace indicated that they are having problems leasing out all of their units.</p>	<p>This program will be modified and continued.</p>



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<p>and C zones, the County will facilitate the provision of farmworker housing and provide greater certainty for their location in these zones.</p> <p>The County will work with housing providers to identify one or more appropriate locations for a migrant farmworker housing facility based on the following criteria:</p> <ul style="list-style-type: none"> ✓ land ownership, minimum area for an efficient project size, the ability to create a separate a parcel, if necessary, and present use (an undeveloped site being preferred); ✓ current zoning and surround land uses; ✓ proximity of the site to the agricultural areas that require migrant farm labor; ✓ ability to create a buffer that separates living quarters and outdoor play areas from adjacent agricultural uses; ✓ environmental site conditions, such as susceptibility to flooding, that could affect the health and safety of residents and residents of surrounding properties; ✓ ability to provide water, sewer, and utility services; ✓ proximity to existing cities or unincorporated urban communities in which farmworkers can obtain needed services; and ✓ access to transportation, such as ingress and egress along roads meeting County standards and proximity to public or school bus routes. <p>The County will also assist providers of farmworker housing in accessing state and federal funds (See Program H-2.1.1 for further details).</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Timeframe: See programs 1.2.2, 1.2.4, and 3.1.4, which specify separate timing; identify one or more appropriate sites for migrant farmworker housing within 12 months of the adoption of the Housing Element.</p> <p>Funding: General Fund; potential sources of funding for</p>			



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<p>farmworker housing include those sources listed in Program H-1.2.4, plus the state Farmworker Housing Grant Program and USDA Rural Development 514 and 516 programs.</p> <p>Objective: To provide for at least one additional project each for permanent and migrant farmworkers.</p>			
<p>H-1.2.7 Housing for Military Personnel</p> <p>To ensure that military personnel have adequate access to the local housing market, the County will continue to meet with representatives of Beale Air Force Base to determine if there are specific actions the County can take to assist the base in implementing the air force center for environment excellence (AFCEE) housing privatization program and family housing master plan as it pertains to Beale’s recently completed housing assessment. If any such actions are identified, the County will cooperate with the base to identify development opportunities and sources of funding for housing to meet their needs. Increase efforts to identify potential developments and funding sources for affordable rental housing project in close proximity to the Base.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Timeframe: Ongoing.</p> <p>Funding: General Fund.</p> <p>Objective: To increase the supply of housing for military personnel and their families.</p>	<p>County staff meets at least once per quarter with Beale representatives to discuss land use projects and issues including housing needs. The base has continued to pursue a housing privatization program and expansion of base housing.</p>	<p>None</p>	<p>This program will be continued.</p>
<p>H-1.2.8 Housing for Extremely Low-Income Households</p> <p>Ensure that the needs of extremely low-income households, including homeless youth, are specifically considered in local housing programs.</p> <p>Several programs in this Housing Element facilitate the production or preservation of housing most commonly associated with extremely low-income households,</p>	<p>CDSA staff met with Health & Human Services staff to discuss potential funding programs for homeless and aged-out foster youth.</p> <p>Through the Neighborhood</p>	<p>None</p>	<p>This program will be modified to include current funding sources and continued.</p>



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<p>such as:</p> <p>Implementation Program H-1.2.4; Implementation Program H-1.2.6; Implementation Program H-2.1.1; Implementation Program H-2.1.3, Implementation Program H-3.1.1; Implementation Program H-3.1.4; Implementation Program H-5.1.1; Implementation Program H-5.1.2; and Implementation Program H-5.1.3.</p> <p>The County shall apply for, and use available housing resources, including project-based rental subsidies, such as local Housing Choice Vouchers, federal Housing Assistance Payment vouchers, and state Mental Health Services Act Vouchers, and other resources for the provision of housing for extremely low-income households.</p> <p>The County shall coordinate with affordable and special needs housing providers to track the number of extremely low-income units produced and preserved and to maintain the affordability of existing housing affordable to extremely low-income households.</p> <p>The County will coordinate with housing providers and seek funding acquiring and rehabbing and/or converting rental properties or motels to create housing units for extremely low-income households.</p> <p>The County shall also seek funding to "buy down" the cost of new or preserved housing units in either income-restricted or mixed-income housing projects, if cost-effective.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Timeframe: Ongoing.</p> <p>Funding: General Fund, regional, state, and federal housing grants, loans, and other funding programs.</p> <p>Objective: To increase the supply of housing for extremely low-income households.</p>	<p>Stabilization Program the County has purchased homes, and rehabilitated and resold them to extremely low-, very low-, low-, and moderate-income households. Since August 2008, one extremely low-, seven very low-, twelve low-, and six moderate-income units have been purchased and rehabilitated in the unincorporated county.</p> <p>The Yuba County Housing Authority continues to receive approximately \$2,000,000 in funding for the administration and rental assistance for 376 housing choice vouchers.</p> <p>In addition, the County has been successful in applying for and receiving \$600,000 in 2010 and 2012 CDBG funds for First Time Homebuyer funds and Housing Rehabilitation funds.</p> <p>The County was also successful in receiving \$800,000 in HOME First Time Homebuyer funds. Flyers and other outreach materials in English and any</p>		



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	other language that is the primary language of a significant portion of the area residents are widely distributed in the program-eligible area and provided to any other local social service agencies.		
H-2.1.1 Funding Under State and Federal Programs Continue to collaborate with affordable housing providers to identify appropriate state, federal, or private funding to finance the development of housing affordable to extremely low-, very low-, low- and moderate-income households, the development of shelter facilities for special housing needs groups, and the provision of supportive services. The use of the programs listed below is predicated upon reaching agreements with interested nonprofit or private developers to construct low- and/or moderate-income housing. The County's role in the pursuit of state and federal funding will include the following: <ul style="list-style-type: none"> ✓ County staff will meet annually with housing authority staff and representatives of other agencies and private entities that provide housing, shelter, and supportive services (See Program H-1.2.2) to determine: <ul style="list-style-type: none"> ○ specific projects or programs that these organizations intend to pursue, ○ funding requirements, ○ appropriate state, federal, or private funding sources that should be accessed, ○ the appropriate lead agency for submitting a funding request, and ○ the County's role in supporting a funding request when the 	Public hearings for CDBG were held for planning purposes on May 11, 2010, and February 14, 2012. The County works closely with local real estate agents and primary lenders to review program processes and to explain program eligibility requirements for housing units and homebuyers to applicants. Local real estate agents and primary lenders are encouraged to have their customers participate in the program. The County advertises Mortgage Credit Certificate (MCC) through CHF to low-to-moderate households to provide tax credit. The County has been successful in applying for and receiving \$600,000 in 2010 and 2012	None	This program will be continued.



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<p>County is not the lead agency.</p> <p>The schedules of project or program proposals and the application cycles of state, federal, and private funding programs will dictate the frequency and timing of meetings each year. Funding requests, whether by the County or others, will generally occur in the spring and fall of each year (although some funding source have application cycles other than those two times of year).</p> <ul style="list-style-type: none"> ✓ Based on the results of annual meetings with housing providers, the County will apply directly for funds that require a municipality as the applicant (such as the Small Cities CDBG Program and the CalHFA Help Program). For programs in which either a municipality or a nonprofit organization may apply (such as the non-entitlement HOME program), the County will meet with the nonprofit seeking funding to determine the most appropriate applicant. When a nonprofit organization intends to apply directly for funding, Yuba County will undertake one or more of the following actions to support the applicant: <ul style="list-style-type: none"> ○ expedited project review and approval to coincide with the application funding cycle; ○ approval of density bonuses and/or other incentives, as provided for in chapter 12.130 of the Yuba County zoning ordinance, to increase the financial feasibility of the proposed project; ○ assistance in assembling demographic and housing needs data to support the application; and ○ assistance in grant administration, if necessary to demonstrate administrative capacity to the funding source. <p>Funding sources that the County anticipates may be used during the 2008 – 2013 period for multifamily housing construction are: State CDBG, HOME, multifamily housing program, and CalHOME programs; CalHFA multifamily programs, including the help program; low-income housing tax credits; federal home loan bank affordable housing program; HUD Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities); emergency shelter assistance program (administered through the state of California); child care facilities finance program (administered</p>	<p>CDBG funds for First Time Homebuyer funds and Housing Rehabilitation funds. Since August 2008, six very low- and nine low-income households were assisted by the First Time Homebuyer program. During the same time frame two extremely low-, three very low, and one low-income household were assisted with rehabilitation funds.</p> <p>The County was also successful in receiving \$800,000 in HOME First Time Homebuyer funds. Flyers and other outreach materials in English and any other languages that is the primary language of a significant portion of the area residents are widely distributed in the program-eligible area and provided to other local social service agencies.</p>		



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<p>through the state of California).</p> <p>Funding sources that the County anticipates may be used during the 2008 – 2013 period for homebuyer assistance are HOME, mortgage credit certificates or revenue bonds, CalHFA down payment assistance program, CalHOME program, and California self help housing program.</p> <p>Application periods vary by state program, and the County will annually monitor the release of Notices of Funding Availability (NOFAs) and actions needed to maintain eligibility for state funding. For most federal housing and supportive service programs administered by HUD, application deadlines are during the late spring/early summer (June for “super NOFA” programs). Other state/federal funding opportunities will be pursued based on individual funding deadlines and priorities established through annual meetings between the County and interested entities.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Timeframe: Current and ongoing. Meet with housing providers annually, in the spring and fall, prior to subsequent fiscal year funding cycles for various state and federal programs. Apply for funding, or assist non-profit organizations in applying for funding, quarterly between 2008 and 2013, as appropriate. The frequency of applications will be based on the funding cycles for specific state and federal programs, County staff capacity, and the readiness of proposed programs or projects that meet state and federal funding criteria. (See Program H-3.1.4 for further details on the timing of regulatory changes and Program H-1.2.2 for timing of meetings with housing providers.)</p> <p>Funding: See listed programs in program description.</p> <p>Objective: See Table H-1 of the 2008-2013 Housing Element for quantified objectives relating to new housing construction and first-time homebuyer assistance.</p>			



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H-2.1.2 Community Reinvestment Act Continue contacting financial institutions operating in the County to determine their interest in providing financing for low- and moderate-income housing in the unincorporated areas. Examples of actions the County will pursue are: <ul style="list-style-type: none"> ✓ Refer affordable housing providers to those institutions that have active community development lending programs. Contacts will be made through in-person meetings. The County will send affordable housing providers active in Yuba County a list of lenders with active community development lending programs. ✓ Discuss home loan practices with lenders, particularly lending patterns in Olivehurst and Linda, and seek commitments to provide funding in conjunction with County funding (through state and federal programs) for housing and neighborhood improvement activities in those two communities. ✓ Discuss practices with lenders that could aid small multifamily projects (typically two to four dwelling units) to obtain funding. Responsibility: Community Development and Services Agency. Timeframe: Contact lenders annually, between September and December. Distribute a list of participating lenders to housing providers each January. Provide referrals of housing providers to participating lenders as requested. Funding: General Fund. Objective: To increase private lending for affordable housing.	The County participates/communicates regularly with the lenders and realtors with respect to its First Time Homebuyer (FTHB) and NSP programs. Flyers are sent to homeowners, Realtors, and lenders with the intent of educating the public as to the programs available through the county. In addition, FTHB classes are held regularly to assist the buyers with the FTHB process. Through partnership with the Sutter Yuba Association of Realtors program requirements and relevant updates, flyers and pamphlets are disseminated and discussed.	None	This program will be continued.
H-2.1.3 Housing Authority Programs The Yuba County Housing Authority will continue to seek additional housing choice vouchers ("Section 8" certificates) from the federal government. The County will work with the Housing Authority to help lower-income renters with housing vouchers to find housing units. Work with property owners to both and accept housing vouchers and meet program requirements for housing quality and	The Yuba County Housing Authority applied for Family Unification Program vouchers, but was unsuccessful in receiving them. Currently, the housing choice	None	Continue.



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condition.		voucher wait list is closed and the Housing Authority does not anticipate opening it anytime in the near future due to the number of families on the list and their attrition rate. However, they are currently leased up at 376 vouchers and close to 100% of their Housing Assistance Payment (HAP) payment. After meeting with HUD and discussing their payment levels and bedroom allocations they are making changes to our program that will result in the Housing Authority being able to ensure 100% of the HAP payments are spent and a lease rate of at least 90% is achieved. The Housing Authority staff negotiates regularly with landlords to keep rental units affordable, safe, and sanitary for Housing Choice Voucher (HCV) participants. In addition, rent reasonableness, along with the HUD payment standards, are used to keep the rents affordable.		
Responsibility:	Community Development and Services Agency; Housing Authority.			
Timeframe:	Annual applications for housing choice vouchers			
Funding:	Federal housing choice voucher program.			
Objective:	To increase the availability of vouchers in Yuba County (376 are currently available countywide).			
H-2.1.4 Promote the Use of Housing Programs		Yuba County promotes FTHB and CDBG programs by advertising in the local	None	This program will be continued as long as CDBG or other
The County will continue to promote the use of state and federal housing programs by continuing to prepare program brochures briefly describing available programs,				



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<p>who is eligible to apply, and how to apply. The brochures will be distributed to community organizations and institutions; copies will be available at County offices, libraries, post offices, and community centers, and copies will be distributed directly to residents in target areas (for programs targeted to specific communities). The County will also post program information on its website and develop a website application that can be downloaded by interested individuals.</p> <p>Responsibility: Community Development and Services Agency; Health and Human Services Department.</p> <p>Timeframe: Ongoing; annually distribute program information during the fall, or when new funding becomes available.</p> <p>Funding: General Fund</p> <p>Objective: Increase community awareness of available programs.</p>	<p>newspaper, distributing flyers and handouts within a target area on a consistent basis, and ensuring the website is updated with current income eligibility information and interested real estate lenders.</p>		<p>funding is available.</p>
<p>H-2.2.1 Tax-Exempt Bond Financing</p> <p>Yuba County will continue to participate in the CRHMFA Homebuyers Fund (CHF) which enables residents to take advantage of programs that provide financing assistance with first mortgages, down payments, and closing costs through the use of Tax-Exempt Bonds. It is administered by National Homebuyer's Fund (NHF). See Program H-2.1.4 for information on how the County will promote this program. In addition to promotion efforts in Program H-2.1.4, the County will provide each homebuilder who applies for permits in Yuba County with information on the availability of homebuyer financing, will provide information to the local board of Realtors, and will distribute information to local lending institutions.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Timeframe: Current and ongoing.</p> <p>Funding: Tax exempt bond proceeds.</p> <p>Objective: Increase funding options for affordable housing programs and projects.</p>	<p>Yuba County continues the partnership with CHF by distributing flyers and handouts to low- to moderate-income families within the target areas, Realtors, and local lending institutions. CHF continues to provide competitive and reasonable financing options to homeowners to include making energy efficient improvements to their homes.</p>	<p>Since most building permits are either submitted by housing developers and contractors and not homeowner themselves, providing information at the time of building permit does not meet a need or get information to appropriate entity.</p>	<p>This program will be modified and continued.</p>
<p>H-2.2.2 Density Bonuses and Other Incentives</p>	<p>During this planning cycle no requests for density bonuses</p>		<p>This program will be modified and</p>



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<p>The County will offer a minimum density bonus provided for in state law and, in addition, consider additional density bonuses on a case-by-case basis if the proposed development meets a special housing need that cannot be met without the additional density bonus. Other development incentives that the County will consider on a case-by-case basis are:</p> <ul style="list-style-type: none"> ✓ fee reductions, the amount of the reduction depending on the financial need of the project to maintain the affordability of dwelling units; ✓ priority permit processing to housing projects "fast track" affordable; ✓ low-interest financing (if available as a result of a successful tax-exempt bond issue or application for financing from a state or federal agency); and ✓ alternative development standards provided the alternative standards are used to reduce the cost per unit of the affordable dwelling unit and the alternative standards can meet County health and safety requirements for water, wastewater, drainage, and emergency service access. <p>The County will promote its density bonus program through an informational brochure available at the County's permit counter, information posted on the County's website, and at pre-application meetings with housing developers.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Current and ongoing; provide information at permit counter and post on County's website.</p> <p>Funding: Permit fees, General Fund.</p> <p>Objective: Increase awareness of the County's density bonus program and encourage its use in conjunction with affordable or senior housing.</p>	<p>have been made. Currently zoning designations allow density ranges in excess of what is typically being built.</p>		<p>continued.</p>
<p>H-3.1.1 Promote Alternative Housing Types</p> <p>The County will promote its development standards for alternative housing types, such as second units, residential care facilities, and mobile homes and mobile home parks, through printed literature, the County's website, and pre-application meetings. The County will prepare a brochure that summarizes development</p>	<p>County completed the OSCER Plan and the ELRP which provide recommendations for changes to zoning and development standards that would facilitate</p>	<p>None</p>	<p>The County will update the Development Code to further facilitate the development of</p>



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<p>standards for alternative housing types and provide the brochure at the permit counter. The County will also post the brochure on its website and notify community organizations, nonprofit housing providers, and local building industry groups of the availability of the brochure. The County will encourage pre-application meetings with property owners or their representatives interested in developing alternative housing types to provide technical assistance regarding County standards and permit processes.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Prepare and make available brochure by December 2010; post on County website and notify community organizations by February 2011.</p> <p>Funding: Permit fees, General Fund.</p> <p>Objective: Increase awareness of the County’s development standards for alternative housing types and provide technical assistance to applicants.</p>	<p>the development of alternative housing types.</p>		<p>alternative housing types. Brochures will be made available after the adoption of the Development Code update.</p>
<p>H-3.1.2 Funding for Drainage Improvements</p> <p>The County will continue to apply to various agencies for grants to construct drainage improvements in unincorporated communities to increase residential development opportunities. Agencies could include the Yuba County Water Agency, the federal government, state government, or other agencies.</p> <p>Responsibility: Yuba County Water Agency; Public Works Department.</p> <p>Timeframe: Ongoing.</p> <p>Funding: Grants.</p> <p>Objective: Provide drainage improvements in Linda to increase opportunities for residential development.</p>	<p>The South Yuba Drainage Master Plan was updated in 2013.</p> <p>Received grant funding for drainage, curb, gutter, sidewalks, and bike lanes for Powerline Road and Olivehurst Avenue. Construction is anticipated to begin 2013 and 2014 respectively.</p> <p>The Rupert Road project is currently under construction. It addresses drainage, curb, gutter, sidewalk and bike lane deficiencies through a CDBG</p>	<p>None</p>	<p>This program will be continued.</p>



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	grant.		
<p>H-3.1.3 Water and Sewer Capacity Improvements</p> <p>Work with water and sewer districts to make services available to new development. According to the Linda County Water District (LCWD), the wastewater treatment plant must be expanded to accommodate design flow capacities of 2.5 mgd by 2010 and 6.6 mgd by 2030. The LCWD will expand its wastewater collection and treatment infrastructure as necessary to accommodate growth, using developer fees. The LCWD currently needs additional treatment capacity, and plans for expansion are currently underway, but the details regarding the type and timing of the needed expansion is not yet available. The County will work with the district to refine the expansion plans.</p> <p>The Olivehurst Public Utility District (OPUD) has begun planning to accommodate growth in their service area. The Olivehurst system is in need of repair in some areas. Upgrades are planned for improvements to the system, but at this time, OPUD has not identified when the upgrades may occur. The County will work with the district to find funding and time these upgrades appropriately.</p> <p>Responsibility: Yuba County Water Agency; Public Works Department; OPUD; LCWD.</p> <p>Timeframe: Provide service to sites listed in the land inventory by 2013.</p> <p>Funding: General Fund; development fees.</p> <p>Objective: Provide water and sewer service to accommodate the County's RHNA.</p>	<p>Linda County Water District completed upgrades to its wastewater collection and treatment facility.</p> <p>Have applied for grants to prepare a Master Utility and Infrastructure Plan for portions of the Highway 65 corridor.</p> <p>Applied for a Federal Economic Development Agency Grant to assist the Olivehurst Public Utility District construct upgrades to its sewer infrastructure along the western boundary of the Community of Olivehurst near the Yuba County Airport.</p>	None	This program will be modified and continued.
<p>H-3.1.4 Revisions to County Zoning and Development Standards</p> <p>The County will revise the zoning and development standards to:</p> <ul style="list-style-type: none"> ✓ ensure that second units are allowed in single family and multifamily zones consistent with Government Code section 65852.2 ✓ allow employee housing for up to 12 units or 36 beds as a permitted use in the AE, and A/RR zones and as a conditionally permitted use in the RRE 	<p>Amendments to the Zoning Ordinance have been adopted to allow for emergency shelters.</p> <p>Zoning Ordinance has been updated to comply with SB 1818. Additional amendments are needed to comply with AB</p>	County is in the process of a comprehensive update to its zoning and development codes. The updates will better clarify issues such as reasonable accommodations,	The Zoning Code update is in progress. This program will be continued.



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<p>zone when agriculture is a primary use;</p> <ul style="list-style-type: none"> ✓ allow residential care facilities for six or fewer persons as a permitted use in A/RR and RRE zones and residential care facilities for seven or more persons as a conditionally permitted use in the RRE and R-1 zones. ✓ specifically reference in the Zoning Ordinance “emergency shelters,” and identify as a permitted use without the need for a conditional use or other discretionary action in the “C” zone, which is the County’s General Commercial zone, currently has 116 parcels and 162 acres of vacant land, is located in developed portions of the County near where these services would be required, and allows uses compatible with these services. In other zones, the County will continue to allow facilities for six or fewer persons as a permitted use and add language to allow larger facilities for up to 12 persons as a conditional use, and require such facilities to meet the same development standards as other permitted uses in the designated zones; ✓ revise the ratio of required parking spaces to reflect the number of bedrooms in a dwelling unit, which is a reasonable predictor of parking demand. For example, one parking space per unit plus a reasonable factor for guest parking may be adequate for studio and small one-bedroom units, housing designed for seniors, and housing designed for single working adults; ✓ modify Chapter 12.130 in the County’s ordinance code concerning density bonus requirements to comply with Government Code §65915; ✓ ensure that “transitional housing” and “supportive housing,” as those terms are defined in California Government Code section 65582, are treated as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone, in conformance with section 65583 of the California Government Code; modify the maximum building height in the OAMU zone to match the 36-foot height limit found within other high-density residential zones, such as the Plumas Lake Specific Plan High Density Residential zone; 	<p>2280.</p> <p>Interim zoning ordinance allows for farm labor housing and neighborhood services consistent with 2030 General Plan policies.</p>	<p>inclusion of single-room occupancy units, and additional zone districts for the development of mobile home parks.</p> <p>Amendments to the Zoning Code to allow small and large residential care facilities in zones where they aren’t currently allowed will be part of the comprehensive Zoning Code update.</p>	



Program #	Accomplishments	Issues	2013–2021 Plan
<ul style="list-style-type: none"> ✓ allow for neighborhood services as a conditionally permitted use in the R-2, R-3, and SP-1 residential zones; ✓ remove the definition of “family” from the zoning code or modify the definition to remove the reference to a maximum of five unrelated persons; ✓ strengthen the minimum density ordinance to require developers to build projects at, or greater than, the minimum density of each zone. Minimum densities for each multifamily zone shall match the densities in the table on page H-25 of the 2008-2013 Housing Element; ✓ define single-room occupancy units (SRO) and identify that such units are allowed in the County’s multi-family zones and ensure that development standards facilitate the development of this type of housing; and ✓ provide exceptions in the Zoning Ordinance for reasonable accommodations necessary to make housing available for persons with disabilities, and speed the processing time for such requests. This procedure will be a ministerial process, with minimal processing fee, subject to staff approval so long as the requested exception does not impose an undue financial or administrative burden on the County, and would not require a fundamental alteration in the nature of the County’s land use policies and Zoning Ordinance. <p>Responsibility: Community Development and Services Agency, Planning Commission, Board of Supervisors.</p> <p>Timeframe: Complete revisions to zoning ordinance within 12 months after adoption.</p> <p>Funding: General Fund.</p> <p>Objective: Remove regulatory constraints to the development of housing.</p>			
<p>H-3.2.1 Conditions of Approval</p> <p>The County will continue to include compliance with, and reference to Government</p>	<p>County includes requirements for water and sewer and will serve letters as part of the</p>	<p>None</p>	<p>This program will be continued.</p>



Program #	Accomplishments	Issues	2013–2021 Plan
<p>Code §65589.7 in the conditions of approval for subdivisions that require “will-serve” letters from the sewer and water districts.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Ongoing.</p> <p>Funding: Project Application Fee.</p> <p>Objective: To make applicants and special districts aware on a project basis of compliance with state law requirements. This will require the applicant to demonstrate that the district has capacity without restricting its obligations for priority under GC §65589.7.</p>	<p>conditions of approval for maps and other related entitlements.</p>		
<p>H-3.2.2 Distribute Housing Element and Request Agency Compliance with Government Code §65589.7</p> <p>The County will distribute the adopted housing element to special districts and request water and sewer providers for a copy of their policies demonstrating compliance with California government code §65589.7. Water and sewer providers are required to: “adopt written policies and procedures, not later than July 1, 2006, and at least once every five years thereafter, with specific objective standards for provision of services in conformance with this section.” [GC 65589.7 (b)]</p> <p>These should be made available to the County on request.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Within six months of adoption of the housing element.</p> <p>Funding: General Fund</p> <p>Objective: To encourage water and sewer providers to demonstrate that they are in compliance with state law and that their master plans contain sufficient capacity and priority for lower-income households.</p>	<p>Completed on June 10, 2010. Received a response from LCWD on June 24, 2010</p>	<p>No response from OPUD</p>	<p>This program will be continued.</p>
<p>H-4.1.1 Maintenance of Housing Condition Data Base</p> <p>The County will maintain current information on the condition of dwelling units in</p>	<p>Survey was completed and incorporated into the 2013–</p>	<p>County did not have funding to complete the</p>	<p>This program will be modified and</p>



Program #	Accomplishments	Issues	2013–2021 Plan
<p>the unincorporated County area by periodically updating its housing conditions database. Approximately every five years, the County will resurvey housing conditions to ensure the currency of its housing conditions information. The County will use the results of its housing condition survey to establish priorities and target areas for housing rehabilitation and neighborhood improvement programs.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Complete next housing condition survey update by August 2011.</p> <p>Funding: CDBG planning grant.</p> <p>Objective: To maintain current information on housing conditions.</p>	2021 Housing Element.	survey by 2011.	continued.
<p>H-4.2.1 Code Enforcement and Abatement</p> <p>The County will identify dwelling units that are unsafe to occupy and initiate appropriate action to have those units comply with building code standards or have the structures removed. This action would be taken only in extreme cases in which the property owner is unable or unwilling to make necessary repairs, in which repairs are not feasible, or in which the dwelling unit has been abandoned. If the County requires a dwelling unit to be vacated for code violations, the owner of the unit will be required to pay relocation costs. Relocation costs would include moving expenses, security deposit, and other up-front expenses related to the relocation (with the exception of the first month's rent).</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Current and ongoing.</p> <p>Funding: Inspection fees, General Fund.</p> <p>Objective: To correct health and safety violations.</p>	<p>The County identifies unsafe dwellings through our complaint process. If a dwelling is occupied and it must be vacated a determination is made as to who is responsible for the reasons causing the vacation order. If the owner of the property is deemed responsible, the owner is ordered to pay relocation assistance to the renter per CHSC 17975 et seq.</p> <p>During the previous planning period the County received 298 substandard complaints; 50 dwellings/structures received “Unsafe to Occupy” notifications; 11 households received relocation assistance (at a minimum an application</p>		This program will be continued.



