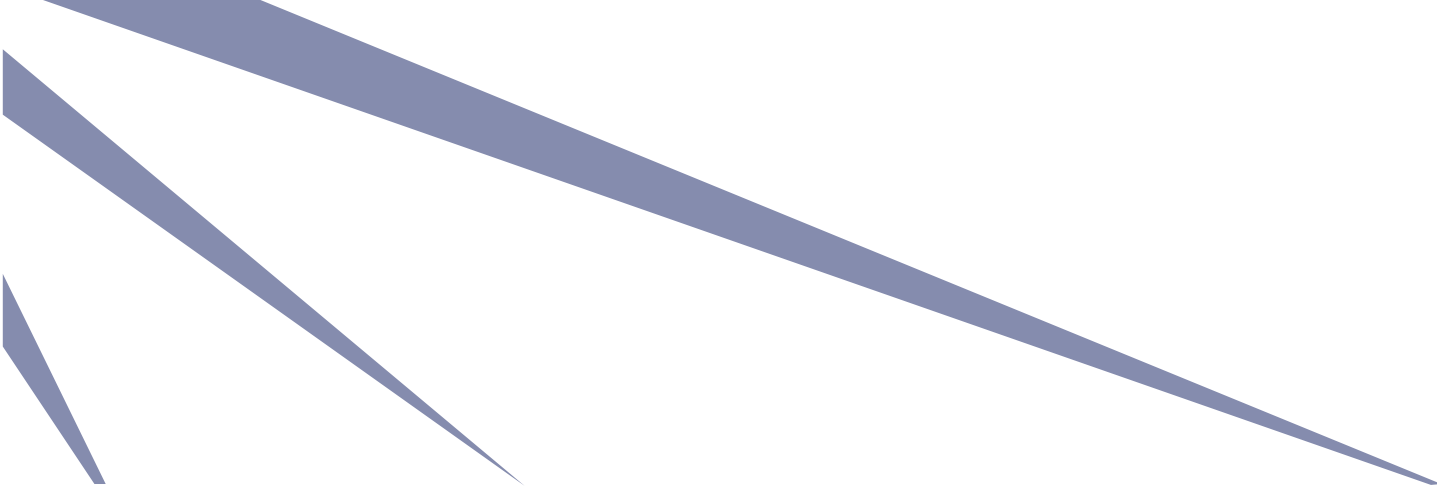


# Butte County General Plan

## Preliminary Draft Housing Element Policy Document

March 19, 2009





# **Butte County General Plan**

Preliminary Draft Housing Element  
Policy Document

## HOUSING ELEMENT

This Policy Document presents the goals, policies, and actions will guide Butte County's efforts in housing production, rehabilitation, and preservation over the forthcoming five-year Housing Element planning period. This document represents the second of the two documents that comprise the Butte County Housing Element. In addition to this Policy Document, the Housing Needs Assessment first reviews the County's progress in implementing the 2004 Housing Element, and then analyzes the current and projected housing needs of the residents of the Unincorporated Area of Butte County. This Policy Document responds to the findings of the Housing Needs Assessment, by providing an updated set of policies and actions that are designed to help the County achieve its stated Housing Element Goals, as follows:

The goals of the Butte County Housing Element Update include the following:

- ◆ Goal 1: Provide for the County's regional share of new housing for all income groups and future residents as identified in the Housing Needs Assessment.
- ◆ Goal 2: Encourage the provision of affordable housing in the unincorporated area.
- ◆ Goal 3: Preserve and rehabilitate the existing supply of housing.
- ◆ Goal 4: Meet the special housing needs of homeless persons, elderly, large families, disabled persons, and farmworkers.
- ◆ Goal 5: Ensure equal housing opportunity.
- ◆ Goal 6: Promote energy conservation.

<b>Goal H-1</b>	<b>Provide for the County's regional share of new housing for all income groups and future residents as identified in the Housing Needs Assessment.</b>
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### Policies

- H-P1.1 Evaluate the impact on the County's regional share of housing when considering General Plan Amendments.
- H-P1.2 Focus development in the unincorporated areas of the spheres of influence of the cities to accommodate the County's housing allocation.

