



YUBA COUNTY GENERAL PLAN

HOUSING ELEMENT UPDATE



August 28, 2013



Agenda

- ▣ Welcome and Introductions
- ▣ Housing Element Requirements
 - Importance of Compliance
- ▣ New Legislation
- ▣ Regional Housing Needs Allocation (RHNA)
- ▣ Needs Assessment
- ▣ Goals and Policies
- ▣ Schedule
- ▣ Comments/Questions



Housing Element Requirements

- ▣ One of the seven mandated General Plan elements
- ▣ Existing and projected housing needs of all economic segments of the community
- ▣ 4-year or 8-year timeframe
- ▣ State sets schedule for updates
- ▣ Review by California Department of Housing and Community Development (HCD)



Importance of Compliance

- ▣ Legal responsibility
 - Must be certified for adequate General Plan
- ▣ Access to state funding resources
- ▣ Fiscal obligation
 - Could have to pay legal fees, including plaintiff's fees, if challenged



State Law Requirements

- ❑ SB 244 (2011) – Unincorporated disadvantaged communities
- ❑ SB 812 (2010) – Persons with developmental disabilities housing needs
- ❑ SB 375 (2008) – Rezoning and update schedule



State Law Requirements

- ❑ SB 2 (2007) - Emergency shelters, transitional and supportive housing
- ❑ AB 2634 (2006) - Extremely low-income housing needs
- ❑ AB 2511 (2006) – Anti-NIMBY and no net loss requirement



Regional Housing Needs Allocation (RHNA)

- State law requires HCD to determine total regional housing needs
- SACOG distributes the regional number among its jurisdictions (104,970)
- Unincorporated Yuba County's 2013-2021 allocation (4,676) is distributed among 5 standard income categories



Yuba County Regional Housing Needs Allocation (RHNA)

Income Category	Income Range ¹	RHNA	Percent of Total
Extremely Low-Income	<\$17,800	518	11%
Very Low-Income	\$17,801 - \$29,700	518	11%
Low-Income	\$29,701 - \$47,500	727	15%
Moderate-Income	\$47,501 - \$71,300	870	19%
Above Moderate	>\$71,301	2,043	44%
Total		4,676	100%

¹ Maximum incomes vary by household size, amounts shown are for a family of four

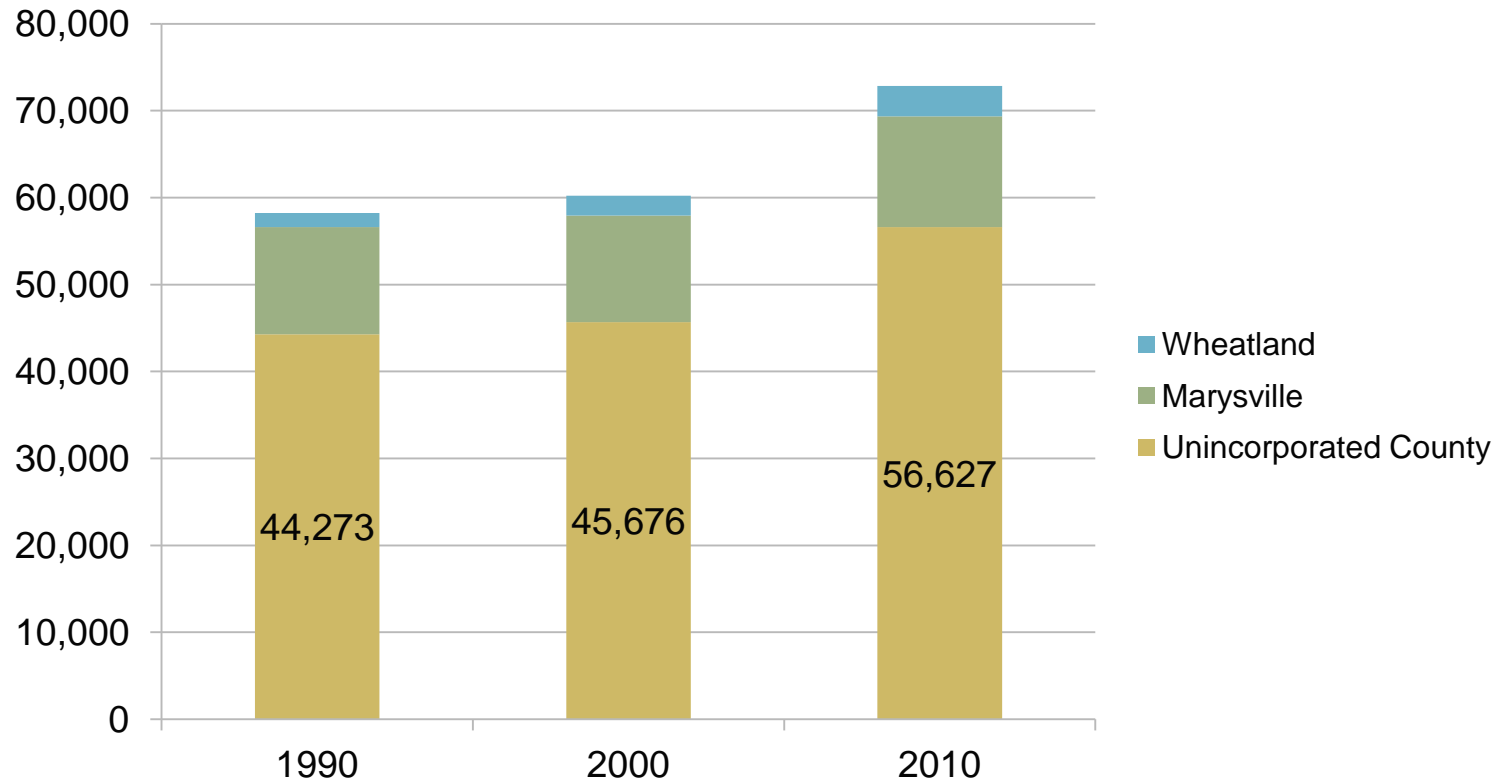
Sources: SACOG Regional Housing Needs Plan; HCD Income Limits, 2012