Program #	Accomplishments	Issues	2013–2021 Plan
	was handed out and/or received back); 42 notices and orders to abate public nuisance were issued; and 22 demolition permits for residential buildings were issued.		
H-4.2.2 Code Inspection Prior to Renting of Dwelling Units The County will require owners of rental units to certify that their units do not violate County health or safety codes prior to their change in occupancy. A code inspection, to be performed by a qualified code inspector, will be required at least once every two years to ensure continued compliance with County health and safety requirements. The County will inform rental property owners of this inspection program through an annual mailing to property owners to be paid for from inspection fees. Explore funding sources that allow the County to expand the program to inspect more units. Responsibility: Community Development and Services Agency; Housing Authority; Building Department; Environmental Health and Code Enforcement. Timeframe: Current and ongoing. Funding: Permit fees. Objective: To reduce the number of rental housing units that do not meet minimum health and safety standards.	The Yuba County Housing Authority performs annual Housing Quality Standards inspections for housing choice voucher participants. This program has not been implemented for other renters due to lack of adequate staff and funding resources.	Lack of staff and funding resources to implement this program as fully as desired.	This program will not be continued.
H-4.2.3 Rehabilitation of Substandard Dwelling Units To encourage private rehabilitation efforts, the County will apply for and/or assist eligible households in applying for various private, state, and federal sources of funding for housing rehabilitation and home repairs, including rehabilitation of mobile home parks, which would include the correction of health and safety hazards, weatherization, and the addition of space to alleviate overcrowding. Yuba County will prepare an information brochure describing various programs for assisting low-income households in rehabilitating their dwelling units. The	Primary department is Housing and Community Services; Code Enforcement has not specifically applied for any monies nor have we received any NOFAs for this action item. Housing & Community Services utilized CDBG funds to		This program will be continued.



Program #	Accomplishments	Issues	2013–2021 Plan
<p>brochure will be available at all County agencies, will be distributed to social services and community organizations throughout the County, and will be distributed directly to target area households and property owners.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Current and ongoing; apply annually for additional funding from state and federal sources.</p> <p>Funding: CDBG, HOME, USDA Rural Housing Services.</p> <p>Objective: See Table H-1 of the 2008-2013 Housing Element for the County's objective for rehabilitation.</p>	<p>rehabilitate eight homes between 2008-2013.</p>		
<p>H-4.2.4 Zoning Flexibility for Housing Rehabilitation</p> <p>Many dwelling units in need of rehabilitation were constructed prior to the adoption of current zoning standards. As a consequence, some of these dwelling units are non-conforming as to lot size, set-backs, yard requirement, location, and other zoning requirements. To avoid discouraging rehabilitation efforts, the County will allow non-conforming dwelling units to be rehabilitated so long as the non-conformity is not increased and there is no threat to public health and safety. The County will continue to promote its standards for rehabilitating non-conforming structures through information at the County's permit counter and pre-application meetings with property owners or their representatives.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Current and ongoing.</p> <p>Funding: Permit fees, General Fund.</p> <p>Objective: To encourage the improvement of non-conforming residential structures the meet current health and safety standards.</p>	<p>The zoning ordinance currently allows for the rehabilitation of non-conforming dwellings.</p>	<p>None</p>	<p>This program will be combined with the previous rehab program.</p>
<p>H-4.3.1 Relocation Assistance</p> <p>Yuba County will require owners of rental dwelling units that are vacated for violation of housing and building codes to pay relocation expenses for displaced</p>	<p>The County does not have an ordinance to require this, but has worked with property owners, Rural Legal Assistance,</p>	<p>Funding</p>	<p>This program will be continued.</p>



Program #	Accomplishments	Issues	2013–2021 Plan
<p>low- income residents and to provide the displace with the right of first refusal to return to the units upon its repair. If the owner refuses to pay for the relocation of low-income occupants, the County will use available funding to pay for relocation expenses and recover the relocation cost from the owner by placing a lien on the owner's property. If the property owner is unable to pay relocation expenses, the County may elect to waive the repayment requirement.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Current and ongoing.</p> <p>Funding: Permit fees; property owner contribution to tenant relocation, HOME.</p> <p>Objective: To reduce displacement resulting from the County's code enforcement activities.</p>	<p>and affordable housing providers to ensure that residents receive relocation assistance when the County has determined that a property is not habitable. During the previous planning period the County provided information or relocation assistance to 11 households.</p>		
<p>H-5.1.1 Preservation of Multifamily Rental Housing</p> <p>In the event that the County receives requests in the future for the conversion of rental apartments to condominium ownership, the County will require one-year advanced notice and the payment by the owner of relocation expenses of low-income households residing in the development at the time of initial notice. The County will deny any conversion requests unless the notice and procedural requirements of state law are met. In the event 50 percent or more of the units have rents that are affordable to low-income households, the County will require that the right of first refusal be given to a private, non-profit, or public agency that will maintain the development as rental housing for low- income households. Additionally, the County will consider other methods of addressing potential conversion of properties through methods like a condo-conversion ordinance.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Current and ongoing.</p> <p>Funding: Permit fees.</p> <p>Objective: To reduce displacement of low-income tenants during condominium conversion.</p>	<p>No requests were received during this cycle of the Housing Element.</p>	<p>The funding source should not be taken from a portion of our permit fees. The cost should be borne by the owner of the property that is requesting the conversion.</p>	<p>This program will be continued.</p>



Program #	Accomplishments	Issues	2013–2021 Plan
<p>H-5.1.2 Preservation of Mobile home Parks</p> <p>The County will require owners of mobile home parks requesting conversions to other uses to provide residents with at least one-year advanced notice of the owner’s intent to close the park and provide relocation assistance to low-income residents and their mobile homes. For parks that appear feasible to rehabilitate and/or maintain for residential use, the County will meet with the owner to determine if the County can assist in accessing state or federal funding for park improvements. If residents have expressed an interest in purchasing their mobile home parks for resident ownership, the County will provide assistance in locating a nonprofit organization that can assist in conversion to resident ownership and applying for state or federal funding to purchase the park.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Current and ongoing; provide owner or resident assistance upon request.</p> <p>Funding: Permit fees; State Mobile Home Park Assistance Program; USDA Rural Housing Services.</p> <p>Objective: To preserve existing mobile home parks and reduce displacement of park residents.</p>	<p>During the planning period three mobile home parks that lost their state permit to operate were able, through Code Enforcement Activities, to regain their permit to operate: Gardens Mobile Home Park, Walnut Grove Mobile Home Park, and Country Air Mobile Home Park.</p>	<p>None</p>	<p>This program will be continued.</p>
<p>H-5.1.3 Preservation of "At-Risk" Rental Units</p> <p>The County will seek to preserve 90 units of subsidized rental housing that are at-risk of being converted to market-rate housing within the next ten years. Yuba County will provide technical assistance and coordinate state and federal financial assistance for lower-income households whose rental units are at-risk of being converted. The County will contact owners of at-risk housing units and set up an appointment to review the different methods available to preserve the affordability of at-risk units.</p> <p>If the owner states their intention to convert the at-risk property, the County will:</p> <ul style="list-style-type: none"> ✓ require that the owner notify tenants according to the requirements of state and federal law of the conversion request. The minimum advance notice period will be one- year, to be followed by a subsequent six-month 	<p>All subsidized units in the county have been preserved and are not currently at risk.</p>		<p>This program will be continued.</p>



Program #	Accomplishments	Issues	2013–2021 Plan
<p>and ninety-day notice. Notice will also be sent to the state department of housing and community development. At the time a notice is issued, the County will contact HCD to determine the status of state and/or federal programs that may be used to preserve the affordability of at-risk units;</p> <ul style="list-style-type: none"> ✓ Distribute to tenants a list of comparable replacement rental units by number of bedrooms and cost that are available with no waiting list at approximately the same cost as the rental unit to be converted. ✓ Provide the owner of the at-risk development with a list of eligible purchasers prepared by the California Department of Housing and Community Development that would continue to operate the rental development at affordable rents for low-income households. Contact non-profit housing corporations to determine their interest in operating at-risk rental units as affordable housing. The determination of which non-profit corporations to contact would depend on their technical expertise and financial capacity. ✓ Review plans submitted by owners who desire to convert their projects to ensure that they are consistent with the County's requirements and state and federal laws. ✓ Assist any interested purchasers who will maintain the affordability of the development in applying for a loan to modernize their rental units. <p>Responsibility: Community Development and Services Agency, Housing Authority.</p> <p>Timeframe: Meet with owners at least one and one-half years before potential conversion.</p> <p>Funding: California Housing Finance Agency Help Program; Multifamily Housing Program; HOME, California Housing Finance Agency (preservation acquisition financing); Mortgage insurance for purchase/refinance (HUD).</p> <p>Objective: Preserve 90 at-risk rental housing units.</p>			



Program #	Accomplishments	Issues	2013–2021 Plan
<p>H-6.1.1 Fair Housing Program</p> <p>The County will continue to implement an equal housing opportunity program, which consists of the following:</p> <ul style="list-style-type: none">✓ distribute published information from state and federal agencies responsible for enforcing anti-discrimination laws. The County will distribute these information materials to organizations and institutions that have contact with the general public and to organizations representing home builders, real estate agents, and mortgage lenders.✓ reiterate the County's fair housing policies at public meetings and hearings conducted in conjunction with CDBG and other housing and community development programs and include fair housing information in public notices of such meetings.✓ train County staff that has regular and direct contact with the public on how to handle and refer housing discrimination complaints, including complaints from housing voucher holders.✓ maintain a list of public and private agencies and organizations that provide counseling, legal, or other services in connection with housing discrimination complaints and refer complainants to one or more of these organizations.✓ co-sponsor annual fair housing training and/or fair housing events with one or more nonprofit organizations in Yuba County (such as California rural legal assistance).✓ mail information regarding equal housing opportunity rights and responsibilities and the benefits of participation in the housing choice voucher program to multifamily rental property owners. This action could be conducted in collaboration with a local nonprofit organization that specializes in fair housing law and referral of fair housing complaints. <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Current and ongoing.</p> <p>Funding: General Fund, CDBG, HOME (administrative funds)</p>	<p>Staff continues to provide information about fair housing law and referrals as needed to agencies which enforce anti-discrimination laws.</p> <p>Staff has participated in periodic Fair Housing training through California Rural Legal Assistance and Housing Equal Opportunity Workshop Affirmatively Furthering Fair Housing Choice.</p> <p>The County Housing Authority provides fair housing information at its office and also includes the information in various materials that are mailed out.</p>	None	This program will be continued.



Program #	Accomplishments	Issues	2013–2021 Plan
<p>related to grant activities).</p> <p>Objective: To increase awareness fair housing requirements and reduce housing discrimination.</p>			
<p>H-7.1.1 Implement State Energy Conservation Standards</p> <p>Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Current and ongoing.</p> <p>Funding: Permit fees.</p> <p>Objective: To increase energy efficiency of new housing and housing additions.</p>	<p>The Building Department requires compliance with Title 24 energy conservation standards as part of the building permit process.</p>	<p>None</p>	<p>This program will be continued.</p>
<p>H-7.2.1 Site development standards</p> <p>The County will continue to encourage energy conservation site planning and design concepts in specific plans through standards for landscaping, lot configuration, and solar access. The County will also encourage the creation of “walkable” and “bikeable” neighborhoods that reduce reliance on private automobiles through the location of housing in relation to commercial land uses, requirements for bicycle and pedestrian routes, and the location of schools and recreation areas.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Current and ongoing.</p> <p>Funding: Permit fees.</p> <p>Objective: reduce energy consumption in the design and layout of new residential neighborhoods and communities.</p>	<p>The County adopted the 2030 General Plan in June 2011. The General Plan contains policies that address complete street concepts as part of new development projects and retrofits to older neighborhoods.</p> <p>The County adopted the ELRP in February 2011 and the OSCER Plan in February 2012. Both of these plans contain concepts to promote walkability and bikeable neighborhoods.</p> <p>Public Works is in the process of completing several projects that will improve pedestrian access along North Beale Road, Rupert</p>	<p>None</p>	<p>This program will be continued.</p>



Program #	Accomplishments	Issues	2013–2021 Plan
	Avenue, Powerline Road, and Olivehurst Avenue.		
<p>H-7.3.1 Energy conservation assistance for low-income households</p> <p>The County will continue to permit weatherization and energy conservation improvements as eligible activities under its Housing Rehabilitation Program (See Program H-4.2.3). The County will also provide program participants with information on utility company and other energy conservation assistance programs. Explore additional methods of increasing awareness of these funding opportunities.</p> <p>Responsibility: Community Development and Services Agency</p> <p>Timeframe: Current and ongoing.</p> <p>Funding: Inspection fees, General Fund.</p> <p>Objective: To increase energy efficiency among older dwelling units.</p>	<p>The County advertises CHF Residential Energy Retrofit Programs, provides for weatherization and energy conservation improvements through its CDBG Housing Rehab program, and provides program participants with local utility company contact information.</p>	<p>None</p>	<p>This program will be continued.</p>
<p>H-8.1.1 Preservation of Historic Residences</p> <p>Evaluate the potential impact of development or rehabilitation activities on historic properties. Give higher funding priority to eligible projects whose objectives include the preservation of properties identified as historic by a federal, state, or local agency.</p> <p>Property owners who wish to alter or convert historic structures that are recognized by the state as historic will be required to follow state historic preservation guidelines. The demolition of such structures will not be allowed unless the property owner has first offered the property for sale to a public or private organization to preserve the property, and there has been no willing buyer; or, unless the property represents an immediate threat to public health and safety.</p> <p>The County will require owners of buildings that are not presently recognized by the state, but which are recognized as of historic or architectural value by a local historic organization, to consult the state historic preservation office before any permit for exterior alterations, conversion, or demolition will be issued. If the historic preservation office determines that the property is of historic or</p>	<p>The County uses the following threshold for rehabilitation of historic properties: The property age is 45 to 50 years old or older. A Primary Record (DPR 523A) and Building, Structure, and Object Record (DPR 523B) SHPO is submitted to the Office of Historic Preservation and Department of Parks and Recreation for review and to identify historic properties under the CDBG program. In addition, if any rehabilitation project involves substantial earth moving, such as footing/foundation trenching,</p>	<p>None</p>	<p>This program will be continued.</p>



Program #	Accomplishments	Issues	2013–2021 Plan
<p>architectural significance, the County will require the owner to follow state guidelines for historic preservation.</p> <p>In public meetings and hearings on proposed activities involving the use of public funds for development or rehabilitation, the County will invite the public to comment on the potential impact of such activities on historically significant sites. Notices of such meeting and hearings will include language inviting such public comment.</p> <p>The County may exempt property owners from specific historic preservation requirements, to the extent it has the authority to do so, if such requirements would conflict with handicapped access, energy conservation, seismic safety retrofitting, or if the strict application of historic preservation requirements would impose an unreasonable economic hardship on the property owner. Any such decision would be made on case- by-case basis.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Timeframe: Current and ongoing.</p> <p>Funding: Permit fees, General Fund, CDBG.</p> <p>Objective: Preserve architecturally- or historically-significant residential structures.</p>	<p>utility line excavation, sewer, water, gas, leach, etc. sprinklers, or septic tanks where the possibility exists that earth disturbance may occur on or near an archeological site, notification is made well in advance of the project startup.</p>		
<p>H-8.1.2 Monitoring of Housing Element Policy and Program Success</p> <p>The Community Development Director or his/her designee shall monitor progress toward housing goals and implementation of housing implementation programs. On a quarterly basis, the Community Development Director or designee shall review housing programs and ensure communication among responsible County Departments, necessary coordination with the Planning Commission, Board of Supervisors, and Affordable Housing Task Force, and proactive actions are being taken, as necessary to implement the housing implementation programs. In particular, the County shall focus on Programs 1.1.1, 1.2.6, 1.2.8, 2.1.1.</p> <p>On a bi-annual basis, the Community Development Director shall report to the County Administrator regarding progress on housing implementation programs and the County Administrator shall report to the Board of Supervisors, as appropriate,</p>	<p>The Planning Department has prepared one update memo and submitted it to the Community Development and Services Agency Director and County Administrative Officer.</p>	<p>None</p>	<p>This program will be modified and continued.</p>



Program #	Accomplishments	Issues	2013–2021 Plan
<p>to apprise the Board of implementation of the Housing Element. The results of this monitoring shall be a part of the County’s annual progress reports on the General Plan delivered to the Governor’s Office of Planning and Research and the Department of Housing and Community Development shall be notified of progress, as appropriate. The Community Development Director or his/her designee shall use a tracking form, such as that provided in Appendix B or similar in monitoring and reporting progress.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Timeframe: Annual Reporting to Governor’s Office of Planning and Community Development and State Department of Housing and Community Development. Quarterly review of programs following adoption of the Housing Element through 2021; bi-annual reporting to the County Administrator.</p> <p>Funding: General Fund.</p> <p>Objective: Monitor and report progress on achieving housing goals and implementing housing programs.</p>			





APPENDIX A

PUBLIC PARTICIPATION

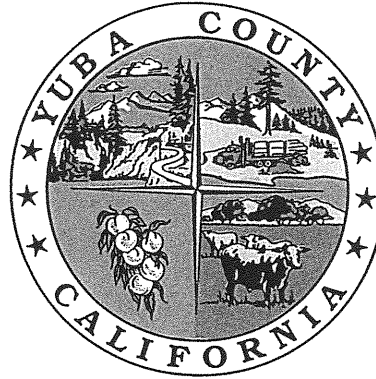
STAKEHOLDER MEETING NOTIFICATION

The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

Phone - (530) 749-5430 • Fax - (530) 749-5434
915 8th Street, Suite 123
Marysville, California 95901
www.co.yuba.ca.us



BUILDING
749-5440 • Fax 749-5616

CODE ENFORCEMENT
749-5455 • Fax 749-5464

ENVIRONMENTAL HEALTH • CUPA
749-5450 • Fax 749-5454

HOUSING AND COMMUNITY SERVICES
749-5460 • Fax 749-5464

PLANNING
749-5470 • Fax 749-5434

PUBLIC WORKS • SURVEYOR
749-5420 • Fax 749-5424

March 5, 2013

RE: Housing Element Study Session

Dear Interested Parties,

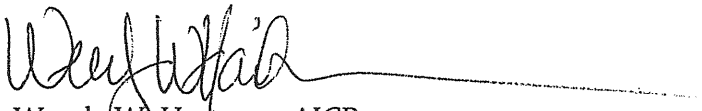
Housing and social service providers, developers, residents, property owners, and other interested individuals are invited to attend a study session on March 12, 2013 at the Yuba County Government Center to discuss the County's Housing Element update.

Under State law, every city and county in California is required to adopt a Housing Element that identifies local housing needs and establishes a community housing strategy. Jurisdictions in the greater Sacramento area are required to have their Housing Elements adopted and certified by the California Department of Housing and Community Development by October 31, 2013. PMC has been retained by Yuba County to assist with the preparation of the County's Housing Element.

One of the first steps in this process is to gather input from stakeholders and members of the community. As a citizen or as a person representing a community organization with knowledge of housing issues in the County, we invite you to participate in our study session. County staff and PMC will provide an overview of what the Housing Element is and why it must be updated and seek your perspective on Yuba County's housing needs and how we can improve our housing programs to better serve County residents.

Please join us to share your opinions and learn about this important topic. The study session will be held on **Tuesday, March 12, 2013 at 3:00 p.m.** in the Wheatland conference room at the Yuba County Government Center, 915 8th Street, Marysville. If you have any questions, please contact me at (530) 749-5430.

Sincerely,


Wendy W. Hartman, AICP
Director of Planning, Housing & Community Services

whartman@co.yuba.ca.us

Todd R. Cottle
C & C Developers
1110 Chapman Avenue
Orange, CA 92666

Salvation Army Depot
P.O. Box 869
Marysville, Ca 95901

Casa de Esperanza
P.O. Box 56
Yuba City, CA 95992

FREED Center for Independent Living
117 Mohawk Road, Suite A
Nevada City, CA 95922

Harmony Health Family Resource Ctr.
1908 N. Beale Road, Suite D
Marysville, CA 95901

Sutter County One Stop (SCOS)
970 Klamath Lane
Yuba City, CA 95993

Community Action Agency of Butte
County
2244 Del Oro Avenue
Oroville, CA 95965

California Rural Legal Assistance
P.O. Box 2600
Marysville, CA 95901

Mercy Housing California
3120 Freeboard Drive, Suite 202
West Sacramento, CA 95691

City of Yuba
City Economic Development
1201 Civic Center Blvd.
Yuba City, CA 95993

Rural Opportunity resources
367 Burns Drive #2
Yuba City, CA 95991

Yuba-Sutter Economic Development
Corporation
1227 Bridge Street, Suite C
Yuba City, CA 95991

 60

 0200

Greg Owen
Terra Nova Development
707 Aldridge Drive, Suite B
Vacaville, CA 95688

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Housing Element Stakeholder Email List

Name	Agency	Email Address Mailing Address
Reyes, Atty	CA Rural Legal Assistance	areyes@crla.org
Kimberly Grimes	Yuba County Housing	kgrimes@co.yuba.ca.us
Debbie Phillips	Yuba County Housing	
Claudia Hollis	FREED	clhollis@freed.org
Jennifer Vasquez	Yuba County HHS	jvasquez@co.yuba.ca.us
Suzanne Nobles	Yuba County HHS	snobles@co.yuba.ca.us
Vicki Cody	CRLA	vcody@crla.org
Carmen Franklin	CRLA	cfranklin@crla.org
Ilene Jacobs	CRLA	ijacobs@crla.org
Pamela Morasch	Yuba County HHS	pmorasch@co.yuba
Stephen Daues	Mercy	sdaues@mercyhousing.org
Greg Sparks	Mercy	greg.johnsparks@gmail.com
Tim Shaw	OPUD	tshaw@opud.org
Douglas Lofton	Linda County Water	linda20@succeed.net

WORKSHOP AND REQUEST FOR COMMENT NOTIFICATIONS

The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director
Phone – (530) 749-5436 • Fax – (530) 749-5434
915 8th Street, Suite 125
Marysville, California 95901
www.co.yuba.ca.us



BUILDING
749-5440 • Fax 749-5616

CODE ENFORCEMENT
749-5455 • Fax 749-5464

ENVIRONMENTAL HEALTH • CUPA
749-5450 • Fax 749-5454

HOUSING & COMMUNITY SERVICES
749-5450 • Fax 749-5464

PLANNING
749-5470 • Fax 749-5434

PUBLIC WORKS • SURVEYOR
749-5420 • Fax 749-5424

October 2, 2013

RE: Yuba County 2013-2021 Housing Element Update

Dear Interested Parties,

Housing and social service providers, developers, residents, property owners, and other interested individuals are invited to review the Revised Draft Housing Element (Planning Period 2013-2021).

Yuba County recently held two public meetings to receive comments on the Draft Housing Element update. Based on comments received a few minor changes have been made to the document prior to the document being sent to the California Department of Housing and Community Development (HCD) for their review:

However, if you did not submit comments on the draft there is still time to do so. The draft is posted on the County's General Plan Update Website: <http://www.yubavision2030.org/Housing%20Element.aspx>. In order to have your comments considered for incorporation into the Final Housing Element; please submit written comments no later than 5 p.m. on November 4, 2013.

