

Resolution No.

**A RESOLUTION OF THE BUTTE COUNTY BOARD OF SUPERVISORS ADOPTING
A GENERAL PLAN AMENDMENT TO THE HOUSING ELEMENT**

WHEREAS, Butte County approved a Housing Element on August 25, 2009, under Resolution 09-137; and

WHEREAS, Resolution 09-137 included a recital that Butte County intends to pursue certification of the Housing Element by the California Department of Housing and Community Development (HCD) pursuant to section 65585 of the Government Code, in conjunction with the on-going Butte County General Plan 2030 process; and

WHEREAS, Butte County completed the certification process with HCD, and it was determined that additional amendments would be required to comply with the recommendations from HCD; and

WHEREAS, pursuant to section 65585(f)(1) of the Government Code, the County has proposed amending the Housing Needs Assessment and the Housing Policy Document of the Housing Element to respond to issues raised by HCD to ensure substantial compliance with Article 10.6 (Housing Elements) of Ch. 3 of Div. 1 of Title 7 of the Government Code; and

WHEREAS, a duly noticed public hearing on this Amendment to the Housing Element was held by the Butte County Planning Commission on September 9, 2010; and

WHEREAS, on September 9, 2010 the Planning Commission, under Resolution No. 10-26, unanimously recommended that the Board of Supervisors approve this Amendment to the Housing Element and an Addendum to the adopted Negative Declaration; and

WHEREAS, the Board of Supervisors has considered all public comments; and

WHEREAS, a duly noticed public hearing on this Amendment to the Housing Element was held by the Butte County Board of Supervisors on October 26, 2010; and

WHEREAS, an Initial Study and proposed Negative Declaration, for which no significant environmental impacts were identified, were prepared for this project pursuant to the California Environmental Quality Act (CEQA). The Initial Study and Negative Declaration were made

available for public review at the Planning Division and on-line at the Butte County web site for a 30-day period between June 24, 2009 and July 24, 2009. A display ad containing the Notice of Intent for the Negative Declaration was published in the Chico Enterprise Record on June 24, 2009; and

WHEREAS, an Addendum to the previously adopted Negative Declaration (ND) for the Butte County Housing Element has been prepared by the Butte County Department of Development Services. This Addendum identifies minor technical changes and additions to the ND for the Housing Element of the General Plan and discloses changes in the project conditions that do not require the preparation of a subsequent negative declaration (as described in 14 California Code of Regulations (CCR) section 15162), in accordance with 14 CCR section 15164 (b). This Addendum and the adopted Negative Declaration do not need to be recirculated, per 14 CCR section 15164 (c), but will be filed with the Governor's Office of Planning and Research/State Clearinghouse; and

WHEREAS, offers to consult regarding the Housing Element Amendment were provided to local Native American Tribes, as required by Government Code section 65352.3; and

WHEREAS, the Housing Element Amendment has been prepared in accordance with the provisions set forth in section 65583 of the Government Code regarding the contents of a Housing Element; and

WHEREAS, adoption of the Housing Element Amendment is consistent with the provisions of Government Code sections 65300 *et seq.* regarding the adoption of a General Plan and its associated elements; and

WHEREAS, implementation of the proposed Housing Element Amendment is consistent with the provisions of section 65300.5 of the Government Code regarding internal consistency; and

WHEREAS, the proposed Housing Element Amendment has been processed in accordance with the provisions of section 65585 of the Government Code with regards to allowing for HCD review of the Housing Element.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors:

- I. Hereby amends its General Plan to include an Amendment to the Housing Element, as set forth in Exhibit A-1 (Housing Element); and
- II. Hereby adopts an Addendum to the approved Negative Declaration, as set forth in Exhibit A-2 (Negative Declaration Addendum), with the following findings:
 - A. An Addendum to the previously adopted Negative Declaration (ND) for the Butte County Housing Element has been prepared by the Butte County Department of Development Services. This Addendum identifies minor technical changes and additions to the ND for the Housing Element of the General Plan and discloses changes in the project conditions that do not require the preparation of a

- subsequent negative declaration (as described in 14 California Code of Regulations (CCR) section 15162), in accordance with 14 CCR section 15164 (b).
- B. The Addendum and the adopted Negative Declaration do not include any “new information” that would require recirculation, pursuant to 14 CCR section 15164 (c), but will be filed with the Governor’s Office of Planning and Research/State Clearinghouse.

DULY PASSED AND ADOPTED this 26th day of October 2010, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Bill Connelly, Chair,
Butte County Board of Supervisors

ATTEST:
Paul Hahn, Chief Administrative Officer
and Clerk of the Board of Supervisors

Deputy

Attachments: Exhibit A-1 (Housing Element), Exhibit A-2 (Addendum to the Negative Declaration)

EXHIBIT A-1

AMENDED HOUSING ELEMENT

5 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: Partner with property owners to preserve and rehabilitate the existing supply of housing.
- ◆ Goal 4: Collaborate with existing service providers to 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.