H-P1.3 Promote infill development on appropriate sites in existing neighborhoods and re-use underutilized parcels throughout the Unincorporated Area.

H-P1.4 Ensure that local land use policies updated as part of the 2030 Butte County General Plan, and any corresponding changes in zoning, are consistent with accommodating the County's regional share of housing for all income groups.

#### Actions

H-A1.1 Provide Adequate Sites for Housing by Expanding Infrastructure: The County shall work with the incorporated cities to expand the supply of developable land, particularly for multifamily housing projects within each City's sphere of influence.

- ◆ Annually applying for available State and federal funding for water, sewer, and storm drainage improvements.
- ◆ Seeking financial assistance of developers in preparing community plans or specific plans which can address public service and facilities for new developments.
- ◆ Working out an appropriate financing arrangement with the Cities of Chico and Oroville to charge reasonable fees on new development to pay for the expansion of water and sewer services within their spheres of influence.
- ◆ Providing technical assistance to developers interested in establishing community facilities and community service districts to finance needed infrastructure and services where these are financially feasible; and
- ◆ Identify appropriate areas within existing undeveloped, residentially-focused Specific Plans such as the Village Core area of the North Chico Specific Plan, as well as future specific plans identified under the Butte County General Plan 2030 process which have not yet been approved.

*Responsibility:* Development Services and Public Works Departments

*Funding:* Community Development Block Grant Program, Farmer's Home Administration, State Clean Water grants or loans, developer fees

*Timeframe:* Ongoing; apply for funding annually

H-A1.2 Review Parking Requirements: The County shall review its parking requirements for multifamily housing and reduce the number of required spaces in order to reduce costs of multifamily housing development. If this review indicates a reduction is feasible, the County will modify the Zoning Ordinance accordingly.

*Responsibility:* Planning Division

*Funding:* No additional staff time would be required

*Timeframe:* 2010

H-A1.3 Development of Sites for Multi-Family Housing: The County shall provide developers with information about suitable sites for small-scale multifamily projects located in unincorporated communities that are closest to employment and services. In addition, the County shall offer density bonuses, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, and waive planning fees for housing units affordable to low-income households. The level of project assistance shall be commensurate with the amount of affordable housing provided as well as the level of affordability. The County shall meet with interested developers on a case-by-case basis to discuss project possibilities.

*Responsibility:* Department of Development Services

*Funding:* Administrative Overhead

*Timeframe:* Ongoing

H-A1.4 Negotiate Transfer of a Portion of the County's Regional Share: During the next regional housing needs determination process, the County shall continue to reach agreements with the incorporated areas that can provide urban services. These agreements are intended to transfer to the cities a portion of the County's share of the region's housing needs in unincorporated areas within existing spheres of influence. In this way, the numbers of housing units assigned to Butte County

will be reduced, with the difference being accommodated within the cities

*Responsibility:* Department of Development Services

*Funding:* No special funds are needed

*Timeframe:* Next regional housing needs determination process

<b>Goal H-2</b>	<b>Encourage the provision of affordable housing in the unincorporated area.</b>
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Policies

- H-P2.1 Work with other public agencies, developers, the incorporated municipalities, and non-profit housing corporations to make use of State and federal programs for low- and moderate-income housing.
- H-P2.2 Consistent with State law, provide density bonuses to homebuilders proposing to include a minimum specified percentage of low- and moderate-income dwelling units within residential developments.
- H-P2.3 Ensure that developers and county residents are made aware of key housing programs and development opportunities, and offer County assistance as deemed appropriate for affordable projects
- H-P2.4 Work with employers and housing partners to encourage the production of housing units on either employer-owned sites or other areas adjacent to their job sites.
- H-P2.5 Allow secondary dwellings in addition to a primary residence on a parcel to provide additional housing opportunities.
- H-P2.6 Provide technical assistance to agencies and organizations that are involved in the development and construction of housing and/or provide support services.

Actions

- H-A2.1 Create Affordable Housing Goals for Large-Scale Residential Developments: Large-scale developments (100 units or more) can include a range of residential categories and therefore have the potential to include affordable housing. Although the County cannot

initiate development proposals for large-scale development, through the development agreement process, the County can specify that a percentage of dwelling units be affordable to low-income households.