Written comments should be submitted to:

County of Yuba Planning Department
Wendy Hartman
915 8th Street, Ste. 123
Marysville, CA 95901

whartman@co.yuba.ca.us

Sincerely,

Wendy W. Hartman, AICP
Director of Planning, Housing & Community Services

The County of Yuba

Community Development & Services Agency

Kevin Mallen, Director

Phone – (530) 749-5436 • Fax – (530) 749-5434
915 8th Street, Suite 125
Marysville, California 95901
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749-5440 • Fax 749-5616

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749-5450 • Fax 749-5454

HOUSING & COMMUNITY SERVICES
749-5460 • Fax 749-5464

PLANNING
749-5470 • Fax 749-5434

PUBLIC WORKS • SURVEYOR
749-5420 • Fax 749-5424

September 12, 2013

RE: Yuba County 2013-2021 Housing Element Update

Dear Interested Parties,

Housing and social service providers, developers, residents, property owners, and other interested individuals are invited to review the Draft Housing Element Update and provide comments to the Yuba County Board of Supervisors.

Under State law, every city and county in California is required to adopt a Housing Element that identifies local housing needs and establishes a community housing strategy. PMC has been retained by Yuba County to assist with the preparation of the County's Housing Element.

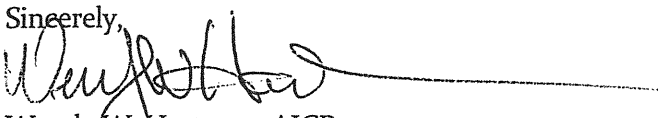
A stakeholders meeting with various service providers was held on March 12, 2013 and a public workshop was held on August 28, 2013 to provide information on the Housing Element Update process and to gather input from the public. This information was incorporated into the Draft 2013-2021 Housing Element. The document is available for review at the CDSA public Counter and County Library (beginning on 9/16/2013). The Draft Plan can also be reviewed and downloaded from the County's General Plan Update Website: <http://www.yubavision2030.org/Housing%20Element.aspx>

Please attend the following Board of Supervisors meeting to provide comments on the Draft prior to it being sent to the California Department of Housing and Community Development for their review:

WHEN: Tuesday, September 24, 2013 at 9:30 a.m.
Board of Supervisor Meeting: receive comments on Housing Element

WHERE: Yuba County Government Center
Board Chambers
915 8th Street, Marysville

Sincerely,


Wendy W. Hartman, AICP
Director of Planning, Housing & Community Services

whartman@co.yuba.ca.us

AFFIDAVIT OF PUBLICATION
(2015.5 C.C.P.)

APPEAL-DEMOCRAT

1530 Ellis Lake Drive, Marysville, CA 95901 * (530) 749-4700

STATE OF CALIFORNIA * Counties of Yuba and Sutter

I am not a party to, nor interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE APPEAL-DEMOCRAT, a newspaper of general circulation, printed & published in the City of Marysville, County of Yuba, to which Newspaper has been adjudged a newspaper of general circulation by The Superior Court of the County of Yuba, State of California under the date of November 9, 1951, No. 11481, and County of Sutter to which Newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sutter, State of California under the date of May 17, 1999, Case No.CV PT99-0819. The Notice, of which the annexed is a copy, appeared in said newspaper on the following dates:

AUGUST 18, 2013

I declare under penalty of perjury that the foregoing is true and correct. Executed at Marysville, California.

AUGUST 19, 2013

Kelcie Smith

Date

Signature

YUBA CO. PLANNING & DEV. DEPT.

NOTICE OF PLAN UPDATE

COPY:

**NOTICE OF YUBA COUNTY
GENERAL PLAN UPDATE**

HOUSING ELEMENT MEETINGS

WHAT: Housing Element Update Meetings

WHEN: Wednesday, August 28, 2013 at 6:00 p.m.
General Information Meeting
Tuesday, September 24, 2013 at 9:30 a.m.
Board of Supervisor Meeting: receive comments
on Housing Element

WHERE: Yuba County Government Center
Board Chambers
915 8th Street, Marysville

RECEIVED

AUG 21 2013

**COMMUNITY DEVELOPMENT
& SERVICES AGENCY**

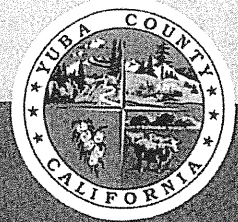
The "Housing Element" is one of the mandatory elements of the General Plan and is required by State law to be updated every 4-8 years. The Housing Element is intended to adequately plan for the existing and projected housing needs of the community, including a fair share of the regional housing need. This Housing Element Update will cover the period from 2013 to 2021. Learn about the latest requirements for the Housing Element, including recent State mandates and legislation that will need to be addressed. Share your thoughts and ideas about the housing needs and opportunities within Yuba County.

For more information, please visit our web site at www.yubavision2030.org or Wendy Hartman at whartman@co.yuba.ca.us.

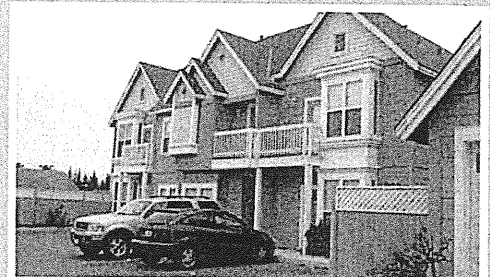
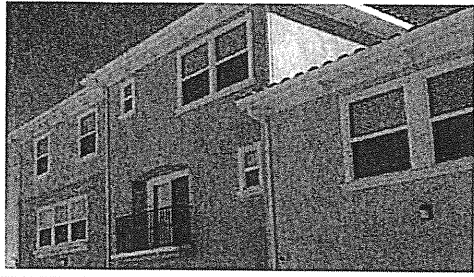
August 18, 2013 [REDACTED]

PUBLIC WORKSHOP

County of Yuba



GENERAL PLAN HOUSING ELEMENT UPDATE



The County of Yuba invites you to participate in a workshop to discuss the update to the Housing Element of the General Plan. The Housing Element establishes specific goals and policies to guide the development of housing in the County. Community input will be used to modify existing Housing Element policies and develop new policies and actions.

WHEN:

Wednesday

AUGUST

28

6:00 p.m.

&

TUESDAY

SEPTEMBER

24

9:30 a.m.

WHERE:

County of Yuba
Board Chambers

915 8th Street
Marysville CA

CONTACT:

Wendy Hartman, Director of Planning
(530) 749-5470 whartman@co.yuba.ca.us



City of Marysville
David Lamon, P.E.
PO box 150
Marysville, CA 95901

City of Wheatland
Tim Raney
1501 Sports Drive
Sacramento, CA 95834

City of Wheatland
Stephen Wright
City Manager
111 C Street
Wheatland, CA 95692

California Rural Legal Assistance
511 D Street
Marysville, CA 95901

FREED
508 J Street
Marysville, CA 95901

Marvin King
Veteran Service Office
5730 Packard Ave., Ste. 300
Marysville, CA 95901

Sutter Yuba Mental Health
Brad Luz
1965 Live Oak Blvd., Ste. A
Yuba City, CA 95991

OPUD
P.O. Box 670
Olivehurst, CA 95961

Linda County Water
1280 Scales Avenue
Marysville, CA 95901-6117

Yuba County One Stop
1114 Yuba Street, #214
Marysville, Ca 95901

Alta Regional Center
1506 Starr Drive, Ste. A
Yuba City, CA 95991

California Exceptional Peoples
500 Olive Street
Marysville, CA 95901

Central Valley Homeless Veterans
Assistance Program
P.O. Box 1409
Marysville, CA 95901

E Center Head Start
1128 Yuba Street
Marysville, CA 95901

Harmony Health
1908 N. Beale #E
Marysville, CA 95901

Maidu Tribe
Enterprise Rancheria
2133 Monte Vista Avenue
Oroville, CA 95966
info@enterpriserancheria.org

Maidu Tribe
Enterprise Rancheria
2133 Monte Vista Avenue
Oroville, CA 95966

Marysville Joint Unified School District
1919 B Street
Marysville, CA 95901

Todd R. Cottle
C & C Developer
1110 Chapman Avenue
Orange, CA 92666

FREED Center for Independent Living
117 Mohawk Road, Suite A
Nevada City, Ca 95922

Community Action Agency of Butte Co.
2244 Del Oro Avenue
Oroville, CA 95965

City of Yuba
City Economic Development
1201 Civic Center Blvd.
Yuba City, CA 95993

Salvation Army Depot
P.O. Box 869
Marysville, CA 95901

California Rural Legal Assistance
P.O. Box 2600
Marysville, CA 95901

Rural Opportunity Resources
367 Burns Drive #2
Yuba City, CA 95991

Casa de Esperanza
P.O. Box 56
Yuba City, CA 95992

Sutter County One Stop (SCOS)
970 Klamath Lane
Yuba City, CA 95993

Mercy Housing California
3120 Freeboard Drive, Suite 202
West Sacramento, CA 95691

Yuba-Sutter Economic Development
Corporation
1227 Bridge Street, Suite C
Yuba City, CA 95991

Greg Owen
Terra Nova Development
707 Aldridge Drive, Suite B
Vacaville, CA 95688

Mental Retardation Service
5876 Lindhurst Avenue
Marysville, CA 95901

Migrant Education
Attn: Jesus Rodriguez
841 Cedar Lane
West Linda, CA 95961

Migrant Education
Richland Housing Center
448 Garden Highway
Yuba City, Ca 95991

Sacramento Area Council of
Governments
300 S Street, Suite 300
Sacramento, CA 95816

Yuba Community College District
2088 North Beale road
Marysville, CA 95901

Yuba County Superintendent of
Schools
938 14th Street
Marysville, CA 95901

Yuba-Sutter Homeless Consortium
Miles Johnson
Milesj64@hotmail.com

Yuba Sutter Legal Center
725 D Street
Marysville, CA 95901

Yuba-Sutter Respite and Community
Servoces
423 Fourth Street
Marysville, CA 95901

KIMBERLY GRIMES
HOUSING & COMMUNITY SERVICES

JENNIFER VASQUEZ
HHS

PAMELA MORASCH
HHS

SUZANNE NOBLES
HHS

LOUIE MENDOZA
AGRICULTURAL COMMISSIONER

ROBERT BENDORF
CAO

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OES

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ASHA DAVIS
PUBLIC GUARDIAN

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Marysville, Ca 95901

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[REDACTED]
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[REDACTED]
[REDACTED]

Meldine Rodda
[REDACTED]
[REDACTED]
Loma Rica, CA 95901

Harl Sanderson
9CES/CD
6451 "B" Street
Beale Air Force Base, CA 95903

Housing Element Email Contact List

Name	Agency	Email Address Mailing Address
Reyes, Atty	CA Rural Legal Assistance	areyes @crla.org
Kimberly Grimes	Yuba County CDSA	kgrimes @co.yuba.ca.us
Claudia Hollis	FREED	Claudia @freed.org
Jennifer Vasquez	Yuba County HHS	jvasquez @co.yuba.ca.us
Vicki Cody	CRLA	vcody @crla.org
Carmen Franklin	CRLA	cfranklin @crla.org
Ilene Jacobs	CRLA	ijacobs @crla.org
Pamela Morasch	Yuba County HHS	pmorasch @co.yuba
Stephen Daues	Mercy	sdaues @mercyhousing.org

E-MAIL BLAST NOTIFICATIONS

WEBSITE

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- [Importance of Updating a General Plan](#)
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- [Advisory Committee](#)
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- [Zoning Ordinance Update](#)
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Welcome

**2030 GENERAL PLAN WAS ADOPTED
JUNE 7, 2011**

General Plan Housing Element Update

Sign Up for General Plan Update Email Announcements

Enter your email address and click "Sign Up" to receive
General Plan announcements.

Yuba County General Plan Update

This Website will provide you with information on the Yuba County General Plan Update. Here, you will find the most current information available to help you get involved with the General Plan Update process. This includes a listing of meeting dates, copies of presentations and documents and even the opportunity to receive email notification when new information becomes available.

The Yuba County General Plan has not been updated since 1996. While each city

or county is required by law to update the Housing Element of its General Plan every five years, the Governor's Office of Planning and Research (OPR) recommends the remaining elements be reviewed for their appropriateness based on current conditions every eight to ten years.

[Print Graphical](#)

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HOUSING ELEMENT

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2030 General Plan	2030 General Plan Environmental Impact Report
Board of Supervisors Meetings	Planning Commission Meetings
GPU Advisory Committee (GPUAC) Meetings	Housing Element
Student Town Hall Workshops	Land Use Alternatives Documents
General Plan Background Reports	General Plan Contracts
General Plan Comment Letters	General Plan Update News Articles
DEIR Comment Letters	Proposed Changes to Draft GPU
Fiscal Impact Study	Proposed Final Changes to Draft GPU

2013-2021 HOUSING ELEMENT	DATE
Revised Draft Housing Element - Public Review Draft Comments Due Letter	October 1, 2013
Housing Element Update - Public Review Draft	September 2013
Public Workshop - Housing Element Update Notice Workshop Power Point Presentation	August 28, 2013
Public Workshop - Housing Element Update Notice Workshop Power Point Presentation	September 24, 2013

2008-2013 HOUSING ELEMENT	DATE
Certified Yuba County Housing Element	March 30, 2010
Final Yuba County Housing Element BOS Housing Element Staff Report	June 23, 2009
BOS Housing Element Staff Report	June 9, 2009
Draft Housing Element PC Housing Element Staff Report PC Housing Element Power Point Presentation	May 20, 2009
Housing Element Workshop Dates	

[Click here to return to the top of the page](#)

[Planning Department](#) [County Home](#)

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Hartman, Wendy

From: Yuba County General Plan Update Announcements
[YCGeneralPlan_NOREPLIES@co.yuba.ca.us]
Sent: Wednesday, October 02, 2013 2:20 PM
To: Planning (General Email)
Subject: Yuba County General Plan Update Announcement

Housing and social service providers, developers, residents, property owners, and other interested individuals are invited to review the Revised Draft Housing Element (Planning Period 2013-2021).

Yuba County recently held two public meetings to receive comments on the Draft Housing Element update. Based on comments received a few minor changes have been made to the document prior to the document being sent to the California Department of Housing and Community Development (HCD) for their review:

However, if you did not submit comments on the draft there is still time to do so. The draft is posted on the County's General Plan Update Website: <http://www.yubavision2030.org/Housing%20Element.aspx>.

In order to have your comments considered for incorporation into the Final Housing Element; please submit written comments no later than 5 p.m. on November 4, 2013.

Written comments should be submitted to:

County of Yuba Planning Department
Wendy Hartman
915 8th Street, Ste. 123
Marysville, CA 95901

whartman@co.yuba.ca.us

You have received this announcement because you have subscribed to the Yuba County General Plan Update Announcements. If you no longer wish to receive these messages, please visit <http://www.yubavision2030.org> to unsubscribe.

This message was sent via an automated system, and any replies to this message will not be answered.

Hartman, Wendy

From: Yuba County General Plan Update Announcements
[YCGeneralPlan_NOREPLIES@co.yuba.ca.us]
Sent: Thursday, September 19, 2013 11:46 AM
To: Planning (General Email)
Subject: Yuba County General Plan Update Announcement

Dear Interested Parties,

Housing and social service providers, developers, residents, property owners, and other interested individuals are invited to review the Draft Housing Element Update and provide comments to the Yuba County Board of Supervisors.

Under State law, every city and county in California is required to adopt a Housing Element that identifies local housing needs and establishes a community housing strategy. PMC has been retained by Yuba County to assist with the preparation of the County's Housing Element.

A stakeholders meeting with various service providers was held on March 12, 2013 and a public workshop was held on August 28, 2013 to provide information on the Housing Element Update process and to gather input from the public. This information was incorporated in the Draft 2013-2021 Housing Element. The document is available for review at the CDSA Public Counter and County Library. The Draft Plan can also be reviewed and downloaded from the County's General Plan Update Website:
<http://www.yubavision2030.org/Housing%20Element.aspx>

Please attend the following Board of Supervisors meeting to provide comments on the Draft Plan prior to it being sent to the California Department of Housing and Community Development for their review:

WHEN: Tuesday, September 24, 2013 at 9:30 a.m.
Board of Supervisor Meeting: receive comments on Housing Element

WHERE: Yuba County Government Center
Board Chambers
915 8th Street, Marysville

You have received this announcement because you have subscribed to the Yuba County General Plan Update Announcements. If you no longer wish to receive these messages, please visit <http://www.yubavision2030.org> to unsubscribe.

This message was sent via an automated system, and any replies to this message will not be answered.

Hartman, Wendy

From: Yuba County General Plan Update Announcements
[YCGeneralPlan_NOREPLIES@co.yuba.ca.us]
Sent: Friday, August 23, 2013 8:16 AM
To: Planning (General Email)
Subject: Yuba County General Plan Update Announcement

Good Morning,

You are receiving this email because you signed up for notifications regarding the Yuba County General Plan Update. The County is in the process of updating the Housing Element portion of the 2030 General Plan as required by State law. The Housing Element establishes specific goals and policies to guide the development of housing in the County. Community input will be used to modify existing Housing Element policies and actions. An informational workshop will be held on Wednesday August 28th at 6 p.m. at the County of Yuba Board Chambers: 915 8th Street, Marysville.

Yuba County Planning

You have received this announcement because you have subscribed to the Yuba County General Plan Update Announcements. If you no longer wish to receive these messages, please visit <http://www.yubavision2030.org> to unsubscribe.

This message was sent via an automated system, and any replies to this message will not be answered.

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whitman @co.yuba.ca.us	22
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palmeri @syix.com	24
dwhitmore @dfg.ca.gov	29
balderwhir @legislativecounsel.ca.gov	30
roba @jtscommunities.com	31
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jimhughes @att.net	84
TOMFREDERICKS @ROCK.COM	87
cathy @cville.k12.ca.us	88
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mikebarbless @yahoo.com	93
dpietz @att.net	94
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jtnappraiser @gmail.com	97
ksnyder @mfainc.org	99
jhall @crla.org	101

bear6jant @aol.com	108
loriechols @aol.com	110
planetforn @aol.com	111
raine @pih.net	112
kpatoel @yahoo.com	117
grandmageant50 @yahoo.com	118
suzannie @syix.com	120
bjurgenson @sierranevada.ca.gov	298
henrybrow @surewest.net	124
ch_mi @comcast.net	125
cathy @cville.k12.ca.us	126
vanessamunro @gmail.com	130
s_grimsley @sbcglobal.com	132
letty @inreach.com	134
luznmo @gmail.com	263
deerstalker @syix.com	137
ozbz @att.net	146
markjmcowan @yahoo.com	150
lynnemichael @att.net	158
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admin @edgewaterliving.net	160
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randthomas @sbcglobal.net	36
jonmunger @montnafarms.com	38
bdew @arb.ca.gov	50
dealt @yahoo.com	51
naugah2000 @yahoo.com	52

katrans@hotmail.com	53
milot@wavecable.com	61
robhenrichs@rahconstruction.com	62
ray_ray93245@yahoo.com	74
Randy.Collins2139@yahoo.com	64
chuggus@naumes.com	67
eschwab@stes.com	69
gmb@bradfords.net	76
flyingsnacker@aol.com	77
cofravis@succeed.net	83
liverpoolmun@sbcglobal.net	85
sandyg29@syix.com	90
receptionist@civdil.com	91
mike2003@starstream.net	98
charlesstone@hughes.net	100
teresaakellm@post.ca.gov	43
bigj@cwnet.com	46
luisa@woodside-homes.com	48
afranzoia@pacbell.net	75
aminard@mhm-inc.com	82
receptionist@civdil.com	86
bigc_fan@hotmail.com	96
smilaphier@juno.com	103
adunka@hanleywood.com	337
timber_wolf_19672000@yahoo.com	113
jfleming@yubacounty.org	127
mjsailer@comcast.net	115
mandy1604@comcast.net	116
octacoon@aol.com	122
jkirklin@earthlink.net	268
bradley1561@comcast.net	128
gforest@hsmlaw.com	129
aminard@mhm-inc.com	133
lbarnes@cemexusa.com	136
jfgies@pacbell.net	138
smilaphier@juno.com	139
zusil@att.net	140
lbvfire@msn.com	141
texas_rose2@hotmail.com	250
markjmcwen@yahoo.com	255
ccrion@aol.com	144
adanna@dannaanddanna.com	145
esharp@succeed.net	147
doniang@sbcglobal.net	148

editer@thewheatlandcitizen.com	149
vwatkins@cwnet.com	151
ecollins@collinslanduse.com	152
pmumj@aol.com	153
motorplex@sbcglobal.net	165
embedolla@hotmail.com	156
sdickard@gotsky.com	166
ingerbee@msn.com	168
neevans@appealdemocrat.com	172
edmoore@aceweb.com	178
quajaz@gslkmv.com	351
giovannetti@ccxn.com	179
gharris@co.yuba.ca.us	181
ipietz@yubacity.net	182
dpietz@att.net	183
katovos@sycamore-homes.com	184
als@comcast.net	185
mspencer@civdil.com	196
larrykins@surewest.net	197
jayleone1263@msn.com	199
rtarrant7497@aol.com	201
djarrett@hotmail.com	202
bnorton@jsanet.com	211
jwo56@att.net	348
davabgs@wildblue.net	155
urdougherty@att.net	157
Amc03@comcast.net	171
jniccolotti@co.yuba.ca.us	173
wildgarden@comcast.net	175
cofravis@succeed.net	258
jbarnard@jps.net	187
zywaly@dahvwy.com	353
sallyrhoades95959@yahoo.com	192
jacobbflaggix@yahoo.com	205
mismilisa@yahoo.com	206
jdzakowi@placer.ca.gov	207
carlj@scsdevelopment.com	208
acteran@scsdevelopment.com	209
ericandangie@clearconnects.com	212
caclawyndis@aol.com	213
annette@laughlinspence.com	215
koliver@asilaw.org	217
musickkelly@sbcglobal.net	220
crowell@hs.lousd.k12.ca.us	222

robert @comcast.net	223
john @comcast.net	224
ed @sbcglobal.net	262
chris @juno.com	266
cathy @cville.k12.ca.us	317
patricia @sierranevadaalliance.org	230
Patricia 2000@hotmail.com	200
chris @INcommunications.biz	210
larsen 5@comcast.net	214
greg housefarms@yahoo.com	232
swailstar @aol.com	234
gins fletcher@pacbell.net	237
uro 4u@yahoo.com	238
prock @jps.net	239
trish hinkle@ gmail.com	349
cat fay@comcast.net	245
soliz @folsom.ca.us	252
cool ie@earthlink.net	253
karen @titanworkforce.com	256
bf fuzz@hotmail.com	356
frank bing@yahoo.com	273
tig ibson@firstam.com	281
harison @ecologic-eng.com	283
toot swailin@hotmail.com	297
andy @robinairservice.com	299
ja newman@dfg.ca.gov	307
car fish@earthlink.net	312
george @uborainc.com	313
sarah _smith@dot.ca.gov	315
and son17vetter@gmail.com	316
ap perkey@aol.com	319
April Munoz@usace.army.mil	320
pen thuring@comcast.net	277
y hartman@co.yuba.ca.us	22
l achels@co.yuba.ca.us	23
pal meri@syix.com	24
du hitmore@dfg.ca.gov	29
bal devinen@legislativecounsel.ca.gov	30
ro ba@jtscommunities.com	31
paula _lorentson@dot.ca.gov	35
e largetakey@jps.net	37
K Harvey@co.yuba.ca.us	39
l aden@co.yuba.ca.us	40
f athgins@comcast.net	41

j ohn_marshall@dot.ca.gov	71
l ariceberholtz@hotmai.com	45
ed boyd@aol.com	49
l ouise@co.yuba.ca.us	72
b enjamin@comcast.net	55
j imels@crla.org	56
l ughes@crla.org	57
l 2nav@aol.com	58
b ebveto@hotmail.com	59
r ossosier@comcast.net	60
denis cook@sbcglobal.net	65
l harding@arthurgimmy.com	66
a lcock@appealdemocrat.com	68
r eunningham@soperwheeler.com	70
s gonzalez@co.yuba.ca.us	73
d arin@northstatebia.org	78
fred 1951@sbcglobal.net	79
a ronson2001@yahoo.com	80
g onetothehouse@yahoo.com	81
j imhughes1@att.net	84
FO MPREBBERS@ROCK.COM	87
cathy @cville.k12.ca.us	88
ed son@juno.com	89
l ange@appealdemocrat.com	107
m ikelandbark@yahoo.com	93
d pietz@att.net	94
e irlynes@raneymanagement.com	95
j uappies@gmail.com	97
k nyder@mfainc.org	99
j hall@crla.org	101
l ewjart@aol.com	108
l arice@as@aol.com	110
l anetfox3@aol.com	111
r aim@pih.net	112
l pratt@yahoo.com	117
g randmugshot50@yahoo.com	118
s uzannie@syix.com	120
h enry@surewest.net	124
e lmi@comcast.net	125
cathy @cville.k12.ca.us	126
v anessauno@gmail.com	130
g insley@sbcglobal.com	132
l etty@inreach.com	134
l eggs@gmail.com	263

dean stalker@syix.com	137
carla @att.net	146
mark jmcswen@yahoo.com	150
byron michael@att.net	158
phil isgoode@gmail.com	159
admin @edgewaterliving.net	160
suzette @woodrogers.com	161
pmeuser @woodrogers.com	162
vin ino@valleyviewpacking.com	163
carl 657@comcast.net	164
ed ward@gotsky.com	167
OLINTHENT @aol.com	169
porter sinn@sbcglobal.net	170
gon late@sbcglobal.net	174
patti clary@yubacoe.k12.ca.us	190
once prahfer@sbcglobal.net	191
gucil n@gmail.com	193
loyle @mjud.k12.ca.us	194
ed lettman@gmail.com	195
m spencer@civdil.com	26
thom pson@civdil.com	27
erinc uchi@yahoo.com	32
il argate@sacog.org	33
still _nub@yahoo.com	34
rand thomas@sbcglobal.net	36
ion munger@montnafarms.com	38
lale l@arb.ca.gov	50
de aler@yahoo.com	51
mar jai2000@yahoo.com	52
kat aha@hotmail.com	53
am lot@wavecable.com	61
rob henrichs@rahconstruction.com	62
ray _my8324@yahoo.com	74
Randy Collins2139@yahoo.com	64
hogg ers@naumes.com	67
esch web@stes.com	69
gmb @bradford.net	76
fly ingrancher@aol.com	77
ee fravis@succeed.net	83
lister poolman@sbcglobal.net	85
sandy g29@syix.com	90
re ceptionist@civdil.com	91
hake 2003@starstream.net	98
d anias@hughes.net	100

tom stalker@post.ca.gov	43
big @cwnet.com	46
brim c@woodside-homes.com	48
a franza@pacbell.net	75
s rinard@mhm-inc.com	82
re ceptionist@civdil.com	86
l igonfan@hotmail.com	96
s mlamphier@juno.com	103
jenn iforking@yahoo.com	109
tim ber_wolf19672000@yahoo.com	113
j flaming@yubacounty.org	127
m ujiller@comcast.net	115
randy 1601@comcast.net	116
ed acase@aol.com	122
j willin@earthlink.net	268
brad ley1561@comcast.net	128
g forest@hsmllaw.com	129
s rinard@mhm-inc.com	133
thom as@cemexusa.com	136
j fgies@pacbell.net	138
s mlamphier@juno.com	139
z uill@att.net	140
l ivest@msn.com	141
ton as2@hotmail.com	250
mark jmcswen@yahoo.com	255
ce ron@aol.com	144
d danna@dannaanddanna.com	145
ch amp@succeed.net	147
don ica@sbcglobal.net	148
ed itor@thewheatlandcitizen.com	149
va ttkins@cwnet.com	151
g collins@collinslanduse.com	152
g munj@aol.com	153
mo torplex@sbcglobal.net	165
em bedolla@hotmail.com	156
ed ward@gotsky.com	166
inger bot@msn.com	168
ev ans@appeal democrat.com	172
ed more@aceweb.com	178
g iovannetti@ccxn.com	179
ch arts@co.yuba.ca.us	181
pi et2@yubacity.net	182
pi et2@att.net	183
k stevens@sycamore-homes.com	184

