

The County of Yuba

Community Development & Services Agency

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TO: Board of Supervisors

FROM: Kevin Mallen, CDSA Director
Wendy Hartman, Planning Director
Dan Cucchi, Project Planner

DATE: June 9, 2009

SUBJECT: Yuba County Housing Element 2008-2013 (GPA2009-0001)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

1. Receive an overview of the updated Housing Element, including recommendations from the Planning Commission & Affordable Housing Task Force;
2. Provide any comments to staff regarding any policies and programs contained within the Housing Element; and,
3. Open the Public Hearing on the updated Housing Element and Mitigated Negative Declaration, receive public testimony, and continue the item to June 23, 2009.

BACKGROUND:

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 (GC) 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 (RHNP) on February 21, 2008. This plan covers the period from January 1, 2006 through June 30, 2013. The current Housing Element was adopted in December, 2004 and covered the planning period from 2003-2008.

DISCUSSION:

A General Plan consists of seven required “Elements” or chapters. These “Elements” describe the Goals, Policies and Objectives the County wants to achieve regarding that particular topic, as well as methods of implementation the County will use to meet those goals. The seven required “Elements” include:

- Land Use
- Circulation
- Open Space
- Conservation
- Housing
- Noise
- Safety

If it chooses to, a jurisdiction can add “Optional Elements” if there is an issue that is of special importance to the community. In Yuba County’s current General Plan, there is an “Agriculture Element” due to the elevated status agriculture holds in the community. These “Elements”, when looked at together, form the General Plan. The Housing Element, which is the focus of this discussion, has specific requirements prescribed in state law and is focused on the County’s methods for meeting the needs for housing for all-income groups.

The Housing Element is a five-year plan for the 2008-2013 period (Attachment 1). 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; and
- 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; and
- An assessment of past accomplishments.

The Draft 2008-2013 Yuba County Housing Element was submitted to the California State Department of Housing & Community Development (HCD) on April 21, 2009 as required under California Government Code 65302. Staff anticipates the County will receive HCD’s comment

letter no later than June 19, 2009. At the proposed June 23rd meeting, staff will prepare any proposed changes based upon the recommendations by the Planning Commission and Affordable Housing Task Force, comments from the Board, public and from HCD to allow the Board to consider taking action on the project.

COMMITTEE ACTION:

This project was brought before the Planning Commission on May 20, 2009 and it was recommended that the Yuba County Board of Supervisors adopt the updated Yuba County Housing Element 2008-2013. The Affordable Housing Task Force is scheduled to discuss the draft Housing Element on June 2, 2009. Their comments will be presented to the Board at the June 9, 2009 Board meeting.

FISCAL IMPACT:

Development of the Housing Element was included within the General Plan Update contract with EDAW, Inc. Since the Housing Element was completed outside the General Plan Update process there is an anticipated need to review this element for consistency with the updated General Plan once it is completed. In the event that an update is necessary, a contract revision with EDAW, Inc. would be necessary in order to complete that task.

Attachments:

1. Yuba County Housing Element 2008-2013 (copies of the Housing Element are available for review at the Clerk of the Board's Office, Yuba County Library, Planning Department, or online at www.yubavision2030.org)
2. Planning Commission Resolution
3. Draft Initial Study/Mitigated Negative Declaration

**BEFORE THE COUNTY OF YUBA
PLANNING COMMISSION**

**RESOLUTION RECOMMENDING)
THE BOARD OF SUPERVISORS)
ADOPT THE 2008 – 2013 HOUSING)
ELEMENT OF THE YUBA COUNTY) RESOLUTION NO.: 2009-0006
GENERAL PLAN (GENERAL PLAN)
AMENDMENT 2009-0001)**

WHEREAS, State Law (Government Code Section 65300) requires Yuba County to prepare and adopt a General Plan to guide the future development of the County; and

WHEREAS, the a General Plan must contain certain elements including a Housing Element which sets forth goals, policies and programs to encourage the development of housing for all income groups and persons with special needs; and

WHEREAS, the Yuba County General Plan serves as the constitution for development and expresses the County's development goals and embodies public policy relative to the distribution of future land uses, both public and private; and,

WHEREAS, the Housing Element of the Yuba County General Plan provides the County with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing which is a priority of State and local government; and,

WHEREAS, the Housing Element serves as the data and policy document guiding the overall improvement and development of housing and contains a profile and analysis of the County's demographics, housing characteristics, and existing and 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 or underutilized land for new construction, as well as financial and administrative resources available for housing; and the County's housing strategy to address identified housing needs, including an assessment of past accomplishments, and a formulation of housing goals, policies, and programs; and,

WHEREAS, the Yuba County Community Development & Services Agency has initiated and caused to be prepared a draft Housing Element update for the period of 2008 to 2013; and,

WHEREAS, the Planning Department of the County of Yuba has provided due notice for a public hearing before the Planning Commission of the County of Yuba; and,

WHEREAS, the Planning Commission finds that the draft Housing Element substantially complies with the requirements of Article 10.6 of the California Government Code for the following reasons:

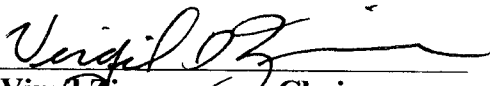
- The 2008-2013 Housing Element identified adequate sites as necessary to conform with the requirements of the California Government Code section 65580-65589.5 and to meet the County's share of regional Housing Needs Plan for the period of 2008-2013;
- The Housing Element describes the County's efforts to encourage participation by all segments of the public, including low and moderate income residents;
- The Housing Element contains goals, policies, programs, and quantified objectives to meet existing and projected housing needs as required by the California Government Code; and,
- The Housing Element is consistent with the other elements of the Yuba County General Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that the draft Housing Element is consistent with and implements the General Plan; and,
8. The Planning Commission hereby recommends that the Yuba County Board of Supervisors adopt the 2008-2013 Housing Element of the Yuba County General Plan.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Yuba, State of California, on the 20th day of May 2009, by the following vote.

AYES: Commissioner Flanagan, Rippey, Barker, Zimmerman, Messick
NOES:
ABSENT:
ABSTAIN:




 Virgil Zimmerman, Chairman
 Yuba County Planning Commission

ATTEST: Tony Gon
 Planning Commission Secretary

APPROVED AS TO FORM:

BY: 



 ANGIL P. MORRIS-JONES
 COUNTY COUNSEL