*Responsibility:* Department of Development Services  
*Funding:* Specific and Master Plans (paid for by developers)  
*Timeframe:* Ongoing

H-A2.2 Pursue Funding under State and Federal Programs: There are a number of State and federal programs that provide low-cost financing or subsidies for the production of low- and moderate-income housing. Butte County will annually pursue funding under those State and federal programs that require its direct participation, such as CDBG and HOME.

*Responsibility:* Development Services Department  
*Funding:* Administrative Overhead  
*Timeframe:* Ongoing; apply for funding annually.

H-A2.3 Identify Surplus Government Land for Affordable Housing: The County's Administrative Office shall provide records on surplus government property to the Department of Development Services. From these records, the Department of Development Services will select suitable housing sites and advertise their availability for low-income housing via a developer RFP process.

*Responsibility:* Department of Development Services will select sites and issue a developer RFP  
*Funding:* Some additional staff time would be required  
*Timeframe:* 2010

H-A2.4 Work with Cities: Thus far, all subsidized housing projects, with the exception of the Gridley Farm Labor Housing and the Palm Crest Village Subdivision, which is currently under construction, have been built in the incorporated areas of the County where there is easy access to sewer lines as well as services. County staff will work with Chico and Oroville housing staff to increase the supply of affordable housing in the

incorporated cities and their spheres of influence since infrastructure and services are limited in the Unincorporated Area. The cities and County will consider applying for some State or federal funds together. By working with these cities and the Housing Authority of Butte County, the County will be able to expand its affordable housing activities, for example, by developing a joint down payment assistance program.

*Responsibility:* Department of Development Services

*Funding:* Administrative Overhead

*Timeframe:* 2010

H-A2.5 Affordable Housing in the Greater Chico Redevelopment Project Area: Since the Greater Chico Redevelopment Project Area includes both unincorporated areas and areas within the city limits of Chico, the County shall work with the City to use housing set-aside funds for affordable housing development in unincorporated Butte County.

*Responsibility:* Department of Development Services, and Chico, Redevelopment Agency

*Funding:* Administrative Overhead

*Timeframe:* 2010

H-A2.6 Inclusionary Housing Program: The County shall investigate the feasibility of creating an inclusionary housing program as a means of providing affordable housing units.

*Responsibility:* Department of Development Services

*Funding:* Administrative Overhead

*Timeframe:* 2009

H-A2.7 Delivery of Housing Element to Water and Sewer Providers: The County shall deliver the completed Housing Element to all area Water and Sewer Providers within one month of adoption in accordance with Senate Bill 1087. The Bill requires the providers to give priority to proposed housing projects to that

will be affordable to low income households when deciding where to extend service.<sup>1</sup>

*Responsibility:* Department of Development Services and Water and Sewer Providers

*Funding:* Administrative Overhead

*Timeframe:* 2009

### Quantified Objectives

Objective H-2.2 Depending on the size, location, and required public facilities, the affordable housing requirement for units that are affordable to low-income households and below could range from 10 percent to 25 percent of the units that are in the Rio D'Oro, Paradise Summit, and other large developments that are over 100 units.

Also, as part of the negotiated agreement, the County would request that at least 3 percent of low-income units be three- and four-bedroom units for large families (large family households with excessive or severe housing cost burdens in Butte County equal about 3 percent of total households).

<b>Goal H-3</b>	<b>Preserve and rehabilitate the existing supply of housing.</b>
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### Policies

H-P3.1 Inspect residential buildings and identify code violations.

H-P3.2 Continue to apply, when feasible, for State and federal assistance for housing rehabilitation for low-income households. Require that rental housing that is repaired with government assistance remain affordable to low-income households for a specified period of time.

H-P3.3 Require the abatement or demolition of substandard housing that is not economically feasible to repair.

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<sup>1</sup> Senate Bill 1087, Effective 1087, Effective January 1, 2006. "Water and Sewer Service Priority for Affordable Housing to Low Income Households" [http://www.hcd.ca.gov/hpd/memo\\_sb1087.pdf](http://www.hcd.ca.gov/hpd/memo_sb1087.pdf). Accessed on May 2, 2008.