185	@comcast.net
196	@civdil.com
197	@surewest.net
199	@msn.com
201	@aol.com
202	@hotmail.com
211	@jsanet.com
155	@wildblue.net
157	@att.net
171	@comcast.net
173	@co.yuba.ca.us
175	@comcast.net
258	@succeed.net
187	@jps.net
354	@lzndco.com
192	@yahoo.com
205	@yahoo.com
206	@yahoo.com
207	@placer.ca.gov
208	@scsdevelopment.com
209	@scsdevelopment.com
212	@clearconnects.com
213	@aol.com
215	@laughlinspence.com
217	@asilaw.org
220	@sbcglobal.net
222	@hs.lousd.k12.ca.us
223	@comcast.net
224	@comcast.net
262	@sbcglobal.net
266	@juno.com
227	@cresleigh.com
230	@sierranevadaalliance.org
200	@hotmail.com
210	@INcommunications.biz
214	@comcast.net
232	@yahoo.com
234	@aol.com
237	@pacbell.net
238	@yahoo.com
239	@jps.net
245	@comcast.net
252	@folsom.ca.us
253	@earthlink.net

256	@titanworkforce.com
260	@co.yuba.ca.us
273	@yahoo.com
281	@firstam.com
283	@ecologic-eng.com
216	@mjuds.k12.ca.us
221	@yahoo.com
229	@jbainc.com
241	@aol.com
251	@mjuds.k12.ca.us
261	@oe3.org
264	@bisnettdesign.com
267	@CO.SUTTER.CA.US
271	@WAVECABLE.COM
279	@motherlodeplanning.com
218	@dhs.ca.gov
219	@hotmail.com
228	@maulfoster.com
231	@neteze.com
233	@sbcglobal.net
254	@dot.ca.gov
240	@yahoo.com
244	@civdil.com
246	@therutlandgroup.org
247	@covad.net
248	@opud.org
242	@yahoo.com
249	@nevadacityengineering.com
265	@teichert.com
278	@yahoo.com
280	@DHS.CA.GOV
284	@sbcglobal.net
269	@sbcglobal.net
270	@gmail.com
272	@sbcglobal.net
274	@afmlc.com
282	@aol.com
276	@earthlink.net
216	@mjuds.k12.ca.us
221	@yahoo.com
229	@jbainc.com
241	@aol.com
251	@mjuds.k12.ca.us
261	@oe3.org

brian@bisnettdesign.com	264
[REDACTED]@CO.SUTTER.CA.US	267
[REDACTED]@WAVECABLE.COM	271
[REDACTED]@motherlodeplanning.com	279
[REDACTED]@dishmail.net	288
[REDACTED]@lincolnandlong.com	289
[REDACTED]@telecomlifters.com	293
[REDACTED]@dot.ca.gov	300
[REDACTED]@dot.ca.gov	301
[REDACTED]@earthlink.net	303
[REDACTED]@lionakis.com	306
[REDACTED]@beemangroup.com	308
[REDACTED]@comcast.net	311
[REDACTED]@aecom.com	314
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[REDACTED]@dot.ca.gov	323
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[REDACTED]@sillerchiro.com	327
[REDACTED]@yahoo.com	328
[REDACTED]@dot.ca.gov	330
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[REDACTED]@danielian.com	333
[REDACTED]@co.yuba.ca.us	334
[REDACTED]@sbcglobal.net	335
[REDACTED]@surewest.net	336
[REDACTED]@sbcglobal.net	338
[REDACTED]@unityforest.com	340
[REDACTED]@yahoo.com	342
[REDACTED]@earthlink.net	343

[REDACTED]@yahoo.com	242
[REDACTED]@nevadacityengineering.com	249
[REDACTED]@teichert.com	265
[REDACTED]@yahoo.com	278
[REDACTED]@DHS.CA.GOV	280
[REDACTED]@sbcglobal.net	284
[REDACTED]@att.net	292
[REDACTED]@hbaa.com	295
[REDACTED]@att.net	310
[REDACTED]@succeed.net	339
[REDACTED]@sbcglobal.net	269
[REDACTED]@gmail.com	270
[REDACTED]@sbcglobal.net	272
[REDACTED]@afmllc.com	274
[REDACTED]@aol.com	282
[REDACTED]@earthlink.net	276
[REDACTED]@uborainc.com	286
[REDACTED]@danielian.com	287
[REDACTED]@sbcglobal.net	290
[REDACTED]@danielian.com	291
[REDACTED]@ene.com	294
[REDACTED]@yahoo.com	304
[REDACTED]@sbcglobal.net	309
[REDACTED]@joshcook.com	341
[REDACTED]@wheatland.ca.gov	345
[REDACTED]@yahoo.com	346
[REDACTED]@yahoo.com	347
[REDACTED]@huwhqv.com	355

SB 18 CONSULTATIONS



County of Yuba

Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

Phone: (530) 749-5470

Fax: (530) 749-5434

Web: <http://www.co.yuba.ca.us>

October 2, 2013

Ms. Clara LeCompte, Maidu Nation

Mr. Gary Archuleta, Moortown Rancheria of Maidu Indians

Mr. Gene Whitehouse, United Auburn Indian Community of the Auburn Rancheria

Ms. Eileen Moon, T'si-Akim Maidu

Ms. Cathy Bishop, Strawberry Valley Rancheria

Ms. Glenda Nelson, Enterprise Rancheria of Maidu Indians

Mr. Grayson Coney, T'si-Akim Maidu

Mr. Don Ryberg, T'si-Akim Maidu

RE: Yuba County General Plan Update: 2013-2021 Housing Element

The County of Yuba is in the process of updating its Housing Element of the 2030 General Plan. The project area for the Housing Element Update includes the current boundaries for the unincorporated area of the County of Yuba (see attached map). In accordance with Senate Bill 18 (SB 18) (Chapter 905, Statutes of 2004), the County of Yuba is making every effort to provide California Native American tribes an opportunity to participate in the local land use planning process to ensure consideration of cultural places in the context of broad local land use policy.

The County of Yuba hereby notifies you of the opportunity to conduct consultation for the purpose of preserving, or mitigating impacts to, cultural places located within the project area. Should the identified project area contain cultural places significant to your tribe, the County invites you to request consultation in the Housing Element Update planning process to ensure that your concerns and interests are appropriately addressed. A copy of the Draft Housing Element is available for review at:

<http://www.yubavision2030.org/Housing%20Element.aspx>. In accordance with SB 18, you have 90 days from the date on which you receive this notification to request consultation, preferably in writing, in the County of Yuba Housing Element Update process. Requests for consultation should be sent to:

County of Yuba
Wendy Hartman
915 8th Street, Ste. 123
Marysville, CA 95901

Be assured that any cultural resource information will be kept in the strictest confidence with information sharing occurring only with those who absolutely need to know.

If you have any questions regarding the Housing Element Update, please don't hesitate to contact me at (530)749-5470 or whartman@co.yuba.ca.us

Sincerely,

Wendy W. Hartman, AICP
Director of Planning, Housing & Community Services

Encl: 2030 General Plan Map



LOCAL GOVERNMENT
TRIBAL CONSULTATION LIST REQUEST
NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax



Project Title: Yuba County General Plan Update – 2013-2021 Housing Element

Local Government/Lead Agency: Yuba County Planning Department **Contact Person:** Wendy Hartman

Street Address: 915 8th Street Ste. #123

Phone: (530) 749-5470 **Fax:** (530) 749-5434

City: Marysville **Zip:** 95901

Project Location:

County: Yuba County

City/Community: Entire County

Local Action Type:

☒ General Plan

☒ General Plan Element

☐ Specific Plan

☐ General Plan Amendment

☐ Specific Plan Amendment

☐ Pre-planning Outreach Activity

Project Description:

Yuba County is updating our Housing Element for the Planning period of 2013-2021. A Draft of the Plan is available on our website at: <http://www.yubavision2030.org/Housing%20Element.aspx>

Please provide a list of all tribes which could have an interest within the County of Yuba. Thank you for your assistance.

NAHC Use Only

Date Received: _____

Date Completed _____

Native American Tribal Consultation lists are only applicable for consulting with California Native American tribes per Government Code Section 65352.3.



