



YUBA COUNTY

Housing Element Public Workshops

June 2008

Housing Element Update Public Workshops

County staff conducted three public workshops in June of 2008 to gather citizen input on important housing issues that should be addressed with the County's forthcoming Housing Element Update. The three workshops were held in Linda, Marysville, and Dobbins. A summary of the public input gathered at these workshops follows.

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June 17, 2008

Linda

- ✓ Foothills tend to have large far-apart homes that aren't affordable.
- ✓ Home prices should be shown per income level. Most new homes are built for upper incomes.
- ✓ Ninety percent of new housing is made for working people that commute.
- ✓ There needs to be more high-end executive housing for people that could create more jobs.
- ✓ Encourage investors to buy old homes and fix these up. An incentive could be low interest rates. (County staff stated there was a current program)
- ✓ Encourage more military personnel to move in. Consider their allotment and target this population. This should be a special needs population.
 - Correlate the general plan with housing. Deal with the jobs/housing balance using economic policies to attract jobs.
- ✓ Some like the new housing types that are being built.
- ✓ There is some concern that newer housing is too "cookie-cutter".
- ✓ Bring in more jobs.
- ✓ The county has lots of resources; need to zone for larger lots for higher end housing to bring in residents with capital.
- ✓ Create a river trail to accommodate bicycles, pedestrians, or horses. Consider how the river could be used after aggregate mining is no longer in progress. A trail could be done side-by-side with mining as well.
- ✓ Consider how businesses in Yuba City brought in housing and emulate.
- ✓ Airport enterprise zone is not working.
- ✓ Create economic development "carrots" (incentives) for employers.
- ✓ Help owners keep up their yards after foreclosure. This could include:
 - Ordinances for health and safety issues.
 - Strategies to enable housing to be sold.



June 24, 2008

Marysville

- ✓ Homeless shelters are a priority need
- ✓ Transitional housing is a need
- ✓ Special needs groups include: seniors
- ✓ We need housing for seniors in accessible locations: near services, walkable areas, with medical services nearby
- ✓ Seniors also need housing where the hallway and bathrooms are designed to accommodate wheelchairs and other needs
- ✓ The Erle Road area was supposed to have lower income housing, but nothing has happened yet
- ✓ Need lower income housing, decent quality housing for families with children in the Linda/Olivehurst area and elsewhere too
- ✓ Need good quality lower income housing for sale in the County versus just rental housing for lower income
- ✓ Foreclosed homes – could this be an opportunity for lower income housing?
- ✓ Mixed income housing – this is a great idea and approach; County should provide housing that ensures a mix of incomes; mix the types of housing together in proximity; avoid concentrations of single income groups
- ✓ Maintenance problems with housing in the Linda and Olivehurst areas; the county should require landlords to maintain properties
- ✓ Second units – great idea for affordable housing; County should encourage
- ✓ There is a problem with people buying new homes and renting them when the maintenance is deferred. Absentee ownership can be a problem.
- ✓ Farm labor housing in Yuba County is almost non-existent
- ✓ Jobs are needed locally before any more housing is constructed
- ✓ Need infrastructure in the County to support any more housing growth, roads in particular
- ✓ Jobs are needed as housing does not pay for itself



- ✓ Yuba County should not allow any more housing until substantial job growth occurs
- ✓ County should allow and encourage housing to be constructed above businesses in a vertical mixed use setting
- ✓ County should ensure that housing construction is in accessible areas, this means not the foothills, for the most part, or other areas that are far from services
- ✓ Need housing to be constructed in areas near existing amenities, services, health care, markets, etc.
- ✓ The County needs to ensure that neighborhoods are designed to be walkable, closer to jobs, more mom and pop smaller retail than larger retail, ensure good parks and recreation access
- ✓ The housing that is built in the future must be for local employees not for those working in Sacramento or south Placer County or other far away areas
- ✓ Must promote job growth in the County; need to improve infrastructure to attract industrial development
- ✓ Keep housing near existing amenities
- ✓ County should enhance economic development programs
- ✓ Provide tax incentives for job growth
- ✓ The County should take greater advantage of its existing resources which include rich agricultural land, aggregate deposits, natural resources, public lands
- ✓ County should have more job training for young people
- ✓ County is rich in natural resources; should pursue job development that is natural resource based
- ✓ Inclusionary housing is needed
- ✓ County needs to ensure mix of housing types in close proximity and to avoid concentrations of any one income group



June 26, 2008

Dobbins

- ✓ Where we decide to building is a priority issue: do not encroach onto Beale, a major economic asset for the County; follow the JLUS recommendations; preserve farmland; stay out of the floodplain; keep out of Spenceville Wildlife Refuge
- ✓ The General Plan should focus on compliance with the JLUS
- ✓ Any new housing should be located in the valley portion of the County near existing developed communities, consistent with Blueprint recommendations
- ✓ Fees are a constraint to lower income housing development – for both new construction and rehabilitation; for lower income housing, this encourages people to construct without permits
- ✓ In the Camptonville area, young adults are forced to leave the area to find housing unless they are lucky enough to have parents that own another home or property; housing for young families is a priority
- ✓ There are more and more retirees in the foothills areas
- ✓ Do not support large housing projects in foothills areas that cluster a large amount of SF housing in areas where the infrastructure cannot handle this amount of development
- ✓ Concern about housing the foothills on septic when a developer constructs and then leaves to homeowner's association or district to maintain
- ✓ County should consult with community groups prior to approving projects
- ✓ Methods of Outreach: Territorial Dispatch, Rabbit Creek Journal, Appeal Democrat, Camptonville Courier (monthly), flyers at post offices, etc.
- ✓ The County should build housing as needed with economic growth; once the County gets additional jobs, then can add housing appropriate to the sorts of households that would be working these jobs
- ✓ The current and past BOS have allowed housing built only for those working in the Sacramento area, south Placer County, and elsewhere, with no regard for local needs, need to change the patterns of the past
- ✓ Younger families living in trailer parks; mobile homes are an important type of affordable housing for the foothills, but they should be improved and there should be higher standards for their construction and siting



- ✓ Make lower income housing programs easier to find, provide assistance and outreach to those that may be in need of lower income housing programs
- ✓ Younger families and couples do not have a lot of housing choices; need more choices for them
- ✓ Waive or reduce fees for lower income housing projects
- ✓ Walkable communities are very important; look at housing and development designed to be more sustainable and walkable
- ✓ The County should not allow housing that is designed to look exactly the same anywhere else in the valley; should design housing with Yuba County in mind
- ✓ The County needs to consider sustainability in land use planning, need to plan for climate change, need to allow and encourage alternative energy sources, need solar panels atop homes, the days of low energy prices are gone so the County needs to plan such that people can travel via other means than auto
- ✓ The County should “build green,” more energy efficient building is a priority; write this into the building code
- ✓ The County should provide incentives for more energy efficient building, installation of alternative energy sources
- ✓ The County should encourage better and different types of insulation for new construction
- ✓ Senior housing is a priority; need affordable housing for seniors in areas near services, medical care, etc.
- ✓ Public transportation is very important
- ✓ The County should ensure that transit is available anywhere housing is proposed to be constructed; need to ensure any new building is along transit routes near transit stops, especially any building for seniors