H-P3.4 Seek the private rehabilitation of substandard dwelling units (as identified through code enforcement) and provide financial assistance, when available, to owners of dwelling units occupied by low-income households. In applying this policy, the County shall seek to avoid the displacement of low-income households.

Actions

H-A3.1 Code Enforcement and Abatement: Continue to enforce the Nuisance Abatement Ordinance that authorizes the County to initiate appropriate action against owners of properties with public nuisances. A component of this Ordinance calls for the case-by-case removal of dilapidated dwellings. Another component of this Ordinance requires the property owners to pay for the costs of abatement.

*Responsibility:* Building Inspection Division

*Funding:* Under the current budget, five dwelling units can be removed annually. This does not include potential funds from property owners.

*Timeframe:* Ongoing

H-A3.2 Rehabilitation of Substandard Dwelling Units: The County already uses its CDBG funds for rehabilitation of owner- and renter-occupied housing units. However, there are still several hundred dwelling units in need of rehabilitation, with around 750 units in need of repair or replacement in the Census block groups identified in the 2008 Housing Survey completed as part of the Housing Element Update needs assessment. Therefore, the County should seek additional funding for rehabilitation.

*Responsibility:* Department of Development Services

*Funding:* CDBG and additional public funds.

*Timeframe:* Ongoing

Quantified Objective

Objective H-3.2 To encourage rehabilitation, the County will utilize its CDBG funds more fully and apply for additional public

funds, such as HOME, that can be used for housing rehabilitation, and will use these funds to rehabilitate five units annually.

<b>Goal H-4</b>	<b>Meet the special housing needs of homeless persons, elderly, large families, disabled persons, and farmworkers.</b>
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Policies

- H-P4.1 Provide referrals for housing and services to homeless persons.
- H-P4.2 Accommodate the needs of the homeless population in the Unincorporated Area.
- H-P4.3 Encourage transitional housing as a bridge between homeless facilities and independent living.
- H-P4.4 Continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers.
- H-P4.5 Support appropriate amounts of farmworker and farm family housing in agriculturally zoned areas where it promotes efficiency in the farming operation and has a minimal impact on productive farmland.
- H-P4.6 Promote increased housing opportunities for the elderly, large families, and disabled persons.
- H-P4.7 Encourage alternative living arrangements for seniors, including market rate retirement communities and affordable rental housing.
- H-P4.8 Encourage developers of rental units to build units for large families.
- H-P4.9 Provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.

Actions

- H-A4.1 County Housing Coordinator: The County shall designate a County Housing Coordinator who will be responsible for coordinating the efforts of the

Department of Behavioral Health, the Community Action Agency of Butte County, and the Housing Authority of Butte County to operate Butte County's housing programs. The County Housing Coordinator will also be charged with making affordable housing a more visible and important issue within the and County improving housing program coordination for special needs groups.

*Responsibility:* Administrative Office

*Funding:* To be determined

*Timeframe:* Designate a coordinator by 2010

H-A4.2 Funding Program for Accessibility Improvements: The County shall consider funding a program to make accessibility improvements to rental units to be occupied by persons with disabilities. The County could use a portion of the CDBG Program Income or apply for additional CDBG funds.

*Responsibility:* Department of Development Services

*Funding:* To be determined

*Timeframe:* 2010

H-A4.3 Reasonable Accommodation: The County shall adopt a Reasonable Accommodations Ordinance with rules, policies, practices, and procedures that ensure equal access to housing.

*Responsibility:* Department of Development Services

*Funding:* No additional funding needed

*Timeframe:* 2010

H-A4.4 Homeless Task Force: The County shall work with the Homeless Task Force to address the needs of the homeless in Butte County and collaborate in providing financial resources to local agencies serving homeless persons.

*Responsibility:* Administrative Office; Department of Behavioral Health; Department of Social Services

*Funding:* Administrative Overhead; annual funding for the Homeless Task Force's Emergency Housing Assistance Program (EHAP)

*Timeframe:* Continue annual funding for the Homeless Task Force

H-A4.5 Need for Homeless Services: In order to plan for homeless services, The Butte County Office of Education and Butte County Behavioral Health shall continue to participate in the annual Butte County Continuum of Care Point in Time Homeless County Report.