APPENDIX B

VACANT LAND INVENTORY

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
LOGP	R 1		SFR	7.3	8	6			Above Mod	013-033-005-000	1.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-041-006-000	0.2	
LOGP	R 1		SFR	7.3	6	5			Above Mod	013-041-020-000	0.9	
LOGP	R 1		SFR	7.3	4	3			Above Mod	013-060-004-000	0.6	
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-071-004-000	0.5	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-082-001-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-101-007-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-101-012-000	0.3	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-101-013-000	0.3	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-101-014-000	0.4	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-101-019-000	0.4	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-101-020-000	0.4	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-102-005-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-112-014-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-112-023-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-120-028-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-130-041-000	0.3	
LOGP	R 1		SFR	7.3	2	2			Above Mod	130-151-003-000	0.3	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-151-021-000	0.4	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-151-022-000	0.3	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-152-002-000	0.3	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-152-003-000	0.3	
LOGP	R 1		SFR	7.3	12	10			Above Mod	013-152-010-000	1.6	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-170-001-00	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-170-004-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-170-006-000	0.3	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-170-015-000	0.4	
LOGP	R 1		SFR	7.3	6	5			Above Mod	013-170-025-000	0.9	
LOGP	R 1		SFR	7.3	6	5			Above Mod	013-170-029-000	0.9	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-170-030-000	0.3	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-170-044-000	0.5	
LOGP	R 1		SFR	7.3	4	3			Above Mod	013-170-046-000	0.6	
LOGP	R 1		SFR	7.3	4	3			Above Mod	013-170-047-000	0.6	
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-170-048-000	0.4	
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-170-052-000	0.5	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-180-022-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-180-031-000	0.3	
LOGP	R 1		SFR	7.3	4	3			Above Mod	013-180-052-00	0.6	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-180-063-000	0.1	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-180-068-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-201-003-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-201-007-000	0.1	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-201-019-000	0.3	
LOGP	R 1		SFR	7.3	6	5			Above Mod	013-201-023-000	0.9	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-201-025-000	0.4	
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-201-032-000	0.5	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-201-038-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-202-002-000	0.2	
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-251-003-000	0.5	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-251-007-000	0.3	
LOGP	R 1		SFR	7.3	6	5			Above Mod	013-251-013-000	0.9	
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-251-014-000	0.5	
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-251-021-000	0.5	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-003-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-004-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-005-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-006-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-007-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-783-008-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-783-009-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-010-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-011-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-051-006-000	0.4	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-061-024-000	0.4	
LOGP	R 1		SFR	7.3	23	18			Above Mod	020-070-018-000	3.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-251-031-000	0.2	
LOGP	R 1		SFR	7.3	6	5			Above Mod	013-511-032-000	0.9	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-511-037-000	0.1	
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-512-014-000	0.5	
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-512-022-000	0.5	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-781-020-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-781-021-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-781-022-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-781-023-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-783-001-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-002-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-012-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-013-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-014-000	0.2	
LOGP	R 1		CC	7.3	2	2			Above Mod	013-321-007-000	0.3	
LOGP	R 1		CC	7.3	1	1			Above Mod	013-321-038-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-322-007-000	0.1	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-322-011-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-322-015-000	0.1	
LOGP	R 1		SFR	7.3	10	8			Above Mod	013-322-016-000	1.5	
LOGP	R 1		SFR	7.3	5	4			Above Mod	013-322-023-000	0.7	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-322-026-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-322-028-000	0.2	
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-322-029-000	0.5	
LOGP	R 1		CC	7.3	3	2			Above Mod	013-331-003-000	0.5	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
LOGP	R 1		CC	7.3	2	2			Above Mod	013-331-018-000	0.3	
LOGP	R 1		CC	7.3	4	3			Above Mod	013-331-019-000	0.7	
LOGP	R 1		CC	7.3	3	2			Above Mod	013-331-024-000	0.5	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-340-002-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-340-006-000	0.2	
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-340-010-000	0.5	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-340-017-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-340-048-000	0.2	
LOGP	R 1		SFR	7.3	35	28			Above Mod	013-350-049-000	4.8	
LOGP	R 1		SFR	7.3	13	10			Above Mod	013-370-048-000	1.9	
LOGP	R 1		SFR	7.3	460	368			Above Mod	013-370-060-000	63.1	
LOGP	R 1		SFR	7.3	7	6			Above Mod	013-420-015-000	1.0	
LOGP	R 1		SFR	7.3	17	14			Above Mod	013-431-001-000	2.4	
LOGP	R 1		SFR	7.3	13	10			Above Mod	013-431-002-000	1.9	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-431-020-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-431-021-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-431-023-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-511-014-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-015-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-783-016-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-784-001-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-784-002-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-784-003-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-784-004-000	0.2	
LOGP	R 1		SFR	7.3	3	2			Above Mod	013-791-001-000	0.4	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-791-002-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-791-003-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-791-004-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-791-005-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-791-006-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-791-007-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-791-008-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-791-009-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-792-001-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-792-007-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-792-008-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-792-009-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-792-010-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-792-011-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-792-012-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-792-013-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-792-014-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-792-015-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-792-016-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-792-017-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-793-001-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-793-002-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-793-003-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-793-004-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-793-005-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-793-006-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-793-007-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-793-008-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-793-009-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-793-010-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-793-011-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-793-012-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-793-013-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-793-014-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-793-015-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-793-016-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-793-017-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	013-794-001-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-794-002-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	013-794-003-000	0.2	
LOGP	R 1		SFR	7.3	7	6			Above Mod	013-795-001-000	1.1	
LOGP	R 1		SFR	7.3	137	110			Above Mod	020-030-048-000	18.8	
LOGP	R 1		SFR	7.3	35	28			Above Mod	020-173-003-000	4.9	
LOGP	R 1		SFR	7.3	56	45			Above Mod	020-173-005-000	7.7	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-202-003-000	0.2	
LOGP	R 1		SFR	7.3	5	4			Above Mod	020-202-042-000	0.7	
LOGP	R 1		SFR	7.3	70	56			Above Mod	020-203-040-000	9.7	
LOGP	R 1		SFR	7.3	3	2			Above Mod	020-211-001-000	0.5	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-252-006-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-252-008-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-253-011-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-260-003-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-093-001-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-093-004-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-093-007-000	0.1	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-094-003-000	0.1	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-094-004-000	0.1	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-095-003-000	0.1	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-095-007-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-095-009-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-096-002-000	0.4	
LOGP	R 1		SFR	7.3	3	2			Above Mod	020-096-004-000	0.5	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-101-020-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-102-001-000	0.2	
LOGP	R 1		SFR	7.3	3	2			Above Mod	020-122-006-000	0.5	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-122-016-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-122-023-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-122-024-000	0.1	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-122-025-000	0.1	
LOGP	R 1		SFR	7.3	52	42			Above Mod	020-122-057-000	7.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-260-008-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-260-016-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-260-018-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-260-024-000	0.3	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-260-026-000	0.4	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-260-029-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-270-014-000	0.1	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-270-016-000	0.2	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-270-019-000	0.1	
LOGP	R 1		SFR	7.3	5	4			Above Mod	020-280-005-000	0.7	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-280-018-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-291-002-000	0.3	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-291-016-000	0.2	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-293-011-000	0.3	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-293-014-000	0.1	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-293-016-000	0.2	
LOGP	R 1		SFR	7.3	3	2			Above Mod	020-133-005-000	0.4	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-462-006-000	0.3	
LOGP	R 1		SFR	7.3	2	2			Above Mod	020-462-007-000	0.3	
LOGP	R 1		SFR	7.3	1	1			Above Mod	020-462-014-000	0.3	
LOGP	R 1		SFR	7.3	13	10			Above Mod	020-462-017-000	1.8	
LOGP	C		SFR	1	1	1			Above Mod	013-140-006-000	0.2	
LOGP	C		SFR	1	1	1			Above Mod	013-140-009-000	0.4	
LOGP	C		SFR	1	1	1			Above Mod	013-140-014-000	0.5	
LOGP	C		SFR	1	1	1			Above Mod	013-140-016-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
LOGP	C		SFR	1	1	1			Above Mod	013-140-017-000	0.2	
LOGP	C		SFR	1	1	1			Above Mod	013-140-058-000	0.7	
LOGP	C		SFR	1	1	1			Above Mod	013-140-063-000	0.2	
LOGP	C		SFR	1	1	1			Above Mod	013-140-078-000	0.3	
LOGP	C		SFR	1	1	1			Above Mod	013-140-079-000	0.2	
LOGP	C		CC	1	1	1			Above Mod	020-052-005-000	0.4	
LOGP	C		SFR	1	1	1			Above Mod	020-054-003-000	0.3	
LOGP	C		SFR	1	1	1			Above Mod	020-061-038-000	1.2	
LOGP	C		CC	1	1	1			Above Mod	013-461-003-000	0.1	
LOGP	C		CC	1	1	1			Above Mod	013-461-008-000	0.2	
LOGP	C		CC	1	1	1			Above Mod	013-462-001-000	1.4	
LOGP	C		SFR	1	1	1			Above Mod	014-021-004-000	0.2	
LOGP	C		CC	1	1	1			Above Mod	014-132-040-000	0.3	
LOGP	C		CC	1	1	1			Above Mod	014-142-025-000	0.3	
LOGP	C		CC	1	1	1			Above Mod	014-142-028-000	0.2	
LOGP	C		CC	1	1	1			Above Mod	020-020-081-000	0.2	
LOGP	C		CC	1	1	1			Above Mod	020-020-085-000	1.0	
LOGP	C		I	1	11	9			Above Mod	020-030-041-000	11.2	
LOGP	C		SFR	1	1	1			Above Mod	020-040-079-000	0.2	
LOGP	C		CC	1	1	1			Above Mod	020-172-007-000	0.6	
LOGP	C		CC	1	1	1			Above Mod	020-172-010-000	1.1	
LOGP	C		MFR	1	1	1			Above Mod	020-132-014-000	0.6	
LOGP	C		CC	1	1	1			Above Mod	020-133-027-000	1.8	
LOGP	C		CC	1	1	1			Above Mod	020-135-004-000	0.6	
LOGP	C		CC	1	1	1			Above Mod	020-140-003-000	0.1	
LOGP	C		CC	1	1	1			Above Mod	020-140-004-000	0.1	
LOGP	C		CC	1	1	1			Above Mod	020-140-005-000	0.1	
LOGP	C		CC	1	1	1			Above Mod	020-140-006-000	1.0	
LOGP	C		CC	1	1	1			Above Mod	020-140-038-000	1.7	
LOGP	C		CC	1	1	1			Above Mod	020-140-039-000	1.0	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
LOGP	C		SFR	1	1	1			Above Mod	020-151-004-000	0.3	
LOGP	C		CC	1	1	1			Above Mod	020-152-007-000	0.2	
LOGP	C		CC	1	1	1			Above Mod	020-152-008-000	0.2	
LOGP	C		CC	1	1	1			Above Mod	020-152-009-000	0.2	
LOGP	C		CC	1	1	1			Above Mod	020-152-012-000	0.2	
LOGP	C		CC	1	1	1			Above Mod	020-152-023-000	0.1	
LOGP	C		CC	1	1	1			Above Mod	020-160-028-000	0.9	
LOGP	C		CC	1	2	2			Above Mod	020-160-037-000	2.8	
LOGP	C		CC	1	5	4			Above Mod	020-160-041-000	6.0	
LOGP	C		CC	1	1	1			Above Mod	020-172-002-000	0.6	
LOGP	C		RC	1	1	1			Above Mod	020-314-005-000	0.1	
LOGP	C		RC	1	1	1			Above Mod	020-320-026-000	0.2	
LOGP	C		RC	1	1	1			Above Mod	020-320-030-000	0.2	
ELSP	SP 1	R 0.5	SFR	0.5	1	1			Above Mod	019-250-053-000	0.2	
ELSP	SP 1	R 0.5	SFR	0.5	1	1			Above Mod	019-250-077-000	0.6	
ELSP	SP 1	R-0.5		0.5	1	1			Above Mod	019-250-055-000	2.1	
ELSP	SP 1	R 04.5	SFR	4.5	1	1			Above Mod	021-550-017-000	0.2	
ELSP	SP 1	R 04.5	SFR	4.5	1	1			Above Mod	021-550-018-000	0.1	
ELSP	SP 1	R 04.5	SFR	4.5	1	1			Above Mod	021-550-019-000	0.1	
ELSP	SP 1	R 04.5	SFR	4.5	50	40			Above Mod	019-291-010-000	11.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-151-009-000	0.8	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-251-032-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-252-003-000	1.0	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-300-033-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-300-034-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-300-036-000	0.8	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-322-008-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-331-025-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-340-001-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-431-024-000	1.7	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-028-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-029-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-143-015-000	1.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-742-012-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-742-013-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-742-014-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-742-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-742-016-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-742-017-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-742-018-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-742-019-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-743-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-743-006-000	0.2	
ELSP	SP 1	R-01		1	8	6			Above Mod	013-751-001-000	8.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-006-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-011-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-013-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-014-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-015-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-020-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-021-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-022-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-023-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-030-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-752-032-000	1.2	
ELSP	SP 1	R-01		1	111	89			Above Mod	013-760-001-000	111.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-771-001-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-01		1	1	1			Above Mod	013-771-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-771-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-771-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-771-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-771-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-771-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-771-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-771-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-010-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-011-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-012-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-013-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-014-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-016-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-017-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-772-018-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-004-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-010-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-011-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-012-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-013-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-014-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-016-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-017-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-773-018-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-774-013-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-774-014-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-774-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-774-016-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-774-017-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-774-018-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-774-019-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-774-020-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-774-021-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-774-022-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-001-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-002-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-003-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-006-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-010-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-011-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-012-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-013-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-014-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-016-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-017-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-018-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-781-019-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-782-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	013-782-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-022-016-000	0.0	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-022-020-000	1.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-051-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-061-022-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-061-023-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-062-011-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-072-001-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-142-058-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-143-027-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-151-024-000	1.0	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-151-025-000	1.0	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-152-026-000	0.4	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-152-033-000	1.0	
ELSP	SP 1	R-01		1	2	2			Above Mod	014-153-007-000	2.4	
ELSP	SP 1	R-01		1	2	2			Above Mod	014-153-013-000	2.1	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
ELSP	SP 1	R-01		1	1	1			Above Mod	014-153-017-000	1.3	
ELSP	SP 1	R-01		1	3	2			Above Mod	014-153-020-000	3.2	
ELSP	SP 1	R-01		1	3	2			Above Mod	014-153-021-000	3.5	
ELSP	SP 1	R-01		1	5	4			Above Mod	014-190-045-000	6.0	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-201-029-000	0.6	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-201-039-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-201-072-000	0.5	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-201-073-000	0.8	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-210-007-000	0.5	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-210-023-000	0.7	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-210-024-000	0.7	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-210-028-000	0.2	
ELSP	SP 1	R-01		1	3	2			Above Mod	014-210-067-000	3.6	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-210-070-000	0.4	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-210-071-000	0.1	
ELSP	SP 1	R-01		1	4	3			Above Mod	014-220-038-000	4.4	
ELSP	SP 1	R-01		1	21	17			Above Mod	014-380-017-000	22.0	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-561-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-811-011-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-811-012-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-811-013-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-811-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-811-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-811-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-811-010-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-814-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-814-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-814-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-814-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-815-001-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-01		1	1	1			Above Mod	014-815-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-815-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-815-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-816-001-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-816-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-816-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-816-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-816-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-816-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-817-001-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-817-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-817-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-817-004-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-817-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-811-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-811-016-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-811-017-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-811-018-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-812-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-812-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-813-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-813-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-813-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-813-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-813-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-814-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-817-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-817-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-822-001-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-822-002-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-01		1	1	1			Above Mod	014-823-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-823-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-823-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	014-823-009-000	0.2	
ELSP	SP 1	R-01		1	8	6			Above Mod	014-850-011-000	8.0	
ELSP	SP 1	R-01		1	2	2			Above Mod	014-850-012-000	2.9	
ELSP	SP 1	R-01		1	24	19			Above Mod	014-850-014-000	24.5	
ELSP	SP 1	R-01		1	8	6			Above Mod	014-850-016-000	8.1	
ELSP	SP 1	R-01		1	7	6			Above Mod	019-260-055-000	7.0	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-545-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-545-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-545-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-545-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-545-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-545-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-545-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-545-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-541-014-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-541-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-541-016-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-541-017-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-544-025-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-544-026-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-545-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-017-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-018-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-019-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-020-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-021-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-022-000	0.3	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-023-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-024-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-025-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-026-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-027-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-019-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-020-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-009-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-010-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-011-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-012-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-014-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-016-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-017-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-018-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-019-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-020-000	0.1	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-021-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-022-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-023-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-024-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-025-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-026-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-027-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-591-028-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-006-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-010-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-011-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-012-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-013-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-014-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-592-016-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-611-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-612-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-612-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-612-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-612-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-612-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-612-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-613-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-613-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-613-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-613-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-613-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-613-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-613-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-613-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-613-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-613-010-000	0.3	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-01		1	1	1			Above Mod	019-614-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-614-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-614-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-614-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-614-010-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-614-011-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-614-012-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-614-013-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-614-014-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-614-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-614-016-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-614-017-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-010-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-011-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-012-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-013-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-014-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-615-016-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-616-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-616-002-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-01		1	1	1			Above Mod	019-616-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-616-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-616-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-616-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-616-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-616-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-616-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-616-010-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-007-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-021-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-023-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-024-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-025-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-026-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-027-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-029-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-030-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-031-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-032-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-033-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-621-034-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-007-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-009-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-010-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-012-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-015-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-016-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-017-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-018-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-019-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-020-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-021-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-022-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-023-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-024-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-025-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-622-026-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-623-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-623-002-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-623-003-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-623-004-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-623-005-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-623-006-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-623-007-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	019-623-008-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	020-070-017-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	020-093-011-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	020-095-001-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	020-122-027-000	0.1	
ELSP	SP 1	R-01		1	4	3			Above Mod	020-221-006-000	4.6	
ELSP	SP 1	R-01		1	1	1			Above Mod	020-280-027-000	0.1	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-01		1	1	1			Above Mod	020-280-028-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	021-100-001-000	0.3	
ELSP	SP 1	R-01		1	1	1			Above Mod	021-100-004-000	0.7	
ELSP	SP 1	R-01		1	1	1			Above Mod	021-062-057-000	0.2	
ELSP	SP 1	R-01		1	1	1			Above Mod	021-080-012-000	0.1	
ELSP	SP 1	R-01		1	2	2			Above Mod	021-100-024-000	2.6	
ELSP	SP 1	R-01		1	1	1			Above Mod	021-100-043-000	1.6	
ELSP	SP 1	R-01		1	1	1			Above Mod	021-100-044-000	0.7	
ELSP	SP 1	R-01		1	1	1			Above Mod	021-100-047-000	0.7	
ELSP	SP 1	R-01		1	1	1			Above Mod	021-120-023-000	0.9	
ELSP	SP 1	R-01		1	1	1			Above Mod	021-120-036-000	0.3	
ELSP	SP 1	R-01		1	2	2			Above Mod	021-210-043-000	2.7	
ELSP	SP 1	R-01		1	1	1			Above Mod	021-252-002-000	0.4	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-180-023-000	0.0	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-190-037-000	0.4	
ELSP	SP 1	R-02		2	4	3			Above Mod	013-190-076-000	2.3	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-212-014-000	0.5	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-220-001-000	0.9	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-232-012-000	0.0	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-232-030-000	0.7	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-270-012-000	0.1	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-270-022-000	0.3	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-270-029-000	0.2	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-281-012-000	0.5	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-282-008-000	0.2	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-310-017-000	0.9	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-310-031-000	0.1	
ELSP	SP 1	R-02		2	3	2			Above Mod	013-310-039-000	1.9	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-480-067-000	0.3	
ELSP	SP 1	R-02		2	1	1			Above Mod	013-511-023-000	0.3	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
ELSP	SP 1	R-02		2	5	4			Above Mod	019-260-062-000	2.5	
ELSP	SP 1	R-02		2	1	1			Above Mod	019-300-003-000	0.1	
ELSP	SP 1	R-02		2	14	11			Above Mod	019-300-020-000	7.2	
ELSP	SP 1	R-02		2	108	86			Above Mod	019-300-022-000	54.0	
ELSP	SP 1	R-02		2	1	1			Above Mod	020-091-025-000	1.0	
ELSP	SP 1	R-02		2	1	1			Above Mod	020-091-027-000	0.7	
ELSP	SP 1	R-02		2	1	1			Above Mod	020-121-008-000	0.6	
ELSP	SP 1	R-02		2	6	5			Above Mod	020-160-032-000	3.3	
ELSP	SP 1	R-02		2	7	6			Above Mod	020-160-042-000	3.5	
ELSP	SP 1	R-02		2	1	1			Above Mod	020-255-008-000	0.2	
ELSP	SP 1	R-02		2	1	1			Above Mod	020-300-014-000	0.3	
ELSP	SP 1	R-02		2	1	1			Above Mod	020-360-046-000	0.6	
ELSP	SP 1	R-02		2	2	2			Above Mod	021-062-017-000	1.0	
ELSP	SP 1	R-02		2	1	1			Above Mod	021-142-018-000	0.1	
ELSP	SP 1	R-02		2	1	1			Above Mod	021-270-029-000	0.3	
ELSP	SP 1	R-02		2	1	1			Above Mod	021-270-033-000	0.2	
ELSP	SP 1	R-02		2	1	1			Above Mod	021-270-035-000	0.1	
ELSP	SP 1	R-02		2	1	1			Above Mod	021-282-006-000	0.4	
ELSP	SP 1	R-02		2	1	1			Above Mod	021-322-002-000	0.5	
ELSP	SP 1	R-02		2	1	1			Above Mod	021-331-034-000	0.2	
ELSP	SP 1	R-02		2	1	1			Above Mod	021-381-010-000	0.2	
ELSP	SP 1	R-02		2	1	1			Above Mod	021-381-016-000	0.3	
ELSP	SP 1	R 02	SFR	2	21	17			Above Mod	019-260-047-000	10.6	
ELSP	SP 1	R 02	SFR	2	2	2			Above Mod	019-260-074-000	1.1	
ELSP	SP 1	R 02	SFR	2	90	72			Above Mod	019-300-021-000	45.1	
ELSP	SP 1	R-03		3	4	3			Above Mod	013-020-024-000	1.4	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-032-010-000	0.6	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-033-001-000	0.2	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-051-018-000	0.2	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-071-025-000	0.3	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
ELSP	SP 1	R-03		3	1	1			Above Mod	013-082-005-000	0.2	
ELSP	SP 1	R-03		3	4	3			Above Mod	013-082-008-000	1.4	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-082-011-000	0.2	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-082-024-000	0.3	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-082-028-000	0.3	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-082-034-000	0.1	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-082-035-000	0.1	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-130-034-000	0.6	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-130-037-000	0.6	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-130-056-000	0.0	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-140-034-000	0.2	
ELSP	SP 1	R-03		3	1	1			Above Mod	013-140-081-000	0.3	
ELSP	SP 1	R-03		3	3	2			Above Mod	013-520-002-000	1.2	
ELSP	SP 1	R-03		3	29	23			Above Mod	018-220-061-000	10.0	
ELSP	SP 1	R-03		3	31	25			Above Mod	018-220-063-000	10.6	
ELSP	SP 1	R-03		3	13	10			Above Mod	019-650-006-000	4.3	
ELSP	SP 1	R-03		3	54	43			Above Mod	020-080-012-000	18.2	
ELSP	SP 1	R-03		3	1	1			Above Mod	021-051-006-000	0.3	
ELSP	SP 1	R-03		3	1	1			Above Mod	021-051-009-000	0.2	
ELSP	SP 1	R-03		3	1	1			Above Mod	021-143-004-000	0.3	
ELSP	SP 1	R-03		3	1	1			Above Mod	021-162-022-000	0.2	
ELSP	SP 1	R-03		3	1	1			Above Mod	021-162-023-000	0.2	
ELSP	SP 1	R-03		3	1	1			Above Mod	021-162-028-000	0.4	
ELSP	SP 1	R 03	SFR	3	9	7			Above Mod	019-291-014-000	3.0	
ELSP	SP 1	R-04		4	31	25			Above Mod	018-210-063-000	7.8	
ELSP	SP 1	R-04		4	2	2			Above Mod	018-210-071-000	0.5	
ELSP	SP 1	R-04		4	38	30			Above Mod	018-220-051-000	9.6	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-321-001-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-321-002-000	0.3	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-321-003-000	0.3	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-04		4	1	1			Above Mod	018-321-004-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-321-005-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-321-006-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-321-007-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-321-008-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-001-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-002-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-003-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-004-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-005-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-006-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-007-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-008-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-009-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-010-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-011-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-012-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-013-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-014-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-015-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-016-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-017-000	0.3	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-018-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-019-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-020-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-021-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-022-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-023-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-024-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-025-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-026-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-027-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-028-000	0.2	
ELSP	SP 1	R-04		4	1	1			Above Mod	018-322-029-000	0.2	
ELSP	SP 1	R-04		4	10	8			Above Mod	019-270-019-000	2.5	
ELSP	SP 1	R-04		4	3	2			Above Mod	021-042-007-000	0.9	
ELSP	SP 1	R 04	SFR	4	10	8			Above Mod	018-210-007-000	2.6	
ELSP	SP 1	R 04	SFR	4	56	45			Above Mod	018-210-065-000	14.2	
ELSP	SP 1	R 04	SFR	4	47	38			Above Mod	018-220-047-000	12.0	
ELSP	SP 1	R 04	SFR	4	398	318			Above Mod	019-260-058-000	99.6	
ELSP	SP 1	R 04	SFR	4	13	10			Above Mod	019-270-007-000	3.3	
ELSP	SP 1	R 04	SFR	4	55	44			Above Mod	019-270-028-00	14.0	
ELSP	SP 1	R 04	SFR	4	8	6			Above Mod	019-270-047-000	2.2	
ELSP	SP 1	R 04	SFR	4	9	7			Above Mod	019-270-048-000	2.3	
ELSP	SP 1	R 04	SFR	4	8	6			Above Mod	019-270-049-000	2.1	
ELSP	SP 1	R 04	SFR	4	1	1			Above Mod	019-282-003-000	0.4	
ELSP	SP 1	R 04	SFR	4	2	2			Above Mod	019-282-007-000	0.7	
ELSP	SP 1	R 04	SFR	4	7	6			Above Mod	019-282-010-000	1.8	
ELSP	SP 1	R 04	SFR	4	5	4			Above Mod	019-282-019-000	1.4	
ELSP	SP 1	R 04	SFR	4	4	3			Above Mod	019-282-021-000	1.2	
ELSP	SP 1	R 04	SFR	4	20	16			Above Mod	021-042-002-000	5.2	
ELSP	SP 1	R-05		5	63	50			Above Mod	019-230-073-000	12.6	
ELSP	SP 1	R-05		5	59	47			Above Mod	019-230-088-000	12.0	
ELSP	SP 1	R-05		5	83	66			Above Mod	019-650-004-000	16.7	
ELSP	SP 1	R-05		5	14	11			Above Mod	019-650-005-000	3.0	
ELSP	SP 1	R-05		5	3	2			Above Mod	019-650-007-000	0.7	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-001-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-002-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-003-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-004-000	0.1	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-005-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-006-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-007-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-008-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-009-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-010-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-011-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-012-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-013-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-014-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-015-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-016-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-017-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-018-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-019-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-020-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-021-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-022-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-711-023-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-001-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-002-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-003-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-004-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-006-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-007-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-008-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-009-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-010-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-011-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-012-000	0.1	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-013-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-014-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-015-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-016-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-017-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-018-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-019-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-020-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-022-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-023-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-024-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-025-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-026-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-028-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-029-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-030-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-031-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-032-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-033-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-034-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-035-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-036-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-037-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-038-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-039-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-040-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-041-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-042-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-043-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-044-000	0.1	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-045-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-047-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-048-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-052-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-053-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-712-054-000	0.1	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-721-002-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-721-003-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-721-005-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-721-006-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-721-007-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-721-008-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-721-009-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-721-010-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-722-001-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-722-002-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-722-003-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-722-004-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-722-005-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-722-006-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-722-007-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-722-008-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-722-010-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-723-001-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-723-002-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-723-003-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-723-005-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-723-006-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-723-007-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-723-010-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
ELSP	SP 1	R-05		5	1	1			Above Mod	019-723-012-000	0.3	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-723-013-000	0.3	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-723-015-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-724-001-000	0.2	
ELSP	SP 1	R-05		5	1	1			Above Mod	019-724-002-000	0.2	
ELSP	SP 1	R 05	SFR	5	1	1			Above Mod	021-041-011-000	0.2	
ELSP	SP 1	R 05	SFR	5	1	1			Above Mod	021-042-020-000	0.2	
ELSP	SP 1	R 05	SFR	5	27	22			Above Mod	021-042-027-000	5.6	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-571-018-000	0.2	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-571-019-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-571-020-000	0.1	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-572-001-000	0.2	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-033-021-000	0.3	
YUBA	R 1		SFR	7.3	67	54			Above Mod	021-111-048-000	9.3	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-196-012-000	0.2	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-207-010-000	0.2	
YUBA	R 1		SFR	7.3	56	45			Above Mod	021-210-047-000	7.7	
YUBA	R 1		SFR	7.3	13	10			Above Mod	021-220-042-000	1.9	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-242-005-000	0.2	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-242-012-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-571-007-000	0.1	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-571-008-000	0.2	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-571-009-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-571-010-000	0.1	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-571-011-000	0.1	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-571-012-000	0.1	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-571-013-000	0.1	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-571-014-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-571-015-000	0.3	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-571-016-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-571-017-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-572-002-000	0.1	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-572-003-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-572-004-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-572-005-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-572-006-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-572-010-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-572-011-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-572-012-000	0.2	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-573-001-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-573-002-000	0.2	
YUBA	R 1		SFR	7.3	1	1			Above Mod	021-573-003-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-573-004-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-573-005-000	0.2	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-573-006-000	0.1	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-573-007-000	0.1	
YUBA	R 1		SFR	7.3	2	2			Above Mod	021-573-008-000	0.1	
YUBA	R 1		SFR	7.3	3	2			Above Mod	021-573-011-000	0.5	
	R-1			7.3	62	50			Above Mod	013-300-013-000	8.5	
	R-1			7.3	150	120			Above Mod	013-300-017-000	20.7	
	R-1			7.3	1	1			Above Mod	013-360-046-000	0.2	
	R-1			7.3	1	1			Above Mod	019-633-010-000	0.2	
	R-1			7.3	1	1			Above Mod	019-633-011-000	0.2	
	R-1			7.3	1	1			Above Mod	019-635-001-000	0.2	
	R-1			7.3	32	26			Above Mod	019-631-003-000	4.4	
	R-1			7.3	1	1			Above Mod	019-647-010-000	0.3	
	R-1			7.3	1	1			Above Mod	019-635-009-000	0.2	
	R-1			7.3	1	1			Above Mod	019-635-010-000	0.2	
	R-1			7.3	2	2			Above Mod	019-647-012-000	0.3	
	R-1			7.3	1	1			Above Mod	019-647-014-000	0.3	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
	R-1			7.3	1	1			Above Mod	019-647-015-000	0.2	
	R-1			7.3	1	1			Above Mod	019-648-001-000	0.2	
	R-1			7.3	1	1			Above Mod	019-648-002-000	0.2	
	R-1			7.3	1	1			Above Mod	019-648-003-000	0.2	
	R-1			7.3	1	1			Above Mod	019-648-005-000	0.2	
	R-1			7.3	1	1			Above Mod	019-648-006-000	0.2	
YUBA	C		CC	1	1	1			Above Mod	021-111-046-000	0.3	
YUBA	C		CC	1	10	8			Above Mod	021-150-051-000	10.6	
YUBA	C		MFR	1	1	1			Above Mod	021-161-006-000	0.5	
YUBA	C		MFR	1	1	1			Above Mod	021-161-007-000	0.5	
YUBA	C		CC	1	1	1			Above Mod	021-291-007-000	0.3	
YUBA	C		CC	1	1	1			Above Mod	021-292-009-000	0.3	
YUBA	C		SFR	1	1	1			Above Mod	021-361-001-000	0.6	
YUBA	C		CC	1	1	1			Above Mod	021-365-001-000	0.3	
YUBA	C		SFR	1	1	1			Above Mod	021-440-023-000	1.6	
	C			1	1	1			Above Mod	013-072-008-000	0.5	
	C			1	1	1			Above Mod	013-072-010-000	0.2	
	C			1	1	1			Above Mod	013-072-013-000	0.6	
	C			1	1	1			Above Mod	013-130-043-000	0.2	
	C			1	1	1			Above Mod	013-170-043-000	0.3	
	C			1	1	1			Above Mod	013-180-004-000	0.2	
	C			1	1	1			Above Mod	013-493-017-000	0.1	
	C			1	1	1			Above Mod	013-493-018-000	0.6	
	C			1	1	1			Above Mod	013-493-019-000	0.2	
	C			1	1	1			Above Mod	013-520-003-000	0.3	
	C			1	1	1			Above Mod	013-520-022-000	1.9	
	C			1	1	1			Above Mod	014-041-017-000	0.7	
	C			1	3	2			Above Mod	014-143-002-000	3.5	
	C			1	1	1			Above Mod	014-190-014-000	1.2	
	C			1	1	1			Above Mod	020-052-001-000	0.4	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		APN	Acres	Notes
							Nonres./ 50%Res.	Income Affordability			
	C			1	1	1		Above Mod	020-052-002-000	0.9	
	C			1	3	2		Above Mod	020-173-006-000	3.7	
	C			1	4	3		Above Mod	020-173-008-000	4.9	
	C			1	1	1		Above Mod	021-080-022-000	1.0	
	C			1	1	1		Above Mod	021-132-005-000	0.8	
	C			1	1	1		Above Mod	021-100-049-000	1.1	
	C			1	1	1		Above Mod	021-111-049-000	0.8	
	C			1	1	1		Above Mod	021-132-025-000	0.1	
	C			1	1	1		Above Mod	021-132-027-000	0.5	
	C			1	1	1		Above Mod	021-132-028-000	0.2	
	C			1	1	1		Above Mod	021-312-009-000	0.5	
	C			1	1	1		Above Mod	021-312-019-000	0.2	
	C			1	1	1		Above Mod	021-313-013-000	0.3	
	C			1	1	1		Above Mod	021-313-020-000	0.6	
	C			1	1	1		Above Mod	021-362-004-000	0.6	
	C			1	1	1		Above Mod	021-362-006-000	0.1	
	C			1	1	1		Above Mod	021-362-011-000	0.6	
	C			1	1	1		Above Mod	021-362-012-000	0.3	
	C			1	1	1		Above Mod	021-590-001-000	0.7	
	C			1	1	1		Above Mod	021-590-002-000	0.6	
	C			1	1	1		Above Mod	021-590-003-000	1.1	
	C			1	1	1		Above Mod	021-590-004-000	0.5	
	C			1	1	1		Above Mod	021-590-005-000	1.1	
	C			1	1	1		Above Mod	021-590-006-000	0.8	
	C			1	1	1		Above Mod	021-590-007-000	0.6	
	C			1	1	1		Above Mod	021-590-008-000	1.6	
	C			1	1	1		Above Mod	021-590-009-000	0.7	
	C			1	1	1		Above Mod	021-590-010-000	1.5	
PLSP		MDR		4	1	1		Above Mod	014-691-001-000	0.3	
PLSP		MDR		4	1	1		Above Mod	014-691-002-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
PLSP		MDR		4	1	1			Above Mod	014-691-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-691-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-691-006-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-691-007-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-691-008-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-691-009-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-692-001-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-692-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-692-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-692-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-692-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-001-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-693-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-001-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-006-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-007-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-008-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-661-009-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-010-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-011-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-012-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-013-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-014-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-015-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-016-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
PLSP		MDR		4	1	1			Above Mod	014-661-017-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-661-020-000	0.5	
PLSP		MDR		4	1	1			Above Mod	014-663-001-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-663-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-663-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-663-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-663-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-671-001-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-671-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-671-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-671-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-671-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-671-006-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-671-007-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-671-008-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-671-009-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-671-010-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-671-011-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-672-001-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-672-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-672-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-672-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-672-008-000	0.1	
PLSP		MDR		4	1	1			Above Mod	014-672-009-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-672-010-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-672-011-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-672-012-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-672-013-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-672-014-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-672-015-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
PLSP		MDR		4	5	4			Above Mod	014-672-016-000	1.3	
PLSP		MDR		4	1	1			Above Mod	014-681-023-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-681-024-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-682-001-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-682-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-682-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-682-006-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-682-012-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-006-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-007-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-008-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-009-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-010-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-011-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-014-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-015-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-016-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-017-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-018-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-019-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-020-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-021-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-022-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-023-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-024-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-025-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-026-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-693-027-000	0.3	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
PLSP		MDR		4	1	1			Above Mod	014-694-001-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-694-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-694-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-694-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-694-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-694-006-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-694-007-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-695-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-695-006-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-695-007-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-695-008-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-695-009-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-695-010-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-701-001-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-702-009-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-702-010-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-702-011-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-702-012-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-711-001-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-711-002-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-711-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-711-004-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-712-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-712-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-712-006-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-712-007-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-712-008-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-713-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-713-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-713-006-000	0.4	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
PLSP		MDR		4	1	1			Above Mod	014-713-007-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-713-008-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-713-009-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-713-010-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-713-011-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-713-012-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-713-013-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-713-014-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-721-001-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-721-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-721-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-721-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-721-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-721-006-000	0.4	
PLSP		MDR		4	1	1			Above Mod	014-722-001-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-722-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-722-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-722-004-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-741-001-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-741-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-741-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-741-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-741-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-741-006-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-741-007-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-741-008-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-741-009-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-741-010-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-741-011-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-742-001-000	0.3	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./ 50%Res.					
PLSP		MDR		4	1	1			Above Mod	014-742-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-742-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-742-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-742-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-742-006-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-742-007-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-743-001-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-743-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-743-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-743-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-743-005-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-743-009-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-743-010-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-751-001-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-751-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-751-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-751-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-751-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-751-006-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-751-007-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-751-008-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-751-009-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-751-010-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-752-001-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-752-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-752-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-752-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-752-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-752-006-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-752-012-000	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
PLSP		MDR		4	1	1			Above Mod	014-752-013-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-753-001-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-753-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-753-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-753-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-753-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-753-006-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-753-007-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-753-008-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-753-009-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-753-010-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-753-011-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-753-012-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-753-013-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-754-001-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-754-002-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-754-003-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-754-004-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-754-005-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-754-006-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-754-007-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-754-008-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-754-009-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-754-012-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-754-013-000	0.3	
PLSP		MDR		4	1	1			Above Mod	014-754-014-000	0.2	
PLSP		MDR		4	1	1			Above Mod	014-754-015-000	0.2	
Above Moderate Subtotals						3468					1168.8	
OASP	OSP	OAMU	MU	40	26	21	10		Moderate	013-120-009-000	0.7	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
OASP	OSP	OAMU	MU	40	9	7	4		Moderate	013-520-009-000	0.2	
OASP	OSP	OAMU	MU	40	23	18	9		Moderate	013-520-010-000	0.6	
OASP	OSP	OAMU	MU	40	19	15	8		Moderate	013-520-013-000	0.5	
OASP	OSP	OAMU	MU	40	23	18	9		Moderate	013-520-017-000	0.6	
LOGP	R 3		SFR	29	14	11			Moderate	013-140-074-000	0.5	36 is max du/ac w/PUD
LOGP	R 2		SFR	17	4	3			Moderate	013-190-004-000	0.3	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	13	10			Moderate	013-190-044-000	0.8	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	4	3			Moderate	013-190-058-000	0.3	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2			Moderate	013-190-062-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	16	13			Moderate	013-190-070-000	1.0	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	6	5			Moderate	013-190-072-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2			Moderate	013-190-074-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2			Moderate	013-212-001-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2			Moderate	013-212-003-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	7	6			Moderate	013-220-017-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2			Moderate	013-220-022-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	7	6			Moderate	013-220-024-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2			Moderate	013-232-003-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2			Moderate	013-232-019-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	4	3			Moderate	013-240-003-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2			Moderate	013-240-004-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	4	3			Moderate	013-240-006-000	0.3	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	7	6			Moderate	013-240-008-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2			Moderate	013-240-019-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	6	5			Moderate	013-281-001-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	12	10			Moderate	013-281-008-000	0.7	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2			Moderate	013-281-016-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	5	4			Moderate	013-281-019-000	0.3	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	1	1			Moderate	013-281-021-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2			Moderate	013-281-025-000	0.2	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
LOGP	R 2		SFR	17	5	4			Moderate	013-281-027-000	0.3	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	6	5			Moderate	013-282-004-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	7	6			Moderate	013-290-024-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	12	10			Moderate	013-290-034-000	0.7	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	8	6			Moderate	013-290-035-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	12	10			Moderate	013-290-060-000	0.8	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6			Moderate	013-290-065-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2			Moderate	013-290-069-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	1	1			Moderate	020-091-010-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	1	1			Moderate	020-091-013-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	2	2			Moderate	020-091-015-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	1	1			Moderate	020-341-009-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	9	7			Moderate	020-341-017-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	7	6			Moderate	020-342-003-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6			Moderate	020-342-010-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	7	6			Moderate	013-440-007-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	6	5			Moderate	013-451-002-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	1	1			Moderate	013-451-016-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2			Moderate	013-451-017-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	6	5			Moderate	013-451-060-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	7	6			Moderate	013-473-009-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2			Moderate	013-473-018-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2			Moderate	013-480-002-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2			Moderate	013-480-006-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	4	3			Moderate	013-480-019-000	0.3	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	4	3			Moderate	013-501-029-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	1	1			Moderate	013-501-032-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2			Moderate	013-502-010-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	1	1			Moderate	020-091-009-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	2	2			Moderate	020-342-015-000	0.2	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
LOGP	R 2		MFR	17	1	1			Moderate	020-342-018-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	6	5			Moderate	020-342-020-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6			Moderate	020-342-021-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	15	12			Moderate	020-342-022-000	0.9	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	9	7			Moderate	020-351-001-000	0.6	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	7	6			Moderate	020-222-009-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6			Moderate	020-222-010-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	4	3			Moderate	020-255-005-000	0.3	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	16	13			Moderate	020-091-024-000	0.9	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	7	6			Moderate	020-091-026-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	13	10			Moderate	020-092-005-000	0.8	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	2	2			Moderate	020-097-005-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	9	7			Moderate	020-097-014-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	6	5			Moderate	020-097-015-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	16	13			Moderate	020-097-024-000	1.0	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6			Moderate	020-097-025-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	4	3			Moderate	020-097-028-000	0.3	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2			Moderate	020-097-029-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	2	2			Moderate	020-097-030-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	6	5			Moderate	020-097-031-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6			Moderate	020-121-004-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	14	11			Moderate	020-121-010-000	0.8	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6			Moderate	020-132-003-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6			Moderate	020-134-003-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6			Moderate	020-134-005-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	15	12			Moderate	020-160-005-000	0.9	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	16	13			Moderate	020-160-006-000	1.0	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	11	9			Moderate	020-160-038-000	0.7	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	7	6			Moderate	020-171-001-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	7	6			Moderate	020-171-002-000	0.4	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
LOGP	R 2		MFR	17	14	11			Moderate	020-171-012-000	0.9	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	13	10			Moderate	020-300-009-000	0.8	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6			Moderate	020-351-002-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6			Moderate	020-351-009-000	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	9	7			Moderate	020-351-010-000	0.6	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2			Moderate	020-351-018-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2			Moderate	020-351-023-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	9	7			Moderate	020-351-024-000	0.6	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	6	5			Moderate	020-352-001-000	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2			Moderate	020-352-019-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	2	2			Moderate	020-352-021-000	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	5	4			Moderate	020-360-001-000	0.3	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	16	13			Moderate	020-360-045-000	1.0	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	11	9			Moderate	020-360-051-000	0.7	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	5	4			Moderate	020-373-005-000	0.3	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	2	2			Moderate	020-373-009-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	13	10			Moderate	020-380-001-000	0.8	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2			Moderate	020-380-019-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2			Moderate	020-380-025-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2			Moderate	020-380-028-000	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	12	10			Moderate	020-510-001-000	0.7	21 is max du/ac w/PUD
ELSP	SP 1	R 08	S/MFR	8	71	57			Moderate	019-260-059-000	9.0	36 is max du/ac w/PUD
ELSP	SP 1	R 18	MFR	18	2	2			Moderate	019-292-004-000	0.1	36 is max du/ac w/PUD
ELSP	SP 1	R 08	S/MFR	8	1	1			Moderate	019-435-001-000	0.1	36 is max du/ac w/PUD
YUBA	R 2		MFR	17	14	11			Moderate	021-381-012-000	0.8	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	5	4			Moderate	021-382-016-000	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	4	3			Moderate	021-382-019-000	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	3	2			Moderate	021-382-025-000	0.2	21 is max du/ac w/PUD
YUBA	R 2		VA	17	7	6			Moderate	020-390-009-000	0.5	21 is max du/ac w/PUD
YUBA	R 2		VA	17	5	4			Moderate	020-390-010-000	0.3	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
YUBA	R 2		VA	17	6	5			Moderate	020-390-011-000	0.4	21 is max du/ac w/PUD
YUBA	R 2		VA	17	6	5			Moderate	020-390-012-000	0.4	21 is max du/ac w/PUD
YUBA	R 2		VA	17	6	5			Moderate	020-390-013-000	0.4	21 is max du/ac w/PUD
YUBA	R 2		VA	17	7	6			Moderate	020-390-015-000	0.5	21 is max du/ac w/PUD
YUBA	R 2		VA	17	8	6			Moderate	020-390-016-000	0.5	21 is max du/ac w/PUD
YUBA	R 2		VA	17	6	5			Moderate	020-390-024-000	0.4	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	2	2			Moderate	021-023-006-000	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	2	2			Moderate	021-023-007-000	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	2	2			Moderate	021-023-014-000	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	3	2			Moderate	021-023-016-000	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	1	1			Moderate	021-032-016-000	0.1	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	8	6			Moderate	021-032-020-000	0.5	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	15	12			Moderate	021-052-015-000	0.9	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	7	6			Moderate	021-062-025-000	0.4	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	5	4			Moderate	021-270-003-000	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	5	4			Moderate	021-282-001-000	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	10	8			Moderate	021-282-002-000	0.6	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	3	2			Moderate	021-331-009-000	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	6	5			Moderate	021-331-019-000	0.4	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	10	8			Moderate	021-331-023-000	0.6	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	2	2			Moderate	021-331-025-000	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	2	2			Moderate	021-341-002-000	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	7	6			Moderate	021-341-011-000	0.4	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	2	2			Moderate	021-341-014-000	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	7	6			Moderate	021-341-025-000	0.4	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	16	13			Moderate	021-342-006-000	1.0	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	8	6			Moderate	021-370-008-000	0.5	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	8	6			Moderate	021-391-002-000	0.5	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	16	13			Moderate	021-391-005-000	1.0	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	15	12			Moderate	021-391-012-000	0.9	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50%		Income Affordability	APN	Acres	Notes
							Nonres./	50%Res.				
YUBA	R 2		MFR	17	8	6			Moderate	021-391-013-000	0.5	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	15	12			Moderate	021-391-014-000	0.9	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	15	12			Moderate	021-392-001-000	0.9	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	5	4			Moderate	021-401-007-000	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	5	4			Moderate	021-401-014-000	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	7	6			Moderate	021-402-003-000	0.5	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	8	6			Moderate	021-411-015-000	0.5	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	4	3			Moderate	021-411-019-000	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	11	9			Moderate	021-411-021-000	0.7	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	8	6			Moderate	021-411-022-000	0.5	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	15	12			Moderate	021-411-026-000	0.9	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	7	6			Moderate	021-412-005-000	0.4	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	5	4			Moderate	021-412-006-000	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	3	2			Moderate	021-412-020-000	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	4	3			Moderate	021-412-022-000	0.2	21 is max du/ac w/PUD
	R-2			17	16	13			Moderate	137-100-530-000	1.0	21 is max du/ac w/PUD
YUBA	R 3		MFR	29	5	4			Moderate	021-022-031-000	0.2	36 is max du/ac w/PUD
YUBA	R 3		MFR	29	15	12			Moderate	021-051-010-000	0.5	36 is max du/ac w/PUD
YUBA	R 3		MFR	29	14	11			Moderate	021-051-011-000	0.5	36 is max du/ac w/PUD
LOGP	R 1		SFR	6	82	66			Moderate	020-133-012-000	13.7	
YUBA	C		CC	29	233	186	93		Moderate	019-230-026-000	8.0	
YUBA	C		CC	29	951	761	380		Moderate	019-230-056-000	32.8	
LOGP	C		SFR	29	61	49	24		Moderate	020-040-076-000	2.1	
LOGP	C		SFR	29	61	49	24		Moderate	020-040-076-000	2.1	
Moderate Subtotals						2123	1561				138.5	
LOGP	R 2		SFR	17	27	22			Very Low/Low	013-290-072-000	1.6	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	37	30			Very Low/Low	013-232-018-000	2.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	21	17			Very Low/Low	013-290-059-000	1.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	46	37			Very Low/Low	020-342-001-000	2.8	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan		GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50%Res.		Income Affordability	APN	Acres	Notes
		Plan	Subzone										
LOGP	R 2			SFR	17	40	32			Very Low/Low	013-480-053-000	2.4	21 is max du/ac w/PUD
LOGP	R 2			SFR	17	128	102			Very Low/Low	014-010-016-000	7.6	21 is max du/ac w/PUD
LOGP	R 2			SFR	17	81	65			Very Low/Low	014-160-032-000	4.8	21 is max du/ac w/PUD
LOGP	R 2			MFR	17	66	53			Very Low/Low	020-342-014-000	3.9	21 is max du/ac w/PUD
LOGP	R 2			MFR	17	76	61			Very Low/Low	020-160-046-000	4.5	21 is max du/ac w/PUD
LOGP	R 2			MFR	17	68	54			Very Low/Low	020-160-054-000	4.0	21 is max du/ac w/PUD
LOGP	R 2			MFR	17	45	36			Very Low/Low	020-160-057-000	2.7	21 is max du/ac w/PUD
LOGP	R 2			MFR	17	72	58			Very Low/Low	020-360-003-000	4.2	21 is max du/ac w/PUD
ELSP	SP 1	R 15		S/MFR	15	264	211			Very Low/Low	019-260-049-000	17.6	
ELSP	SP 1	R 15		MFR	15	61	49			Very Low/Low	021-540-039-000	4.1	
ELSP	SP 1	R 15		MFR	15	20	16			Very Low/Low	021-540-040-000	1.4	
	SP 1	R-15			15	20	16			Very Low/Low	021-540-038-000	1.4	
YUBA	R 2			VA	17	31	25			Very Low/Low	020-390-008-000	1.9	21 is max du/ac w/PUD
YUBA	R 2			MFR	17	20	16			Very Low/Low	021-032-005-000	1.2	21 is max du/ac w/PUD
YUBA	R 2			MFR	17	29	23			Very Low/Low	021-281-018-000	1.7	21 is max du/ac w/PUD
YUBA	R 2			MFR	17	46	37			Very Low/Low	021-370-014-000	2.7	21 is max du/ac w/PUD
YUBA	R 2			MFR	17	34	27			Very Low/Low	021-370-017-000	2.0	21 is max du/ac w/PUD
YUBA	R 2			MFR	17	19	15			Very Low/Low	021-391-001-000	1.2	21 is max du/ac w/PUD
YUBA	R 2			MFR	17	20	16			Very Low/Low	021-392-010-000	1.2	21 is max du/ac w/PUD
	R-2				17	108	86			Very Low/Low	013-370-040-000	6.4	
YUBA	R 3			MFR	29	38	30			Very Low/Low	021-022-032-000	1.3	36 is max du/ac w/PUD
YUBA	C			CC	29	78	62	31		Very Low/Low	021-431-010-000	2.7	
OASP	OSP	OAMU		MU	40	45	36	18		Very Low/Low	013-120-004-000	1.1	
OASP	OSP	OAMU		MU	40	130	104	52		Very Low/Low	013-530-004-000	3.3	
LOGP	R 3			MFR	29	107	86			Very Low/Low	020-080-004-000	3.7	36 is max du/ac w/PUD
LOGP	R 3			MFR	29	450	360			Very Low/Low	020-080-006-000	15.5	36 is max du/ac w/PUD
LOGP	C			CC	29	140	112	56		Very Low/Low	020-020-086-000	4.9	
LOGP	C			CC	29	401	321	160		Very Low/Low	020-020-094-000	13.8	
Very Low/Low Subtotals							2215	1898				131.2	
Grand Totals							7806	6927				1438.4	