Housing Needs Assessment



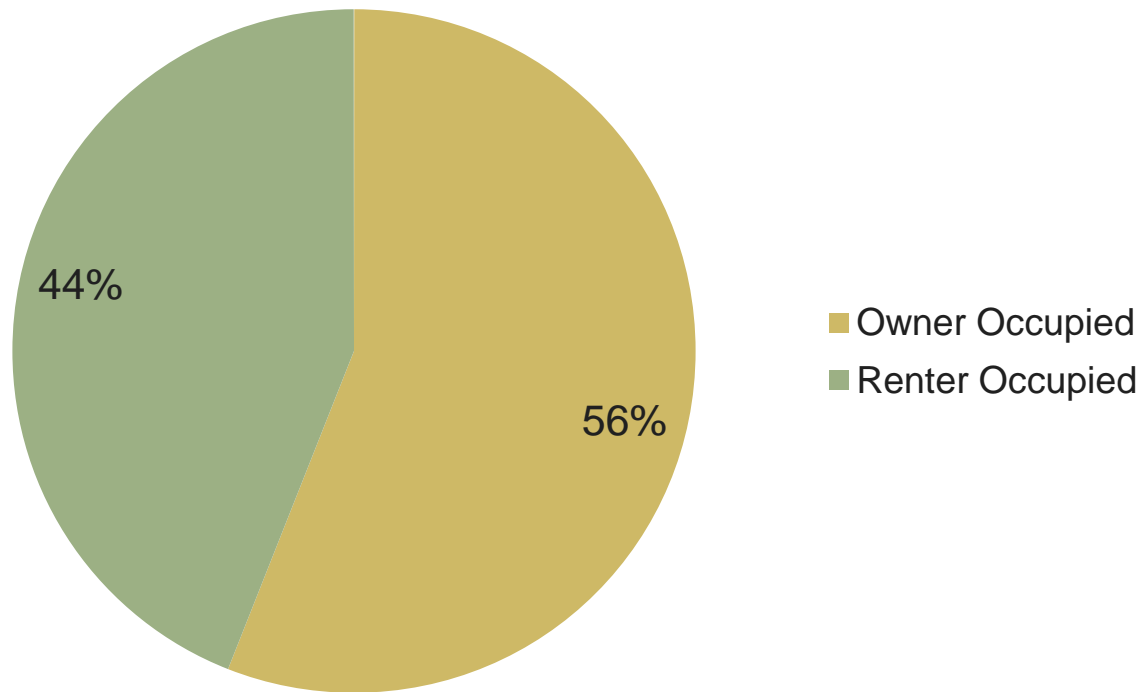
Population Growth



Source: U.S. Census



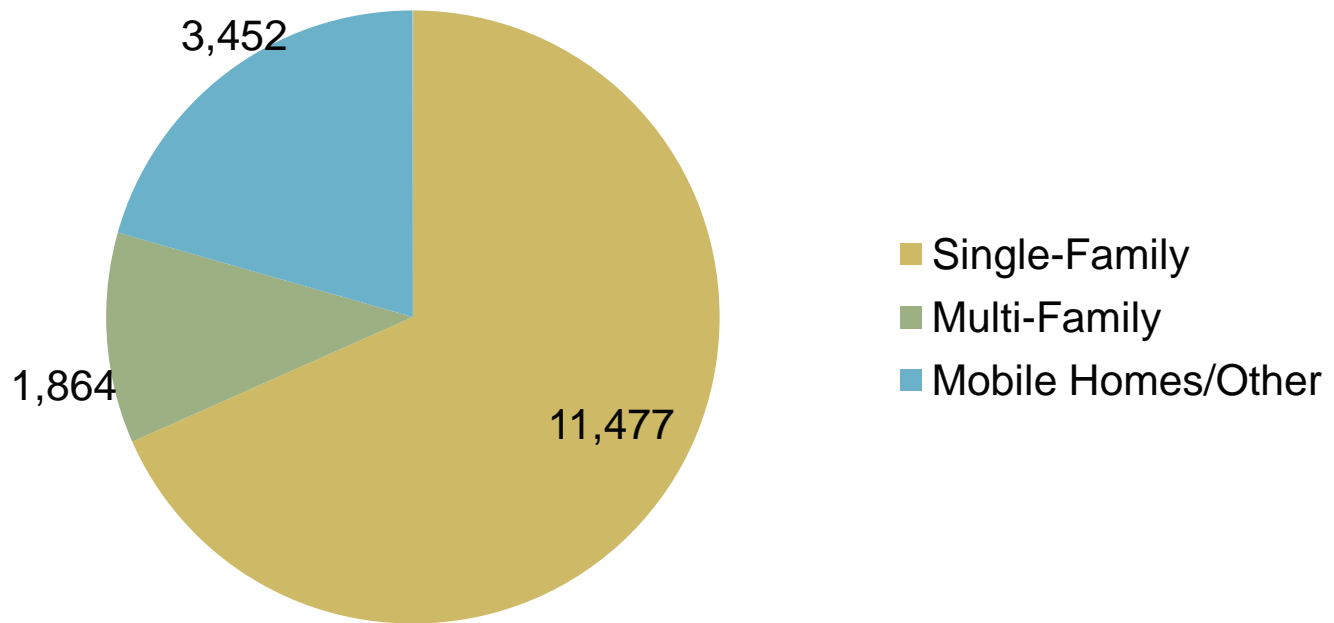
Housing Tenure



** Unincorporated Yuba County
Source: 2000 and 2010 Census*



Housing Types

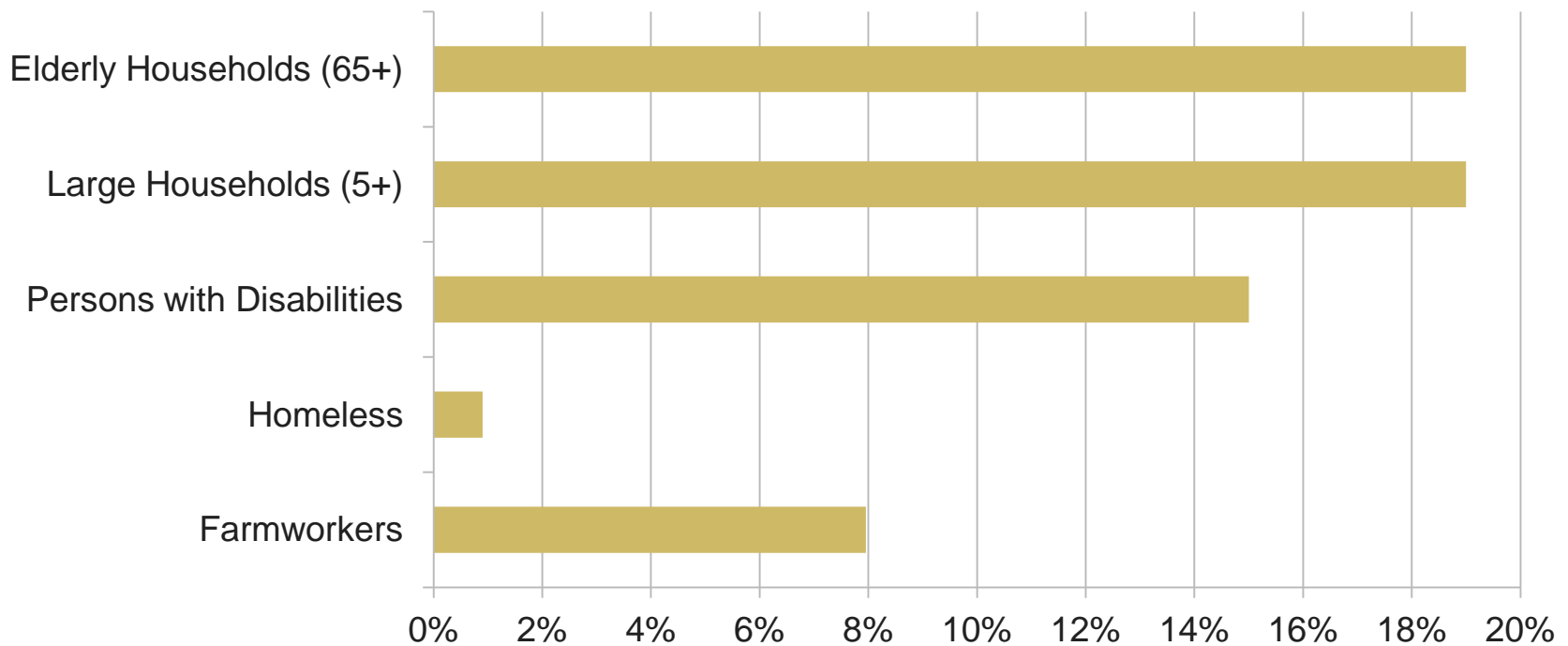


* *Unincorporated County*

Source: *California Department of Finance, 2012*



Special Needs Groups



* *Countywide*

Source: US Census, 2010; ACS, 2011; EDD



Rental Housing Affordability

Income Category	Household Income Limit (4-person household)	Affordable Monthly Rent*	Median Rent
Extremely Low-Income	\$17,800	\$445	\$707
Very Low-Income	\$29,700	\$743	
Low-Income	\$47,500	\$1,188	
Moderate-Income	\$71,300	\$1,783	

Source: HCD State Income Limits, 2012; ACS 2010

*Utilities not included



Ownership Affordability

Income Category	Household Income Limit (4-person household)	Maximum Purchase Price
Very Low-Income	\$29,700	\$89,100
Low-Income	\$47,500	\$142,520
Moderate-Income	\$71,300	\$213,900
2013 Median Sale Price		\$147,500