*Responsibility:* Office of Education and Behavioral Health

*Funding:* Administrative Overhead

*Timeframe:* Annually

H-A4.6 Emergency Shelters: The County shall amend the Butte County Zoning Ordinance to allow homeless shelters as a permitted use in at least one of the zoning districts and/or enter into an agreement with no more than two surrounding jurisdictions to build additional homeless shelter facilities to meet the unmet demand for shelters within Butte County.

*Responsibility:* Planning Division, Department of Development Services

*Funding:* tbd.

*Timeframe:* 2010

<b>Goal H-5</b>	<b>Ensure equal housing opportunity.</b>
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Policies

H-P5.1 Continue to promote housing opportunities for all persons regardless of age, race, religion, gender, marital status, national origin, disability, or other barriers that prevent choice in housing.

H-P5.2 Continue to work with other public and local private organizations to provide referral services to individuals with

housing discrimination complaints and to remedy instances of housing discrimination.

<b>Goal H-6</b>	<b>Promote energy conservation.</b>
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Policies

H-P6.1 Continue to implement State energy-efficiency standards.

H-P6.2 Provide energy conservation assistance to low-income households.

Actions

H-A6.1 Building Code Standards: The County will stay informed of the impending regulations related to green building as the State government enacts laws in accordance with the Building Energy Efficiency Standards, Part 11 of Title 24 of California's new Green Building Standards Code. The codes were adopted in 2008, and the currently voluntary standards will become mandatory for all new construction, both residential and nonresidential, in 2010.

*Responsibility:* Department of Development Services

*Funding:* Administrative Overhead

*Timeframe:* 2010

H-A6.2 Energy Conservation Assistance: Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many low-income households and owners of rental units lack the financial resources, however, to undertake such home improvements. There are several programs that can provide financial assistance to low-income homeowners and rental unit owners whose tenants are low income. The County's website will provide links to these funding programs. In addition, the County will shall collect information on an annual basis regarding the number of households assisted with weatherization assistance.

*Responsibility:* Department of Development Services

*Funding:* Administrative Overhead

*Timeframe:* Ongoing

H-A6.3 Develop site design guidelines for energy conserving development patterns.

*Responsibility:* Department of Development Services

*Funding:* Administrative Overhead

*Timeframe:* Ongoing

Quantified Objective

Objective H-6.2 To facilitate energy conservation, the County will direct five low-income households annually towards programs that provide financial assistance to improve the energy efficiency of their dwelling units.

***A. Summary of Quantified Objectives for the Housing Element Planning Period (July 1, 2009 through June 30, 2014)***

The quantified objectives represent the number of housing units that are likely to be rehabilitated, preserved, and produced as a result of the policies and actions in the Butte County Housing Element Policy document.

**1. Rehabilitation of Existing Housing Stock**

These objectives are based upon the use of CDBG and HOME funds as described in Objective 3.2.

Income Category	Unit Objective
Extremely Low	20
Very Low	10
Low	10
Moderate	10
<b>TOTAL UNITS</b>	<b>50</b>

**2. Preservation of Assisted Units at Risk of Conversion**

No units in the Unincorporated Area are at-risk of conversion in this Housing Element planning period, thus there is no quantified objective for preservation.

**3. Production of New Housing Units**

These objectives are based upon the number units expected to be built pursuant to County negotiations with developers of specific projects under Objective H2.2, as well as all of the actions listed under Goals H-1 and H-2. These numbers vary from the RHNA. While the RHNA states the number of housing units that the County must accommodate through provision of appropriate zoning for housing development to be undertaken by the private sector, these quantified objectives express the County's goals for housing production in certain housing developments where it would take a more active role in planning and facilitating the projects to meet certain County housing goals.

<b>Income Category</b>	<b>Unit Objective</b>
Extremely Low	40
Very Low	40
Low	90
Moderate	150
Above Moderate	300
<b>TOTAL UNITS</b>	<b>620</b>