APPENDIX C

4TH CYCLE ADEQUATE SITES INVENTORY MEMO AND ANALYSIS OF DENSITIES APPROPRIATE FOR THE DEVELOPMENT OF LOWER-INCOME HOUSING



September 27, 2013

Paul McDougall, Program Manager

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

2020 W. El Camino, Suite 500

Sacramento, CA 95833

RE: YUBA COUNTY HOUSING ELEMENT – REVISED ADEQUATE SITES INVENTORY

Dear Mr. McDougall:

In December 2009, the County of Yuba completed its 4th Cycle Housing Element Update. The Element was found to be in compliance by HCD in March 2010.

As stated in the compliance letter and included in the 2008–2013 Housing Element, Implementation Program H-1.1.1 committed the County to amending the Land Use Map of the General Plan to add a minimum of 75.2¹ acres to the North Arboga Study Area, Olivehurst Avenue Redevelopment Project Area, East Linda Specific Plan Area, Linda Olivehurst General Plan Area, and Plumas Lake Specific Plan with zoning appropriate to allow for multi-family owner-occupied and rental multi-family development by right. The sites were required to be rezoned at a minimum density of 20 units per acre.

Because Yuba County is located within a Metropolitan Statistical Area (MSA) with a population of less than two million (or city with a population over 100,000), the default density is a minimum of 20 dwelling units per acre. This default standard applies equally to communities with higher residential property values and to areas like Yuba County where market-rate home prices, rents, and the cost of vacant land is significantly below the regional average.

In addition, there is significant variation in the range of populations included in this category, from small counties such as San Benito (population 56,800) to larger ones such as Santa Clara (population 1,837,000). With a population of approximately 73,000 (57,000 unincorporated population), Yuba County is definitely at the lower end of the spectrum. By HUD standards, Yuba County is not even urbanized enough to qualify as an entitlement community for purposes of CDBG funding (must have population of 200,000); yet the County is lumped in with 11 other counties that have populations in excess of 400,000 people.

Discussions with Multi-Family Housing Developers

Over the past six months the County has had discussions with the following affordable housing developers within the area: Pacific West Communities, Mutual Housing, and Mercy Housing. In November 2012, staff met with representatives from Pacific West Communities to discuss the development of the Grove Apartments in East Linda (currently being processed at 11 units per acre). Staff also attended a meeting on January 30, 2013, where representatives from Mutual Housing and

¹ The unaccommodated acreage number calculated in the 2008–2013 Housing Element was 79 acres. Review of the methodology and calculations used in that document has led the County and PMC to conclude that a math error was made. The actual unaccommodated acreage number should have been 75.2 acres for the analysis presented in the previous Housing Element.

Mercy Housing discussed requirements for affordable housing projects in the Sacramento region. On March 12, 2013, the County held an affordable housing stakeholder meeting which was attended by a housing developer (Mercy). County staff also attended meetings and conference calls with other Sacramento Area Council of Governments (SACOG) members to discuss default density. These meetings confirmed that financial feasibility for the development of affordable housing is based on a variety of factors including land costs, parcel size, fees, and development standards, availability of infrastructure, density, and location. For these developers, overall project size (number of units), rather than density, is a bigger factor in affordable housing project feasibility. While a few of the developers had built smaller projects (14 units was the smallest mentioned) it appeared that there was a general consensus that projects needed to be at least 35 to 40 units in size to be sustainable in the long term.

Developers also expressed the importance of consistency and compatibility with the surrounding uses when determining density. Based on conversations with these developers, it is not their desire to submit applications for residential projects of 20 units per acre (within Yuba County) for a variety of reasons: inconsistency with surrounding uses including other multi-family projects; the increased costs associated with constructing projects higher than two stories; the additional parking needed for larger projects takes away from space available for project amenities such as green space and recreation centers (particularly an issue on smaller infill sites); and upgrades to infrastructure that may be triggered by higher-density projects.

Yuba County was not able to obtain actual pro-forma data from these home builders. Don Slattery with Pacific West Communities (currently developing the Hammonton/The Grove Apartments project) did confirm that they conducted a market analysis and, based on the location of other projects in proximity to their site and surrounding community character, determined that a 49-unit project (11 units/acre) was the most financially feasible and most appropriate in terms of community character. Pacific West Communities evaluated densities ranging from 11 to 15 units per acre for the site. Due to geographic constraints of the site, 11 units per acre was the most feasible density, however a density up to 15 units per acre may have been appropriate in terms of financial feasibility if the physical constraints weren't a factor. Densities above 15 units per acre were not considered financially feasible. Other developers had considered developing this site and staff evaluated several tax credit applications between 2006–2012 that ranged from 48 to 69 units (10.9–15.8 units/acre). Ultimately the 49-unit project was selected and is currently under construction. This is the only project recent enough to reflect current trends in feasibility of multifamily development in unincorporated Yuba County.

Yuba County has also conducted an analysis of the cost to build a single-family home as well as an apartment complex in various geographical areas of the county. As indicated in Appendix A, it is significantly less expensive to develop a project in the County's infill areas than in newer communities such as Plumas Lake or East Linda Specific Plan. A full revised land inventory and summary of how the RHNA numbers can be accommodated can be found in Appendix B. All of the Specific Plans and General Plan Areas with sites listed in Appendix B were approved or existed prior to 2006 and were available throughout the 4th Cycle Housing Element planning period. The Linda-Olivehurst (LOGP) and Yuba (YUBA) General Plan Areas were adopted as part of the 1996 Yuba County General Plan, the East Linda Specific Plan (ELSP) was adopted in 1990 and the Olivehurst Avenue Specific Plan (OASP) was adopted in 1995. The majority of the sites included in Appendix B allowing 15 units per acre or greater are located in these infill areas. A 49-unit apartment complex is 50 percent cheaper to develop in our infill areas than in Plumas Lake, primarily due to drainage, levee, and Quimby fees. However, it is also these infill areas where the predominant housing type is small single-story homes and small two-story multi-family projects. Revitalization plans that included significant public outreach have indicated that the public is adamantly opposed to multi-story structures and wants to maintain the small-town character. As such, three- to four-story buildings needed to achieve a 20 unit per acre minimum density would be

completely out of character for these portions of the county and, as further substantiated below, are currently unnecessary to provide affordable housing to our low-income residents.

The County's 2030 General Plan identified several areas for the future development of campus-style employment centers. It is within these areas of the county where not only taller buildings will be encouraged, but higher-density residential projects should be located (16–40 units per acre). There are also several areas identified for large scale retail and mixed-use centers where residential projects in the range of 10 to 40 units per acre will be encouraged (see Appendix C). A program will be included in the 5th Cycle Housing Element to amend the zoning code to implement these changes to allowed density in the 2030 General Plan. The County is also currently processing a Specific Plan in one of these new growth areas, which has identified over 17 acres of land for very high density residential (20+ units/acre).

Therefore the County is confident that there are areas available in the future for significantly higher levels of density to address changing market conditions and to ensure that lower-income households will be able to obtain affordable housing in higher priced areas of the county.

Multi-Family Housing Trends in Yuba County and the Region

In addition, a recent survey completed by SACOG shows that densities necessary to develop affordable housing range from 6 units per acre to 43 units per acre. Out of approximately 130 projects, 36 were developed between 6 and 14 units per acre. The SACOG survey included 10 projects in Yuba County built between 1972 and 2009. The project densities varied from 12 to 20 units per acre.

When looking at recent market conditions, Yuba County has several examples of new multi-family development that has provided affordable units since 2000. In 2000, Beverly Terrace labor housing project was built using USDA and HOME funds, with 34 assisted units affordable to low- and very low-income residents (13 units per acre). In 2008, Vineyard Family Apartments complex was constructed, providing 72 assisted units for extremely low-, very low- and low-income residents (15 units per acre). This was a tax credit development. The Oakhurst Family Apartments complex was constructed in 2009 and also funded through tax credits. This project provided 60 assisted units affordable to very low- and low-income residents (16 units per acre). The Hammonton/The Grove Apartments project is currently under construction and will provide 49 assisted units to lower-income residents (11 units per acre). This project is tax credit-funded. The average density for the three projects built since 2000 is 15.2 units per acre. Projects approved and pending in the last 10 years in the county (including the Hammonton/The Grove Apartments) have an average density of 14.3 units per acre.

Yuba County Affordable Multi-Family Housing Projects Since 2000			
Project Name	Number of Units	Density	Year Built
Beverly Terrace labor housing project	34 subsidized units	13	2000
Vineyard Family Apartments	72 subsidized units	15	2008
Oakhurst Family Apartments	60 subsidized units	16	2009
The Hammonton/The Grove Apartments*	49 units	11	Anticipated completion winter 2013

* This project is currently under construction and is very likely to provide affordable units.

Multi-Family Housing Costs

As previously mentioned, Yuba County's market rate home prices, rents, and the cost of vacant land are significantly below the regional average. As demonstrated in the tables in Appendix D, most low-income households (50–80% AMI) can afford to either rent or purchase a home in Yuba County. The prices of homes for rent included in appendix D include newer and older housing units. Due to a slower rate of apartment development in the last decade, most newer units surveyed in Appendix D are expected to be single-family units which are also an affordable option in the County as the range of rental prices shows. The housing units for rent included in Appendix D do not include those in projects receiving subsidies or assistance.

2008–2013 Housing Element Programs

The County's 2008–2013 Housing Element includes the following programs to assist with the development of affordable housing: Implementation Program H-1.2.2 Special Needs Assessment, Implementation Program H-1.2.8 Housing for Extremely Low-Income Households, Implementation Program H-2.1.1 Pursue Funding Under State and Federal Programs, Implementation Program H-2.1.2 Community Reinvestment Act, Implementation Program H-2.1.4 Promote the Use of Housing Programs, and Implementation Program H-2.2.2 Density Bonuses and Other Incentives.

Conclusions

Based on all of the data presented above, Yuba County believes that 15 units per acre is an appropriate minimum density to meet its lower-income regional housing needs. When sites in the land inventory with densities of 15 units per acre or above are analyzed for the land available in Yuba County at the time of adoption of the 2008–2013 Housing Element as well as units built and approved since adoption of that document, no further rezones are needed to accommodate the 1,913 remaining lower-income units from the previous planning period.

Should you have any questions regarding this memo, please don't hesitate to contact me at (916) 231-2268 or jgastelum@pmcworld.com.

