

HOUSING ELEMENT REVIEW WORKSHEET

Locality: Butte County **Draft:** 5-5-2009 **Adopted:** Pending HCD review **HCD Receipt Date** _____
Contact Person: Dan Breedon **Phone #:** (530) 538-7629 **Coastal Zone:** n.a.

Did the jurisdiction use the *Building Blocks'* website? Yes

Section numbers refer to the Government Code (Article 10.6).

I. Public Participation (GC 65588(c))

	<u>Page #</u>
A. Diligent efforts to achieve public participation of all economic segments of the community in the development and adoption of the element.	HNA 2
B. Description of how public input was or will be considered and incorporated in the element.	HNA 2

II. Review and Revision (GC 65588(a) & (b))

	<u>Page #</u>
A. Evaluation and revision of the previous element:	
1. "Effectiveness of the element" (Section 65588(a)(2)): A review of the actual results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (i.e., number of housing units rehabilitated).	HNA 6 and 7
2. "Progress in implementation" (Section 65588(a)(3)): An analysis of the significant differences between what was planned in the previous element and what was achieved.	HNA 3 to 6
3. "Appropriateness of goals, objectives and policies" (Section 65588(a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element.	HNA 7
B. Adequate sites implementation/rezone program (GC Section 65584.09); if needed.	n.a

III. Housing Needs Assessment (GC 65583(a))

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Page #</u>
A. <u>Population and Employment Trends</u>				HNA; 14 to 16 Tables 2 and 7
B. <u>Household Characteristics</u>				HNA 14 and 15
1. Number of existing households	24,773 (72.9%)	9,215 (27.1%)	33,988	Table 2
2. Total households overpaying for housing	6,947	4,115	11,062	Table 11
3. Lower income households overpaying	4,331	3,864	8,195	Table 11
4. Total number of existing extremely low-income households	1,720	1,814	3,534	Table 11
5. Total number of projected extremely low-income households			4,300	HNA 17

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Page #</u>
C. <u>Housing Stock Characteristics</u>				HNA 29 to 32
1. Housing conditions: number of units needing rehabilitation/replacement			750	HNA 31
2. Overcrowded households	1,025	1,425	2,450	Table 10
3. Housing costs (for sale and rental)	\$266,500 (Median)	\$708 (Median)		Tables 16 and 18
4. Housing units by type			37,355	Table 12
5. Vacancy rates	1%	2%	9%	Table 14

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Page #</u>
D. <u>Special Housing Needs Analyses</u>				HNA 49 to 57
1. Persons with disabilities			18,241	Table 21
2. Elderly (65 and older)	10,203	999	11,202	Table 23
3. Large households	2,514	1,366	3,880	Table 25
4. Farmworkers (seasonal and permanent) (Butte County)			6,786	Table 28
5. Female headed households			1,917	Table 26
6. Homeless			16	Table 29
7. Other _____				n.a.

E. Analysis of opportunities for energy conservation in residential development [provide incentives to encourage green building practices, promote higher density, compact infill development and passive solar design]. Page #
HNA102;
Policy 13
and 14

	<u>Page #</u>
E. Analysis of existing assisted housing projects at-risk of converting to non-low income uses.	HNA 41;
1. Inventory of at-risk units	HNA 41
2. Assessment of risk	HNA 41
3. Estimate of replacement vs. preservation costs	n.a.
4. Identify qualified entities	n.a.
5. Identify potential funding	n.a.

G. Projected housing need, including the locality's share of the regional housing needs as determined by the COG or HCD.

Page #
HNA 78
and 79
Table 34

Income Category	New Construction Needs
Very low- (0-50% of area of median-income)	680
Other lower- (51-80% of area median income)	544
Moderate- (81-120% of area median income)	612
Above-moderate (over 120% of area median income)	1,566
TOTAL UNITS	3,402

IV. Sites Inventory and Analysis and Zoning for a Variety of Housing Types (GC Sections 65583(a)(3), 65583(c)(1) and 65583.2)

	<u>Page #</u>
A. <u>Sites Inventory (GC 65583.2(a) and (b))</u>	HNA 79 to 84
1. Listing of properties by parcel number or unique reference (GC 65583.2(b)(1))	Table 35
2. Listing of properties by size (GC 65583.2(b)(2))	Table 35
3. Listing of properties by general plan designation and zoning (GC 65583.2(b)(2))	Table 35
4. For non-vacant sites, description of existing uses (GC 65583.2(b)(3))	n.a
5. Map of sites (GC 65583.2(b)(7))	
B. <u>Sites Inventory Analysis of Suitability and Availability (GC 65583.2)</u>	HNA 79 to 84
1. Realistic development capacity calculation accounting for site improvements and land-use controls (GC 65583.2(c)(1&2))	Table 35
2. Analysis of non-vacant and underutilized lands (GC 65583.2(g))	n.a
3. Identification of zoning appropriate for housing for lower-income households (GC 65583.2(c)(3))	HNA 81 to 85

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|---|------------------------------|
| 4. Environmental constraints (GC 65583.2(b)(4)) | HNA 80
and 81
Table 35 |
| 5. Infrastructure including planned water, sewer, and other dry utilities supply (GC 65583.2(b)(5)) | HNA 80
and 81
Table 35 |

Page #

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|---|------------------|
| C. <u>Zoning for a Variety of Housing Types (GC 65583(c)(1) and 65583.2(c))</u> | HNA 81
to 87 |
| 1. Multifamily rental housing | HNA 81
and 82 |
| 2. Housing for agricultural employees (permanent and seasonal) | Table 30 |
| 3. Emergency shelters | HNA 84
and 85 |
| 4. Transitional housing | HNA 84
and 85 |
| 5. Supportive housing | HNA 84
and 85 |
| 6. Single-room occupancy | HNA 85 |
| 7. Mobilehomes/Factory-built housing | HNA 85
and 86 |