E.A. Goals, Objectives, Policies, and Actions

Goal H-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.

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 Work to transfer portions of the County's Regional Housing Needs Allocations to cities in conjunction with annexations and when cities are more able to provide urban services needed by housing.
- H-P1.4 Promote infill development on appropriate sites in existing neighborhoods and re-use underutilized parcels throughout the Unincorporated Area.
- H-P1.5 Ensure that local land use policies updated as part of Butte County General Plan 2030, 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.
- a. When requested by an eligible project applicant in order to provide adequate sites for affordable and/or high density

~~housing. Annually~~ applying for available State and federal funding for water, sewer, and storm drainage improvements.

- b. Seeking financial assistance of developers in preparing community plans or specific plans which can address public service and facilities for new developments.
- c. 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.
- d. Providing technical assistance to developers interested in establishing ~~community facilities and community service districts~~ the appropriate mechanism to finance needed infrastructure and services where these are financially feasible; and
- e. Identify appropriate areas within existing undeveloped, residentially-focused Specific Plans, as well as future specific plans identified under the Butte County General Plan 2030 process which have not yet been approved.

Responsibility: ~~Chief Administrator's~~ ive Office, Development Services, and Public Works Departments

Funding: Community Development Block Grant Program, U.S.D.A. Rural Development, State Clean Water grants or loans, developer fees

Timeframe: Ongoing; apply for funding annually

- H-A1.2 Parking Requirements: The County shall review its parking requirements for multifamily housing and reduce the number of required spaces in order to reduce costs for multifamily housing development. At a minimum, the County will modify the Zoning Ordinance to reduce the parking requirements for studio and one-bedroom units.

Responsibility: ~~Department of Development Services~~ Administrative Office, Planning Division

Funding: No additional staff time would be required

Timeframe: ~~2010~~ With adoption of the Zoning Ordinance Update in March 2011

- 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. The information will be disseminated by the Development Services Department when developers inquire about opportunities to build housing in the Unincorporated Area. In addition, the County shall offer density bonuses, assist interested developers in acquiring surplus government land suitable for multifamily development, ~~and~~ expedite permit processing, for housing units affordable to lower-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, with priority given to developers of projects that would include units affordable to extremely low-income households and/or provide affordable studio and/or one-bedroom units.

Responsibility: ~~Administrative Office,~~ Department of Development Services

Funding: Administrative Overhead

Timeframe: Ongoing

- H-A1.4 ~~Negotiate~~ Take all steps necessary to effectuate the Transfer of a Portion of the County's Regional Housing Need Allocation in Conjunction with Annexations: If cities will annex residential sites that would accommodate a portion of the County's current RHNA, the County will work with the affected cities, LAFCo, and BCAG, to transfer an appropriate portion of the County's RHNA to the City.

Responsibility: ~~Administrative Office,~~ Department of Development Services

Funding: ~~No special funds are needed~~ Use existing staff and budget

Timeframe: In conjunction with annexation proceedings

- H-A1.5 Negotiate Transfer of a Portion of the County's Next Regional Housing Need Allocation: 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: ~~Administrative Office,~~ Department of Development Services

Funding: ~~No special funds are needed~~ Use existing staff and budget

Timeframe: Next regional housing needs determination process

- H-A1.6 Zoning for Single-Room Occupancy Units: The County will amend the zoning regulations to clarify that Single-Room Occupancy (SRO) units are allowed in zoning districts where multi-family housing units are allowed, and to provide appropriate development standards for SROs.

Responsibility: ~~Administrative Office, Planning Division,~~ Department of Development Services

Funding: Administrative Overhead

Timeframe: ~~2010~~ To be completed with the adoption of the Zoning Ordinance in March 2011.

- H-A1.7 Zoning for Transitional and Supportive Housing Units: The County will amend the zoning ordinance to clarify that transitional and supportive housing units are considered a residential use, and are subject to the same restrictions as other residential dwellings of the same type in the same zoning district.

Responsibility: ~~Administrative Office, Planning Division,~~ Department of Development Services