Sincerely,



Jennifer Gastelum
Project Manager, PMC

JG:as:sw:ag

Appendices

- A. Impact Fee Analysis (Single-family and 49-unit apartment complex)
- B. Revised Land Inventory
- C. 2030 General Plan Areas Identified for Very High Density Residential
- D. For Rent/Purchase Housing Costs

Southern Plumas Lake Example, Fees Effective July 1, 2013:

49 unit multi-family project with sprinklers, including levee, drainage and park fees to develop finished lot

Fee Type	Amount	Time of Payment	Entity	Notes
Levee Impact Fee	\$309,411.00	Prior to map recordation	TRLIA	\$74,737 acre(4.14 acres)
Drainage Impact Fee		Prior to map recordation	RD 784	
Quimby Parkland In lieu Fee	\$13,230.00	Prior to map recordation	County	
Building Permit Services Fees	\$138,650.11	Prior to BP issuance	County	
Water Fee		Prior to BP issuance	OPUD	
Sewer Fee		Prior to BP issuance	OPUD	
School Impact Fee - Plumas Elementary		Prior to BP issuance	PLESD	
School Impact Fee - Wheatland HS		Prior to BP issuance	WHSD	
Fire Impact Fee	\$6,826.32	Prior to BP final	LFPD	
PLSP Park Impact Fee	\$190,169.00	Prior to BP final	OPUD	\$3,881 unit(49 units)
PLSP Traffic Impact Fee	\$246,862.00	Prior to BP final	County	\$5,038 unit(49 units)
Countywide Facility Fee	\$251,200.95	Prior to BP final	County	\$5,126.55 unit(49 units)

Entity	Amount	Percentage
OPUD	\$190,169.00	16.45%
County	\$649,943.06	56.21%
TRLIA	\$309,411.00	26.76%
PLESD	\$0.00	0.00%
WHSD	\$0.00	0.00%
RD 784	\$0.00	0.00%
LFPD	\$6,826.32	0.59%

Northern Plumas Lake Example, Fees Effective July 1, 2013:

49 unit multi-family project with sprinklers, including levee, drainage and park fees to develop finished lot

Fee Type	Amount	Time of Payment	Entity	Notes
Levee Impact Fee	\$309,411.00	Prior to map recordation	TRLIA	\$74,737 acre(4.14 acres)
Drainage Impact Fee		Prior to map recordation	RD 784	
Quimby Parkland In lieu Fee	\$13,230.00	Prior to map recordation	County	
Building Permit Services Fees	\$138,650.11	Prior to BP issuance	County	
Water Fee		Prior to BP issuance	OPUD	
Sewer Fee		Prior to BP issuance	OPUD	
School Impact Fee - Marysville Joint Unified		Prior to BP issuance	MJUSD	
Fire Impact Fee	\$6,826.00	Prior to BP final	LFPD	
PLSP Park Impact Fee	\$190,169.00	Prior to BP final	OPUD	\$3,881 unit(49 units)
PLSP Traffic Impact Fee	\$246,862.00	Prior to BP final	County	\$5,038 unit(49 units)
Countywide Facility Fee	\$251,200.95	Prior to BP final	County	\$5,126.55 unit(49 units)

Entity	Amount	Percentage
OPUD	\$190,169.00	16.45%
County	\$649,943.06	56.21%
TRLIA	\$309,411.00	26.76%
MJUSD	\$0.00	0.00%
RD 784	\$0.00	0.00%
LFPD	\$6,826.00	0.59%

East Linda Specific Plan Example, Fees Effective July 1, 2013:

49 unit multi-family project with sprinklers, including levee, drainage and park fees to develop finished lot

Fee Type	Amount	Time of Payment	Entity	Notes
Levee Impact Fee	\$27,274.32	Prior to map recordation	TRLIA	\$6,588 acre(4.14 acres)
Drainage Impact Fee	\$49,497.75	Prior to BP final	County	\$989.75 unit(49 units) only in South Yuba Drainage area
Quimby Parkland In lieu Fee	\$13,230.00	Prior to map recordation	County	
Building Permit Services Fees	\$138,650.11	Prior to BP issuance	County	
Water Fee		Prior to BP issuance	LCWD	
Sewer Fee		Prior to BP issuance	LCWD	
School Impact Fee - Marysville Joint Unified		Prior to BP issuance	MJUSD	
Fire Impact Fee	\$6,826.32	Prior to BP final	LFPD	
ELSP Park Impact Fee	\$180,320.00	Prior to BP final	County	\$3,680 unit(49 units)
ELSP Traffic Impact Fee	\$232,015.00	Prior to BP final	County	\$4,735 unit(49 units)
Countywide Facility Fee	\$251,200.95	Prior to BP final	County	\$5,126.55 unit(49 units)

Entity	Amount	Percentage
County	\$864,913.81	96.21%
LCWD	\$0.00	0.00%
MJUSD	\$0.00	0.00%
TRLIA	\$27,274.32	3.03%
LFPD	\$6,826.32	0.76%

Infill Lot in Linda Example, Fees Effective July 1, 2013:

49 unit multi-family project with sprinklers, including levee, drainage and park fees to develop finished lot

Fee Type	Amount	Time of Payment	Entity	Notes
Levee Impact Fee	\$27,274.32	Prior to BP final	TRLIA	\$6,588 acre(4.14 acres)
Drainage Impact Fee	\$49,497.75	Prior to BP final	County	\$989.75 unit(49 units) only in South Yuba Drainage area
Building Permit Services Fees	\$138,650.11	Prior to BP issuance	County	
Water Fee		Prior to BP issuance	LCWD	
Sewer Fee		Prior to BP issuance	LCWD	
School Impact Fee - Marysville Joint Unified		Prior to BP issuance	MJUSD	
Fire Impact Fee	\$6,826.32	Prior to BP final	LFPD	
Countywide Facility Fee	\$251,200.95	Prior to BP final	County	\$5,126.55 unit(49 units)

Entity	Amount	Percentage
LCWD	\$0.00	0.00%
County	\$439,348.81	92.80%
MJUSD	\$0.00	0.00%
TRLIA	\$27,274.32	5.76%
LFPD	\$6,826.32	1.44%

CDSA Services Fees: Effective 7-1-13

49 unit multi-family project with sprinklers		
	Per Permit	Project Total
Building P/C & Inspection/Processing	\$17,863.46	\$125,044.22
Planning Review	\$552.00	\$3,864.00
EH Review	\$69.00	\$483.00
PW Review	\$34.50	\$241.50
SWPPP Fee	\$69.00	\$483.00
Encroachment Permit, PW	\$276.00	\$1,932.00
Subtotal:	\$18,863.96	\$132,047.72
+5%	\$943.20	\$6,602.39
Total	\$19,807.16	\$138,650.11

Southern Plumas Lake Example, Fees Effective July 1, 2013:

2,000 sq. ft. production home on a typical lot, with sprinklers, including levee, drainage and park fees to develop

Fee Type	Amount	Time of Payment	Entity	Notes
Levee Impact Fee	\$18,684.25	Prior to map recordation	TRLIA	\$74,737/acre, 4 du/acre
Drainage Impact Fee	\$3,280.00	Prior to map recordation	RD 784	\$13,120/acre, 4 du/acre, Basin A-1, MDR
Quimby Parkland In lieu Fee	\$338.00	Prior to map recordation	County	Based on \$25k/acre parkland value
Building Permit Services Fees	\$4,082.40	Prior to BP issuance	County	incl Bldg, Plng, EH, and PW w/ Encr. Permit
Water Fee	\$3,611.00	Prior to BP issuance	OPUD	
Sewer Fee	\$10,226.00	Prior to BP issuance	OPUD	
School Impact Fee - Plumas Elementary	\$9,880.00	Prior to BP issuance	PLESD	Based on \$4.94/sq. ft., CFD -1
School Impact Fee - Wheatland HS	\$3,680.00	Prior to BP issuance	WHSD	Based on \$1.84/sq. ft.
Fire Impact Fee	\$2,260.00	Prior to BP final	LFPD	Based on \$1.13/sq. ft.
PLSP Park Impact Fee	\$5,923.00	Prior to BP final	OPUD	
PLSP Traffic Impact Fee	\$6,718.00	Prior to BP final	County	
Countywide Facility Fee	\$6,202.42	Prior to BP final	County	

Entity	Amount	Percentage
OPUD	\$19,760.00	26.39%
County	\$17,340.82	23.16%
TRLIA	\$18,684.25	24.95%
PLESD	\$9,880.00	13.19%
WHSD	\$3,680.00	4.91%
RD 784	\$3,280.00	4.38%
LFPD	\$2,260.00	3.02%

Northern Plumas Lake Example, Fees Effective July 1, 2013:

2,000 sq. ft. production home on a typical lot, with sprinklers, including levee, drainage and park fees to develop finished lot

Fee Type	Amount	Time of Payment	Entity	Notes
Levee Impact Fee	\$18,684.25	Prior to map recordation	TRLIA	\$74,737/acre, 4 du/acre
Drainage Impact Fee	\$2,705.25	Prior to map recordation	RD 784	\$10,821/acre, 4 du/acre, Basin B, MDR
Quimby Parkland In lieu Fee	\$338.00	Prior to map recordation	County	Based on \$25k/acre parkland value
Building Permit Services Fees	\$4,082.40	Prior to BP issuance	County	incl Bldg, Plng, EH, and PW w/ Enchr. Permit
Water Fee	\$3,611.00	Prior to BP issuance	OPUD	
Sewer Fee	\$10,226.00	Prior to BP issuance	OPUD	
School Impact Fee - Marysville Joint Unified	\$8,480.00	Prior to BP issuance	MJUSD	Based on \$4.24/sq. ft.
Fire Impact Fee	\$2,260.00	Prior to BP final	LFPD	Based on \$1.13/sq. ft.
PLSP Park Impact Fee	\$5,923.00	Prior to BP final	OPUD	
PLSP Traffic Impact Fee	\$6,718.00	Prior to BP final	County	
Countywide Facility Fee	\$6,202.42	Prior to BP final	County	

Entity	Amount	Percentage
OPUD	\$19,760.00	28.54%
County	\$17,340.82	25.05%
TRLIA	\$18,684.25	26.99%
MJUSD	\$8,480.00	12.25%
RD 784	\$2,705.25	3.91%
LFPD	\$2,260.00	3.26%

East Linda Specific Plan Example, Fees Effective July 1, 2013:

2,000 sq. ft. production home on a typical lot, with sprinklers, including levee, drainage and park fees to develop finished lot

Fee Type	Amount	Time of Payment	Entity	Notes
Levee Impact Fee	\$1,647.00	Prior to map recordation	TRLIA	\$6,588/acre, 4 du/acre
Drainage Impact Fee	\$989.75	Prior to BP final	County	\$989.75/unit, South Yuba Drainage
Quimby Parkland In lieu Fee	\$338.00	Prior to map recordation	County	Based on \$25k/acre parkland value
Building Permit Services Fees	\$4,082.40	Prior to BP issuance	County	incl Bldg, Plng, EH, and PW w/ Enchr. Permit
Water Fee	\$4,770.00	Prior to BP issuance	LCWD	incl. meter
Sewer Fee	\$7,657.00	Prior to BP issuance	LCWD	
School Impact Fee - Marysville Joint Unified	\$8,480.00	Prior to BP issuance	MJUSD	Based on \$4.24/sq. ft.
Fire Impact Fee	\$2,260.00	Prior to BP final	LFPD	Based on \$1.13/sq. ft.
ELSP Park Impact Fee	\$4,641.00	Prior to BP final	County	
ELSP Traffic Impact Fee	\$6,314.00	Prior to BP final	County	
Countywide Facility Fee	\$6,202.42	Prior to BP final	County	

Entity	Amount	Percentage
County	\$22,567.57	47.63%
LCWD	\$12,427.00	26.23%
MJUSD	\$8,480.00	17.90%
TRLIA	\$1,647.00	3.48%
LFPD	\$2,260.00	4.77%

Infill Lot in Linda Example, Fees Effective July 1, 2013:

2,000 sq. ft. custom home on an infill lot, with sprinklers, including levee, and drainage fees

Fee Type	Amount	Time of Payment	Entity	Notes
Levee Impact Fee	\$1,647.00	Prior to BP final	TRLIA	\$6,588/acre, 4 du/acre
Drainage Impact Fee	\$989.75	Prior to BP final	County	\$989.75/unit, South Yuba Drainage
Building Permit Services Fees	\$4,806.90	Prior to BP issuance	County	incl Bldg, Plng, EH, and PW w/ Encr. Permit
Water Fee	\$4,770.00	Prior to BP issuance	LCWD	incl. meter
Sewer Fee	\$7,657.00	Prior to BP issuance	LCWD	
School Impact Fee - Marysville Joint Unified	\$8,480.00	Prior to BP issuance	MJUSD	Based on \$4.24/sq. ft.
Fire Impact Fee	\$2,260.00	Prior to BP final	LFPD	Based on \$1.13/sq. ft.
Countywide Facility Fee	\$6,202.42	Prior to BP final	County	

Entity	Amount	Percentage
LCWD	\$12,427.00	33.76%
County	\$11,999.07	32.59%
MJUSD	\$8,480.00	23.04%
TRLIA	\$1,647.00	4.47%
LFPD	\$2,260.00	6.14%

Existing Lot in Loma Rica Example, Fees Effective July 1, 2013:

2,000 sq. ft. custom home on an existing lot, with sprinklers, including septic and well permits

Fee Type	Amount	Time of Payment	Entity	Notes
Building Permit Services Fees	\$4,806.90	Prior to BP issuance	County	incl Bldg, Plng, EH, and PW w/ Enchr. Permit
Water Well Fee	\$434.70	Prior to BP issuance	County	
Engineered Septic Fee	\$1,014.30	Prior to BP issuance	County	
Fire Safe Inspection Fee	\$289.80	Prior to BP issuance	County	
School Impact Fee - Marysville Joint Unified	\$8,480.00	Prior to BP issuance	MJUSD	Based on \$4.24/sq. ft.
Fire Impact Fee	\$980.00	Prior to BP issuance	LR/BV FPD	Based on \$0.49/sq. ft. , sprinkler discount
Countywide Facility Fee	\$6,202.42	Prior to BP final	County	

Entity	Amount	Percentage
County	\$12,748.12	57.40%
MJUSD	\$8,480.00	38.18%
LR/BV FPD	\$980.00	4.41%

Custom Home, 2,000 sq. ft. w/ sprinklers		
Building P/C & Inspection		\$3,312.00
Building Processing		\$103.50
Fire Sprinklers, \$300 allowance for outside P/C		\$645.00
Planning Review		\$138.00
EH Review		\$69.00
PW Review		\$34.50
SWPPP Fee		\$69.00
Encroachment Permit, PW		\$207.00
	Total:	\$4,578.00
	+5%	\$4,806.90
Fire Safe Clearance Fee		\$276.00
Well Permit Fee		\$414.00
Engineered Septic Fee		\$966.00
Tech / GP Update Fee		3%
Code Enforcement Support Fee		2%
RD 784 Review Fee		\$250.00

APPENDIX B – LAND INVENTORY

RHNA Accommodation of Lower Income Units (EL, VL, and Low)

2008-2013 Unit Target	1,913
August 2008 to present built and approved	195
Remaining 4 th Cycle RHNA Before Land Inventory	1,718
Land Inventory - Parcels Allowing 15 units/acre or greater	1,794
Remaining 4 th Cycle RHNA	0