Source: HCD State Income Limits, 2012 & Appeal Democrat 3/13



Goals and Policies



Goal 1: Adequate sites to meet housing needs

- ▣ Adequate sites for housing
- ▣ Infill housing
- ▣ Affordable housing task force
- ▣ Special needs assessment
- ▣ Housing for older adults
- ▣ Housing for families with children
- ▣ Homeless services
- ▣ Housing for farmworkers
- ▣ Housing for military personnel
- ▣ Housing for extremely low-income households



Goal 2: Assist in provision of affordable housing for lower-income households

- ▣ State and federal funding
- ▣ Community Reinvestment Act
- ▣ Housing Authority programs
- ▣ Promote use of housing programs
- ▣ Density Bonuses and other incentives



Goal 3: Remove constraints to housing affordability and availability

- ▣ Alternative housing types
- ▣ Funding for drainage improvements
- ▣ Water and sewer capacity improvements
- ▣ Revisions to zoning and development standards
- ▣ Conditions of approval
- ▣ Housing Element distribution



Goal 4: Improve and conserve existing housing

- ▣ Housing conditions database
- ▣ Code enforcement and abatement
- ▣ Rehabilitation of substandard units
- ▣ Zoning flexibility for rehabilitation
- ▣ Relocation assistance



Goal 5: Preserve affordable housing

- ▣ Preserve multi-family rental housing
- ▣ Preserve “at-risk” rental units



Goal 6: Ensure equal housing opportunities

- ▣ Fair Housing program
 - Information distribution
 - Training and events
 - Resource identification



Goal 7: Promote energy conservation

- ▣ State energy efficiency standards
- ▣ Site development standards
- ▣ Energy conservation assistance for low-income households



Goal 8: Promote preservation of historic residences

- ▣ Historic residence preservation
 - Development and rehabilitation impacts



Housing Element Update Schedule

Public Review Draft Available September 2013

Board of Supervisors Meeting September 24, 2013

Submit Draft Housing Element to State October 2013

Receive comments from State & Board of Supervisors adoption Fall/Winter 2013