V. Constraints on Housing (GC Section 65583(a)(4) and (5))

A. <u>Governmental Constraints (GC 65583)(a)(4)</u>	<u>Page #</u> HNA 67 to 75
1. Land-use controls (e.g., zoning-development standards, including parking, height limits; setbacks, lot coverages, minimum unit sizes, growth controls)	HNA 67
2. Codes and enforcement (e.g., any local amendments to UBC, degree or type of enforcement)	HNA 75
3. On/Off-site improvements (e.g., curbing requirements, street widths, circulation improvements)	HNA 68 and 69
4. Fees & exactions (permit and impact fees & land dedication or other requirements imposed on developers)	HNA 71 and 72
5. Processing and permit procedures (e.g., permit and approval process including discretionary review procedures; description of permitted uses; design review process; planned development, processing times)	HNA 72 and 73
6. To housing for persons with disabilities (reasonable accommodation procedure, zoning and land use, building codes)	HNA 73 and 74
B. <u>Nongovernmental Constraints (GC Section 65583(a)(5))</u>	<u>Page #</u> HNA 75- 77
1. Availability of financing	HNA 75
2. Price of land	HNA 75
3. Cost of construction	HNA 76

VI. Quantified Objectives (GC Section 65583(b)(1))

Estimate quantified objectives for the number of housing units (by income level) over the time frame of the element:

	Extremely Low	Very Low	Low	Moderate	Above Moderate
Construction	40	40	90	150	300
Rehabilitation	20	10	10	10	0
Conservation/Preservation	0	0	0	0	0
TOTAL	60	50	100	160	300

VII. Other Topics

	<u>Page #</u>
Description of means by which consistency will be achieved and maintained with other general plan elements (GC Section 65583(c)(6)(B)).	Policy 2
Construction, demolition and conversion of housing for lower-and moderate-income households in the coastal zone (GC Section 65588(c) and (d)).	n.a.
C. Priority water and sewer services procedures for developments with units affordable to lower-income households (GC Section 65589.7).	Policy 8

VII. Housing Programs (GC 65583(c))

Summarize programs from the element below.

Program Purpose	Program Actions	Agency Responsible	Time Frame	Page No.
<p><i>Provide adequate sites (65583(c)(1)):</i></p> <ol style="list-style-type: none"> 1. Programs to provide capacity to accommodate regional need 2. Programs to provide sites to accommodate all income levels 3. Program for a variety of housing types 	<p>Actions H-A1.1 to HA1.3</p> <p>Actions HA1.1 and H1A.3</p> <p>Actions HA.6 and HA.7</p>	<p>Adm. Office, Dev. Services, and Public Works Depts.</p> <p>Adm. Office, Dev. Services, and Public Works Depts.</p> <p>Admi.Office, Planning Division, Dept of Dev. Services</p>	<p>2010, ongoing</p> <p>2010, ongoing</p> <p>2010</p>	<p>Policy 2, 3 and 4</p> <p>Policy 2, 3 and 4</p> <p>Policy 4 and 5</p>
<p><i>Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (65583(c)(2)):</i></p> <ol style="list-style-type: none"> 1. Utilize federal, State, and local financing and subsidies 2. Provide regulatory concessions and incentives 3. Describe the amount and uses of monies in the redevelopment agency's L&M Fund 4. Other 	<p>Action HA-2.2</p> <p>Action HA-2.6</p> <p>Action HA-2.5</p>	<p>Adm. Office, and Dev. Services</p> <p>Adm. Office, and Dev. Services</p> <p>Adm. Office, and Dev. Services, Chico Redev. Agency</p>	<p>Annually</p> <p>Ongoing</p> <p>2010</p>	<p>Policy 6</p> <p>Policy 6</p> <p>Policy 8</p>
<p><i>Address governmental constraints (65583(c)(3)):</i></p> <ol style="list-style-type: none"> 1. Land-use controls 2. Building codes 3. Site improvements 4. Fees and exactions 5. Processing and permit procedures 6. Housing for persons with disabilities 	<p>Action HA-1.2</p> <p>Action HA-4.3</p> <p>Action HA-1.3</p> <p>Action HA-1.3</p> <p>Action HA-1.3</p> <p>Policy HA-4.6 Action HA-4.3</p>	<p>Adm. Office, Planning Division</p> <p>Adm. Office, and Dev. Services</p> <p>Adm. Office, and Dev. Services</p> <p>Adm. Office, and Dev. Services</p> <p>Adm. Office, and Dev. Services</p> <p>Adm. Office, and Dev. Services</p> <p>Adm. Office, and Dev. Services</p>	<p>2010</p> <p>2010</p> <p>2010</p> <p>2010</p> <p>2010</p> <p>2010</p>	<p>Policy 3</p> <p>Policy 11</p> <p>Policy 3</p> <p>Policy 3</p> <p>Policy 3</p> <p>Policy 10 and 11</p>

<i>Conserve and improve the condition of the existing affordable housing stock (65583(c)(4))</i>	Actions HA-3.1 and HA-3.2	Adm. Office, Dev. Services, and Building Inspection	Ongoing	Policy 9 and 10
<i>Program to promote equal housing opportunities (65583(c)(5))</i>	Policies HA-5.1 and HA-5.2	Adm. Office, and Dev. Services	Ongoing	Policy 13
Preserve units at-risk (65583(c)(6)(d))	n.a.	n.a.	n.a.	n.a.