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	R I		SFR	6	6	5		Above Mod	013033005	1.2	
LOGP	R I		SFR	6	1	1		Above Mod	013041006	0.2	
LOGP	R I		SFR	6	5	4		Above Mod	013041020	0.9	
LOGP	R I		SFR	6	3	2		Above Mod	013060004	0.6	
LOGP	R I		SFR	6	2	2		Above Mod	013071004	0.5	
LOGP	R I		SFR	6	1	1		Above Mod	013082001	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013101007	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013101012	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	013101013	0.3	
LOGP	R I		SFR	6	2	2		Above Mod	013101014	0.4	
LOGP	R I		SFR	6	2	2		Above Mod	013101019	0.4	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	R I		SFR	6	2	2		Above Mod	013101020	0.4	
LOGP	R I		SFR	6	1	1		Above Mod	013102005	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013112014	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013112023	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013120028	0.2	
LOGP	R I		SFR	6	2	2		Above Mod	013130041	0.3	
LOGP	C		SFR	1	1	1		Above Mod	013140006	0.2	
LOGP	C		SFR	1	1	1		Above Mod	013140009	0.4	
LOGP	C		SFR	1	1	1		Above Mod	013140014	0.5	
LOGP	C		SFR	1	1	1		Above Mod	013140016	0.2	
LOGP	C		SFR	1	1	1		Above Mod	013140017	0.2	
LOGP	C		SFR	1	1	1		Above Mod	013140058	0.7	
LOGP	C		SFR	1	1	1		Above Mod	013140063	0.2	
LOGP	C		SFR	1	1	1		Above Mod	013140078	0.3	
LOGP	C		SFR	1	1	1		Above Mod	013140079	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013151003	0.3	
LOGP	R I		SFR	6	2	2		Above Mod	013151021	0.4	
LOGP	R I		SFR	6	1	1		Above Mod	013151022	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	013152002	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	013152003	0.3	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	R I		SFR	6	9	7		Above Mod	013152010	1.6	
LOGP	R I		SFR	6	1	1		Above Mod	013170001	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013170004	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	013170006	0.3	
LOGP	R I		SFR	6	2	2		Above Mod	013170015	0.4	
LOGP	R I		SFR	6	5	4		Above Mod	013170025	0.9	
LOGP	R I		SFR	6	5	4		Above Mod	013170029	0.9	
LOGP	R I		SFR	6	1	1		Above Mod	013170030	0.3	
LOGP	R I		SFR	6	2	2		Above Mod	013170044	0.5	
LOGP	R I		SFR	6	3	2		Above Mod	013170046	0.6	
LOGP	R I		SFR	6	3	2		Above Mod	013170047	0.6	
LOGP	R I		SFR	6	2	2		Above Mod	013170048	0.4	
LOGP	R I		SFR	6	3	2		Above Mod	013170052	0.5	
LOGP	R I		SFR	6	1	1		Above Mod	013180022	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013180031	0.3	
LOGP	R I		SFR	6	3	2		Above Mod	013180052	0.6	
LOGP	R I		SFR	6	1	1		Above Mod	013180063	0.1	
LOGP	R I		SFR	6	1	1		Above Mod	013180068	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013201003	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013201007	0.1	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	R I		SFR	6	1	1		Above Mod	013201019	0.3	
LOGP	R I		SFR	6	5	4		Above Mod	013201023	0.9	
LOGP	R I		SFR	6	2	2		Above Mod	013201025	0.4	
LOGP	R I		SFR	6	2	2		Above Mod	013201032	0.5	
LOGP	R I		SFR	6	1	1		Above Mod	013201038	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013202002	0.2	
LOGP	R I		SFR	6	3	2		Above Mod	013251003	0.5	
LOGP	R I		SFR	6	1	1		Above Mod	013251007	0.3	
LOGP	R I		SFR	6	5	4		Above Mod	013251013	0.9	
LOGP	R I		SFR	6	3	2		Above Mod	013251014	0.5	
LOGP	R I		SFR	6	2	2		Above Mod	013251021	0.5	
LOGP	R I		SFR	6	1	1		Above Mod	013783003	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783004	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783005	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783006	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783007	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783008	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783009	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783010	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783011	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50%Res.	Income Affordability	APN	Acres	Notes
LOGP	R I		SFR	6	2	2		Above Mod	020051006	0.4	
LOGP	C		CC	1	1	1		Above Mod	020052005	0.4	
LOGP	C		SFR	1	1	1		Above Mod	020054003	0.3	
LOGP	R I		SFR	6	2	2		Above Mod	020061024	0.4	
LOGP	C		SFR	1	1	1		Above Mod	020061038	1.2	
LOGP	R I		SFR	6	19	15		Above Mod	020070018	3.2	
LOGP	R I		SFR	6	1	1		Above Mod	013251031	0.2	
LOGP	R I		SFR	6	5	4		Above Mod	013511032	0.9	
LOGP	R I		SFR	6	1	1		Above Mod	013511037	0.1	
LOGP	R I		SFR	6	2	2		Above Mod	013512014	0.5	
LOGP	R I		SFR	6	2	2		Above Mod	013512022	0.5	
LOGP	R I		SFR	6	2	2		Above Mod	013781020	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	013781021	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013781022	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013781023	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	013783001	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783002	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783012	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783013	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783014	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50%Res.	Income Affordability	APN	Acres	Notes
LOGP	R I		CC	6	1	1		Above Mod	013321007	0.3	
LOGP	R I		CC	6	1	1		Above Mod	013321038	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	013322007	0.1	
LOGP	R I		SFR	6	1	1		Above Mod	013322011	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013322015	0.1	
LOGP	R I		SFR	6	8	6		Above Mod	013322016	1.5	
LOGP	R I		SFR	6	4	3		Above Mod	013322023	0.7	
LOGP	R I		SFR	6	1	1		Above Mod	013322026	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	013322028	0.2	
LOGP	R I		SFR	6	2	2		Above Mod	013322029	0.5	
LOGP	R I		CC	6	2	2		Above Mod	013331003	0.5	
LOGP	R I		CC	6	1	1		Above Mod	013331018	0.3	
LOGP	R I		CC	6	3	2		Above Mod	013331019	0.7	
LOGP	R I		CC	6	2	2		Above Mod	013331024	0.5	
LOGP	R I		SFR	6	1	1		Above Mod	013340002	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013340006	0.2	
LOGP	R I		SFR	6	2	2		Above Mod	013340010	0.5	
LOGP	R I		SFR	6	1	1		Above Mod	013340017	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	013340048	0.2	
LOGP	R I		SFR	6	28	22		Above Mod	013350049	4.8	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	R I		SFR	6	11	9		Above Mod	013370048	1.9	
LOGP	R I		SFR	6	378	302		Above Mod	013370060	63.1	
LOGP	R I		SFR	6	5	4		Above Mod	013420015	1.0	
LOGP	R I		SFR	6	14	11		Above Mod	013431001	2.4	
LOGP	R I		SFR	6	11	9		Above Mod	013431002	1.9	
LOGP	R I		SFR	6	1	1		Above Mod	013431020	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013431021	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	013431023	0.2	
LOGP	C		CC	1	1	1		Above Mod	013461003	0.1	
LOGP	C		CC	1	1	1		Above Mod	013461008	0.2	
LOGP	C		CC	1	1	1		Above Mod	013462001	1.4	
LOGP	R I		SFR	6	1	1		Above Mod	013511014	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783015	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013783016	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013784001	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013784002	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013784003	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013784004	0.2	
LOGP	R I		SFR	6	2	2		Above Mod	013791001	0.4	
LOGP	R I		SFR	6	1	1		Above Mod	013791002	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	R I		SFR	6	1	1		Above Mod	013791003	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013791004	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013791005	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013791006	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013791007	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013791008	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013791009	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	013792001	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013792007	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013792008	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013792009	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013792010	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013792011	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013792012	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013792013	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013792014	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013792015	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013792016	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013792017	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793001	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50%Res.	Income Affordability	APN	Acres	Notes
LOGP	R I		SFR	6	1	1		Above Mod	013793002	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793003	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793004	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793005	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793006	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793007	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793008	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793009	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793010	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793011	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793012	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793013	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793014	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793015	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793016	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013793017	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013794001	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013794002	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	013794003	0.2	
LOGP	R I		SFR	6	6	5		Above Mod	013795001	1.1	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	C		SFR	1	1	1		Above Mod	014021004	0.2	
LOGP	C		CC	1	1	1		Above Mod	014132040	0.3	
LOGP	C		CC	1	1	1		Above Mod	014142025	0.3	
LOGP	C		CC	1	1	1		Above Mod	014142028	0.2	
ELSP	SP I	R 04	SFR	4	10	8		Above Mod	018210007	2.6	
ELSP	SP I	R 04	SFR	4	56	45		Above Mod	018210065	14.2	
ELSP	SP I	R 04	SFR	4	47	38		Above Mod	018220047	12.0	
ELSP	SP I	R 0.5	SFR	0.5	1	1		Above Mod	019250053	0.2	
ELSP	SP I	R 0.5	SFR	0.5	1	1		Above Mod	019250077	0.6	
ELSP	SP I	R 02	SFR	2	21	17		Above Mod	019260047	10.6	
ELSP	SP I	R 04	SFR	4	398	318		Above Mod	019260058	99.6	
ELSP	SP I	R 02	SFR	2	2	2		Above Mod	019260074	1.1	
ELSP	SP I	R 04	SFR	4	13	10		Above Mod	019270007	3.3	
ELSP	SP I	R 04	SFR	4	55	44		Above Mod	019270028	14.0	
ELSP	SP I	R 04	SFR	4	8	6		Above Mod	019270047	2.2	
ELSP	SP I	R 04	SFR	4	9	7		Above Mod	019270048	2.3	
ELSP	SP I	R 04	SFR	4	8	6		Above Mod	019270049	2.1	
ELSP	SP I	R 04	SFR	4	1	1		Above Mod	019282003	0.4	
ELSP	SP I	R 04	SFR	4	2	2		Above Mod	019282007	0.7	
ELSP	SP I	R 04	SFR	4	7	6		Above Mod	019282010	1.8	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
ELSP	SP I	R 04	SFR	4	5	4		Above Mod	019282019	1.4	
ELSP	SP I	R 04	SFR	4	4	3		Above Mod	019282021	1.2	
ELSP	SP I	R 04.5	SFR	4.5	50	40		Above Mod	019291010	11.1	
ELSP	SP I	R 03	SFR	3	9	7		Above Mod	019291014	3.0	
ELSP	SP I	R 02	SFR	2	90	72		Above Mod	019300021	45.1	
LOGP	C		CC	1	1	1		Above Mod	020020081	0.2	
LOGP	C		CC	1	1	1		Above Mod	020020085	1.0	
LOGP	C		I	1	11	9		Above Mod	020030041	11.2	
LOGP	R I		SFR	6	112	90		Above Mod	020030048	18.8	
LOGP	C		SFR	1	1	1		Above Mod	020040079	0.2	
LOGP	C		CC	1	1	1		Above Mod	020172007	0.6	
LOGP	C		CC	1	1	1		Above Mod	020172010	1.1	
LOGP	R I		SFR	6	29	23		Above Mod	020173003	4.9	
LOGP	R I		SFR	6	46	37		Above Mod	020173005	7.7	
LOGP	R I		SFR	6	1	1		Above Mod	020202003	0.2	
LOGP	R I		SFR	6	4	3		Above Mod	020202042	0.7	
LOGP	R I		SFR	6	58	46		Above Mod	020203040	9.7	
LOGP	R I		SFR	6	2	2		Above Mod	020211001	0.5	
LOGP	R I		SFR	6	1	1		Above Mod	020252006	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	020252008	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	R I		SFR	6	1	1		Above Mod	020253011	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	020260003	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021571018	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021571019	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021571020	0.1	
YUBA	R I		SFR	6	1	1		Above Mod	021572001	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	020093001	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	020093004	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	020093007	0.1	
LOGP	R I		SFR	6	1	1		Above Mod	020094003	0.1	
LOGP	R I		SFR	6	1	1		Above Mod	020094004	0.1	
LOGP	R I		SFR	6	1	1		Above Mod	020095003	0.1	
LOGP	R I		SFR	6	1	1		Above Mod	020095007	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	020095009	0.2	
LOGP	R I		SFR	6	2	2		Above Mod	020096002	0.4	
LOGP	R I		SFR	6	3	2		Above Mod	020096004	0.5	
LOGP	R I		SFR	6	1	1		Above Mod	020101020	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	020102001	0.2	
LOGP	R I		SFR	6	2	2		Above Mod	020122006	0.5	
LOGP	R I		SFR	6	1	1		Above Mod	020122016	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50%Res.	Income Affordability	APN	Acres	Notes
LOGP	R I		SFR	6	1	1		Above Mod	020122023	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	020122024	0.1	
LOGP	R I		SFR	6	1	1		Above Mod	020122025	0.1	
LOGP	R I		SFR	6	43	34		Above Mod	020122057	7.2	
LOGP	C		MFR	1	1	1		Above Mod	020132014	0.6	
LOGP	R I		SFR	6	2	2		Above Mod	020133005	0.4	
LOGP	C		CC	1	1	1		Above Mod	020133027	1.8	
LOGP	C		CC	1	1	1		Above Mod	020135004	0.6	
LOGP	C		CC	1	1	1		Above Mod	020140003	0.1	
LOGP	C		CC	1	1	1		Above Mod	020140004	0.1	
LOGP	C		CC	1	1	1		Above Mod	020140005	0.1	
LOGP	C		CC	1	1	1		Above Mod	020140006	1.0	
LOGP	C		CC	1	1	1		Above Mod	020140038	1.7	
LOGP	C		CC	1	1	1		Above Mod	020140039	1.0	
LOGP	C		SFR	1	1	1		Above Mod	020151004	0.3	
LOGP	C		CC	1	1	1		Above Mod	020152007	0.2	
LOGP	C		CC	1	1	1		Above Mod	020152008	0.2	
LOGP	C		CC	1	1	1		Above Mod	020152009	0.2	
LOGP	C		CC	1	1	1		Above Mod	020152012	0.2	
LOGP	C		CC	1	1	1		Above Mod	020152023	0.1	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	C		CC	1	1	1		Above Mod	020160028	0.9	
LOGP	C		CC	1	2	2		Above Mod	020160037	2.8	
LOGP	C		CC	1	5	4		Above Mod	020160041	6.0	
LOGP	C		CC	1	1	1		Above Mod	020172002	0.6	
LOGP	R I		SFR	6	1	1		Above Mod	020260008	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	020260016	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	020260018	0.2	
LOGP	R I		SFR	6	2	2		Above Mod	020260024	0.3	
LOGP	R I		SFR	6	2	2		Above Mod	020260026	0.4	
LOGP	R I		SFR	6	1	1		Above Mod	020260029	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	020270014	0.1	
LOGP	R I		SFR	6	1	1		Above Mod	020270016	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	020270019	0.1	
LOGP	R I		SFR	6	4	3		Above Mod	020280005	0.7	
LOGP	R I		SFR	6	2	2		Above Mod	020280018	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	020291002	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	020291016	0.2	
LOGP	R I		SFR	6	1	1		Above Mod	020293011	0.3	
LOGP	R I		SFR	6	1	1		Above Mod	020293014	0.1	
LOGP	R I		SFR	6	1	1		Above Mod	020293016	0.2	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	C		RC	1	1	1		Above Mod	020314005	0.1	
LOGP	C		RC	1	1	1		Above Mod	020320026	0.2	
LOGP	C		RC	1	1	1		Above Mod	020320030	0.2	
LOGP	R 1		SFR	6	1	1		Above Mod	020462006	0.3	
LOGP	R 1		SFR	6	1	1		Above Mod	020462007	0.3	
LOGP	R 1		SFR	6	1	1		Above Mod	020462014	0.3	
LOGP	R 1		SFR	6	10	8		Above Mod	020462017	1.8	
YUBA	R 1		SFR	6	1	1		Above Mod	021033021	0.3	
ELSP	SP 1	R 05	SFR	5	1	1		Above Mod	021041011	0.2	
ELSP	SP 1	R 04	SFR	4	20	16		Above Mod	021042002	5.2	
ELSP	SP 1	R 05	SFR	5	1	1		Above Mod	021042020	0.2	
ELSP	SP 1	R 05	SFR	5	27	22		Above Mod	021042027	5.6	
YUBA	C		CC	1	1	1		Above Mod	021111046	0.3	
YUBA	R 1		SFR	6	55	44		Above Mod	021111048	9.3	
YUBA	C		CC	1	10	8		Above Mod	021150051	10.6	
YUBA	C		MFR	1	1	1		Above Mod	021161006	0.5	
YUBA	C		MFR	1	1	1		Above Mod	021161007	0.5	
YUBA	R 1		SFR	6	1	1		Above Mod	021196012	0.2	
YUBA	R 1		SFR	6	1	1		Above Mod	021207010	0.2	
YUBA	R 1		SFR	6	46	37		Above Mod	021210047	7.7	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
YUBA	R I		SFR	6	11	9		Above Mod	021220042	1.9	
YUBA	R I		SFR	6	1	1		Above Mod	021242005	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021242012	0.2	
YUBA	C		CC	1	1	1		Above Mod	021291007	0.3	
YUBA	C		CC	1	1	1		Above Mod	021292009	0.3	
YUBA	C		SFR	1	1	1		Above Mod	021361001	0.6	
YUBA	C		CC	1	1	1		Above Mod	021365001	0.3	
YUBA	C		SFR	1	1	1		Above Mod	021440023	1.6	
ELSP	SP I	R 04.5	SFR	4.5	1	1		Above Mod	021550017	0.2	
ELSP	SP I	R 04.5	SFR	4.5	1	1		Above Mod	021550018	0.1	
ELSP	SP I	R 04.5	SFR	4.5	1	1		Above Mod	021550019	0.1	
YUBA	R I		SFR	6	1	1		Above Mod	021571007	0.1	
YUBA	R I		SFR	6	1	1		Above Mod	021571008	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021571009	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021571010	0.1	
YUBA	R I		SFR	6	1	1		Above Mod	021571011	0.1	
YUBA	R I		SFR	6	1	1		Above Mod	021571012	0.1	
YUBA	R I		SFR	6	1	1		Above Mod	021571013	0.1	
YUBA	R I		SFR	6	1	1		Above Mod	021571014	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021571015	0.3	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
YUBA	R I		SFR	6	1	1		Above Mod	021571016	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021571017	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021572002	0.1	
YUBA	R I		SFR	6	1	1		Above Mod	021572003	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021572004	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021572005	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021572006	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021572010	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021572011	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021572012	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021573001	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021573002	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021573003	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021573004	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021573005	0.2	
YUBA	R I		SFR	6	1	1		Above Mod	021573006	0.1	
YUBA	R I		SFR	6	1	1		Above Mod	021573007	0.1	
YUBA	R I		SFR	6	1	1		Above Mod	021573008	0.1	
YUBA	R I		SFR	6	3	2		Above Mod	021573011	0.5	
Above Moderate Subtotals						1714	N/A			510.0	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
OASP	OSP	OAMU	MU	40	26	21	10	Moderate	013120009	0.7	
LOGP	R 3		SFR	29	14	11		Moderate	013140074	0.5	36 is max du/ac w/PUD
LOGP	R 2		SFR	17	4	3		Moderate	013190004	0.3	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	13	10		Moderate	013190044	0.8	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	4	3		Moderate	013190058	0.3	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2		Moderate	013190062	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	16	13		Moderate	013190070	1.0	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	6	5		Moderate	013190072	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2		Moderate	013190074	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2		Moderate	013212001	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2		Moderate	013212003	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	7	6		Moderate	013220017	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2		Moderate	013220022	0.1	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	7	6		Moderate	013220024	0.5	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2		Moderate	013232003	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2		Moderate	013232019	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	4	3		Moderate	013240003	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2		Moderate	013240004	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	4	3		Moderate	013240006	0.3	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	7	6		Moderate	013240008	0.4	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	R 2		SFR	17	3	2		Moderate	013240019	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	6	5		Moderate	013281001	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	12	10		Moderate	013281008	0.7	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2		Moderate	013281016	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	5	4		Moderate	013281019	0.3	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	1	1		Moderate	013281021	0.1	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2		Moderate	013281025	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	5	4		Moderate	013281027	0.3	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	6	5		Moderate	013282004	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	7	6		Moderate	013290024	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	12	10		Moderate	013290034	0.7	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	8	6		Moderate	013290035	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	12	10		Moderate	013290060	0.8	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6		Moderate	013290065	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2		Moderate	013290069	0.2	21 is max du/ac w/PUD
OASP	OSP	OAMU	MU	40	9	7	4	Moderate	013520009	0.2	
OASP	OSP	OAMU	MU	40	23	18	9	Moderate	013520010	0.6	
OASP	OSP	OAMU	MU	40	19	15	8	Moderate	013520013	0.5	
OASP	OSP	OAMU	MU	40	23	18	9	Moderate	013520017	0.6	
LOGP	R 2		MFR	17	1	1		Moderate	020091010	0.1	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50%Res.	Income Affordability	APN	Acres	Notes
LOGP	R 2		MFR	17	1	1		Moderate	020091013	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	2	2		Moderate	020091015	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	1	1		Moderate	020341009	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	9	7		Moderate	020341017	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	7	6		Moderate	020342003	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6		Moderate	020342010	0.5	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	7	6		Moderate	013440007	0.5	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	6	5		Moderate	013451002	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	1	1		Moderate	013451016	0.1	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2		Moderate	013451017	0.1	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	6	5		Moderate	013451060	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	7	6		Moderate	013473009	0.4	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2		Moderate	013473018	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2		Moderate	013480002	0.1	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	3	2		Moderate	013480006	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	4	3		Moderate	013480019	0.3	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	4	3		Moderate	013501029	0.2	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	1	1		Moderate	013501032	0.1	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	2	2		Moderate	013502010	0.1	21 is max du/ac w/PUD
ELSP	SP 1	R 08	S/MFR	8	71	57		Moderate	019260059	9.0	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50%Res.	Income Affordability	APN	Acres	Notes
ELSP	SP 1	R 18	MFR	18	2	2		Moderate	019292004	0.1	
ELSP	SP 1	R 08	S/MFR	8	1	1		Moderate	019435001	0.1	
LOGP	R 2		MFR	17	1	1		Moderate	020091009	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	2	2		Moderate	020342015	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	1	1		Moderate	020342018	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	6	5		Moderate	020342020	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6		Moderate	020342021	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	15	12		Moderate	020342022	0.9	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	9	7		Moderate	020351001	0.6	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	7	6		Moderate	020222009	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6		Moderate	020222010	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	4	3		Moderate	020255005	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	14	11		Moderate	021381012	0.8	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	5	4		Moderate	021382016	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	4	3		Moderate	021382019	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	3	2		Moderate	021382025	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	16	13		Moderate	020091024	0.9	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	7	6		Moderate	020091026	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	13	10		Moderate	020092005	0.8	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	2	2		Moderate	020097005	0.2	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50%Res.	Income Affordability	APN	Acres	Notes
LOGP	R 2		MFR	17	9	7		Moderate	020097014	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	6	5		Moderate	020097015	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	16	13		Moderate	020097024	1.0	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6		Moderate	020097025	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	4	3		Moderate	020097028	0.3	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2		Moderate	020097029	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	2	2		Moderate	020097030	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	6	5		Moderate	020097031	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6		Moderate	020121004	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	14	11		Moderate	020121010	0.8	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6		Moderate	020132003	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6		Moderate	020134003	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6		Moderate	020134005	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	15	12		Moderate	020160005	0.9	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	16	13		Moderate	020160006	1.0	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	11	9		Moderate	020160038	0.7	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	7	6		Moderate	020171001	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	7	6		Moderate	020171002	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	14	11		Moderate	020171012	0.9	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	13	10		Moderate	020300009	0.8	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	R 2		MFR	17	8	6		Moderate	020351002	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	8	6		Moderate	020351009	0.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	9	7		Moderate	020351010	0.6	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2		Moderate	020351018	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2		Moderate	020351023	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	9	7		Moderate	020351024	0.6	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	6	5		Moderate	020352001	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2		Moderate	020352019	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	2	2		Moderate	020352021	0.1	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	5	4		Moderate	020360001	0.3	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	16	13		Moderate	020360045	1.0	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	11	9		Moderate	020360051	0.7	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	5	4		Moderate	020373005	0.3	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	2	2		Moderate	020373009	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	13	10		Moderate	020380001	0.8	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2		Moderate	020380019	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2		Moderate	020380025	0.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	3	2		Moderate	020380028	0.2	21 is max du/ac w/PUD
YUBA	R 2		VA	17	7	6		Moderate	020390009	0.5	21 is max du/ac w/PUD
YUBA	R 2		VA	17	5	4		Moderate	020390010	0.3	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50%Res.	Income Affordability	APN	Acres	Notes
YUBA	R 2		VA	17	6	5		Moderate	020390011	0.4	21 is max du/ac w/PUD
YUBA	R 2		VA	17	6	5		Moderate	020390012	0.4	21 is max du/ac w/PUD
YUBA	R 2		VA	17	6	5		Moderate	020390013	0.4	21 is max du/ac w/PUD
YUBA	R 2		VA	17	7	6		Moderate	020390015	0.5	21 is max du/ac w/PUD
YUBA	R 2		VA	17	8	6		Moderate	020390016	0.5	21 is max du/ac w/PUD
YUBA	R 2		VA	17	6	5		Moderate	020390024	0.4	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	12	10		Moderate	020510001	0.7	21 is max du/ac w/PUD
YUBA	R 3		MFR	29	5	4		Moderate	021022031	0.2	36 is max du/ac w/PUD
YUBA	R 2		MFR	17	2	2		Moderate	021023006	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	2	2		Moderate	021023007	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	2	2		Moderate	021023014	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	3	2		Moderate	021023016	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	1	1		Moderate	021032016	0.1	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	8	6		Moderate	021032020	0.5	21 is max du/ac w/PUD
YUBA	R 3		MFR	29	15	12		Moderate	021051010	0.5	36 is max du/ac w/PUD
YUBA	R 3		MFR	29	14	11		Moderate	021051011	0.5	36 is max du/ac w/PUD
YUBA	R 2		MFR	17	15	12		Moderate	021052015	0.9	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	7	6		Moderate	021062025	0.4	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	5	4		Moderate	021270003	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	5	4		Moderate	021282001	0.3	21 is max du/ac w/PUD

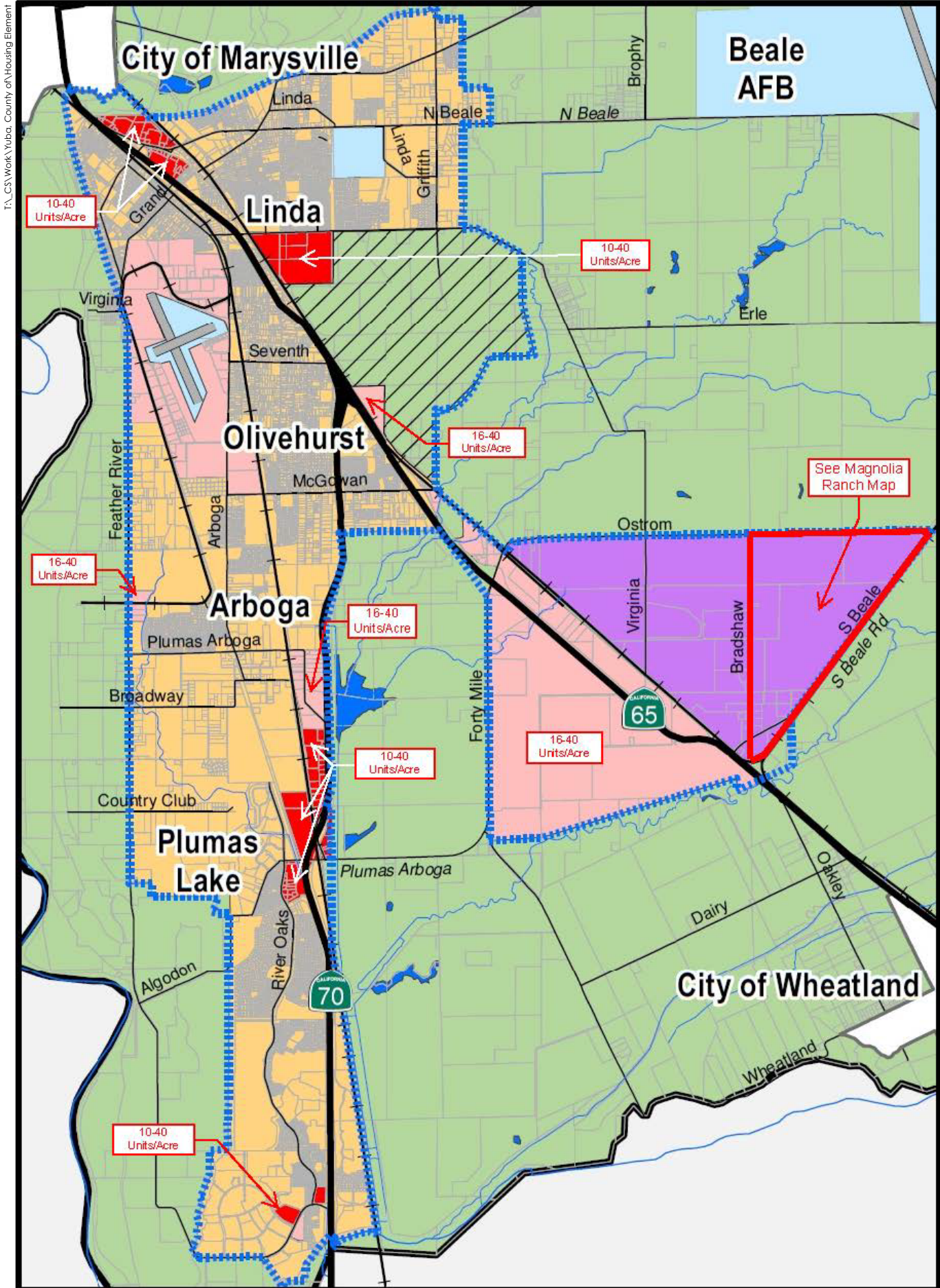
Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
YUBA	R 2		MFR	17	10	8		Moderate	021282002	0.6	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	3	2		Moderate	021331009	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	6	5		Moderate	021331019	0.4	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	10	8		Moderate	021331023	0.6	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	2	2		Moderate	021331025	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	2	2		Moderate	021341002	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	7	6		Moderate	021341011	0.4	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	2	2		Moderate	021341014	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	7	6		Moderate	021341025	0.4	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	16	13		Moderate	021342006	1.0	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	8	6		Moderate	021370008	0.5	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	8	6		Moderate	021391002	0.5	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	16	13		Moderate	021391005	1.0	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	15	12		Moderate	021391012	0.9	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	8	6		Moderate	021391013	0.5	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	15	12		Moderate	021391014	0.9	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	15	12		Moderate	021392001	0.9	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	5	4		Moderate	021401007	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	5	4		Moderate	021401014	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	7	6		Moderate	021402003	0.5	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50%Res.	Income Affordability	APN	Acres	Notes
YUBA	R 2		MFR	17	8	6		Moderate	021411015	0.5	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	4	3		Moderate	021411019	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	11	9		Moderate	021411021	0.7	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	8	6		Moderate	021411022	0.5	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	15	12		Moderate	021411026	0.9	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	7	6		Moderate	021412005	0.4	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	5	4		Moderate	021412006	0.3	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	3	2		Moderate	021412020	0.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	4	3		Moderate	021412022	0.2	21 is max du/ac w/PUD
LOGP	R 1		SFR	6	82	66		Moderate	020133012	13.7	
YUBA	C		CC	29	233	186	93	Moderate	019230026	8.0	
YUBA	C		CC	29	951	761	380	Moderate	019230056	32.8	
LOGP	C		SFR	29	61	49	24	Moderate	020040076	2.1	
LOGP	C		SFR	29	61	49	24	Moderate	020040076	2.1	
Moderate Subtotals						2110	1548			137.5	
LOGP	R 2		SFR	17	27	22		Very Low/Low	013290072	1.6	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	37	30		Very Low/Low	013232018	2.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	21	17		Very Low/Low	013290059	1.2	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	46	37		Very Low/Low	020342001	2.8	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	40	32		Very Low/Low	013480053	2.4	21 is max du/ac w/PUD

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	R 2		SFR	17	128	102		Very Low/Low	014010016	7.6	21 is max du/ac w/PUD
LOGP	R 2		SFR	17	81	65		Very Low/Low	014160032	4.8	21 is max du/ac w/PUD
ELSP	SP 1	R 15	S/MFR	15	264	211		Very Low/Low	019260049	17.6	
LOGP	R 2		MFR	17	66	53		Very Low/Low	020342014	3.9	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	76	61		Very Low/Low	020160046	4.5	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	68	54		Very Low/Low	020160054	4.0	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	45	36		Very Low/Low	020160057	2.7	21 is max du/ac w/PUD
LOGP	R 2		MFR	17	72	58		Very Low/Low	020360003	4.2	21 is max du/ac w/PUD
YUBA	R 2		VA	17	31	25		Very Low/Low	020390008	1.9	21 is max du/ac w/PUD
YUBA	R 3		MFR	29	38	30		Very Low/Low	021022032	1.3	36 is max du/ac w/PUD
YUBA	R 2		MFR	17	20	16		Very Low/Low	021032005	1.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	29	23		Very Low/Low	021281018	1.7	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	46	37		Very Low/Low	021370014	2.7	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	34	27		Very Low/Low	021370017	2.0	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	19	15		Very Low/Low	021391001	1.2	21 is max du/ac w/PUD
YUBA	R 2		MFR	17	20	16		Very Low/Low	021392010	1.2	21 is max du/ac w/PUD
YUBA	C		CC	29	78	62	31	Very Low/Low	021431010	2.7	
ELSP	SP 1	R 15	MFR	15	61	49		Very Low/Low	021540039	4.1	
ELSP	SP 1	R 15	MFR	15	20	16		Very Low/Low	021540040	1.4	
OASP	OSP	OAMU	MU	40	45	36	18	Very Low/Low	013120004	1.1	

Plan Area	Zone	Specific Plan Subzone	GP Land Use	Zone Density	Units @ 100% Density	Units @ 80% Density	Units @ 80% of Max. & 50% Nonres./ 50% Res.	Income Affordability	APN	Acres	Notes
LOGP	R 3		MFR	29	107	86		Very Low/Low	020080004	3.7	36 is max du/ac w/PUD
LOGP	R 3		MFR	29	450	360		Very Low/Low	020080006	15.5	36 is max du/ac w/PUD
OASP	OSP	OAMU	MU	40	130	104	52	Very Low/Low	013530004	3.3	This 13.8 parcel was formerly APN 020020054 which was 18.3 acres and was available in the previous planning period ; it was split and the part shown here was given a new APN
LOGP	C		CC	29	140	112	56	Very Low/Low	020020086	4.9	
LOGP	C		CC	29	401	321	160	Very Low/Low	020020094	13.8	
Very Low/Low Subtotals						2112	1794			123.4	

YUBA COUNTY GENERAL PLAN
LOCATION OF HIGH DENSITY



Appendix D – Affordable Rent Purchase – Low Income
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Rental Rates: Low Income					
Household Size	Bedroom Type	Max Income¹	Gross Rent Low²	Market Rate Range³	Market Rate Average
1	Studio	\$33,250	\$831	\$500-\$670	\$554
2	1	\$38,000	\$950	\$500-\$685	\$602
3	2	\$42,750	\$1,069	\$525-\$755	\$648
4	2	\$47,500	\$1,188	\$525-\$755	\$648
4	3	\$47,500	\$1,188	\$695-\$1,500	\$1,066
5	3	\$51,300	\$1,283	\$695-\$1,500	\$1,066
6	3	\$55,100	\$1,378	\$695-\$1,500	\$1,066
6	4	\$55,100	\$1,378	\$1,250-\$1,875	\$1,471

1. HUD State Income Limits by County for 2013 (release date 12/11/12)

2. Contract rent plus utilities. Assumes a total of 30% of income spent on combination of rent & utilities

3. Appeal Democrat 7/8/13 & 7/14/13 and Craigs List June 14-22 (Olivehurst, Linda, Edwater, Plumas Lake)

2013 Yuba County Rental Rates			
Bedroom Type	Number of units	Market Rate Range	Market Rate Average
1	4	\$450-\$750	\$553
2	8	\$525-\$750	\$665
3	6	\$765-\$1100	\$814
4	2	\$1150-\$1300	\$1,225

Affordable Purchase Price: Low Income				
Household Size	Max Income	Affordable Purchase Price	Median Sale Price Range³	Median Sale Price
1	\$33,250	\$99,750	\$31,000 - \$175,000	\$124,177
2	\$38,000	\$114,000		
3	\$42,750	\$128,250		
4	\$47,500	\$142,500		
5	\$51,300	\$153,900		
6	\$55,100	\$165,300		

1. HUD State Income Limits by County for 2013 (release date 12/11/12)

2. Affordable purchase price assumes three times the annual income.

3. www.trulia.com/home_prices/California/Yuba_County-heat_map (February-April 2013)