Funding: Administrative Overhead

Timeframe: 2010 With adoption of Zoning Ordinance Update in March 2011

- H-A1.8 General Plan Land Use Designations and Zoning for Lower-Income Housing DevelopmentConsistency: Given that many sites identified to accommodate the County's RHNA for construction of units affordable to lower-income households ~~currently~~ currently lack appropriate zoning to support high density multifamily development ~~that is consistent with their General Plan designations~~, the County, in conjunction with the 2030 General Plan update, will update General Plan land use designations and amend the Zoning Ordinance as necessary to assign sites numbered 1 through 7 on Table 36 of the Housing Needs Assessment, with a minimum of 72.94 acres and a realistic unit capacity of 1,170 units, these sites ~~zoning designations that will, are~~ consistent with the ~~General Plan designations of High Density Residential, Medium High Density Residential (new 2030 General Plan Designation), and Medium Density Residential as appropriate.~~ ~~At a minimum, these zoning amendments will ensure the provision of adequate sites zoned to allow~~ high density multifamily residential development by right. At a minimum, these updates will ensure the provision of adequate sites zoned to allow multifamily residential development by right, without a conditional use permit or other discretionary action or approval, allowing densities at a minimum of 20 dwelling units per acre, and permitting a minimum of 16 units per site (except sites 6 and 7), and ensuring that at least 50 percent of the lower-income need is accommodated on sites designated for residential use only. In addition, Program H-A1.9 below will facilitate the subdivision of large parcels included in the inventory into smaller parcels that could be more easily developed for affordable housing. As part of this action, the County will also work with the owner/developer of Parcel #4 in Table 36 of the Housing Needs Assessment (APN #007-010-058) to prioritize the site, which is within the North Chico Specific Plan Area, for infrastructure development to make the site available for multifamily housing as soon as possible within the Housing Element planning period, ~~with densities up to 20~~

~~dwelling units per acre on parcels sufficient to accommodate the County's outstanding unmet RHNA for very low- and low-income households.~~

~~Responsibility: Administrative Office, Planning Division, Department of Development Services~~

~~Funding: Administrative Overhead, Developer Funding (Rio D' Oro Specific Plan)~~

~~Timeframe: General Plan designations to be adopted with General Plan Update in September/October, 2010; conforming zoning amendments; Rio D' Oro Specific Plan adoption, etc., by March 2011.~~

H-A1.9 Lot Subdivision: The County recognizes that most assisted housing developments utilizing State and federal financial resources include 50 to 150 units. The County will provide technical assistance and incentives to subdivide parcels in the housing sites inventory larger than 15 acres, including sites 2, 4, and 5 in the inventory on Table 36. The County will offer expedited review for the subdivision of larger sites into buildable lots as long as the development is consistent with County land use and environmental regulations, and priority processing for subdivision maps including affordable housing.

~~Responsibility: Administrative Office, Planning Division, Department of Development Services~~

~~Funding: Administrative Overhead Use existing staff and budget~~

~~Timeframe: 2010 and ongoing~~

Goal H-2 Encourage the provision of affordable housing in the unincorporated area.

Policies

H-P2.1 Support the development of affordable housing in —locations with adequate services and transportation accessibility.

- H-P2.2 Work with other public agencies, developers, the incorporated municipalities, and non-profit housing corporations to make use of State and federal programs for lower- and moderate-income housing, with priority for projects that will include units affordable to extremely low-income households and/or provide affordable studio or one-bedroom units.
- H-P2.3 Consistent with State law, provide density bonuses to homebuilders proposing to include a minimum specified percentage of lower- and moderate-income dwelling units within residential developments.
- H-P2.4 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-P2.5 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-P2.6 Allow secondary dwellings in addition to a primary residence on a parcel to provide additional housing opportunities.
- H-P2.7 Provide technical assistance to agencies and organizations that are involved in the development and construction of housing and/or provide support services.
- H-P2.8 Encourage self-help housing as an appropriate means of providing affordable ownership housing.

Actions

- H-A2.1 Explore Possibilities of Affordable Housing Goals for Large-Scale Residential Developments: Large-scale developments 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 seek commitments from developers that a percentage of dwelling units be affordable to lower-income households.

Responsibility: ~~Administrative Office,~~ Department of Development Services

Funding: ~~Specific and Master Plans (paid for by developers)~~ Use existing staff and budget

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: Chief Administrator's Office, ~~Administrative Office, Development Services Department~~

Funding: ~~Administrative Overhead~~ Expansion of services provided by existing staff. Requires increase in budget.

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, with preference given for developers who commit to provide units affordable to extremely low-income households and/or that address identified special needs, such as young adults transitioning from foster care to living independently.

Responsibility: ~~Administrative Office~~ General Services Department and Department of Development Services will select sites and issue a developer RFP

Funding: ~~Some additional staff time would be required~~ Use existing staff and budget

Timeframe: Receive list of sites from the General Services Department ~~County's Administration Office~~ and Issue an RFP in 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: ~~Administrative Office, Chief Administrator's Office,~~
Department of Development Services

Funding: ~~Administrative Overhead~~ Depending on the scope of the project, may require additional budget and staff resources

Timeframe: Butte County will set up a meeting to discuss this program with the Cities of Oroville and Chico in ~~2010~~09

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 -to complete the housing goals for the Project Area as outlined in the Five-Year Implementation Plan for the time period 2009-2010 through 2013-2014. To achieve this goal, the County will set a meeting with the Chico Redevelopment agency in early 2011 and outline a strategy for how the County can assist with housing development in the Greater Chico Redevelopment Project Area.

Responsibility: ~~Administrative Office~~Chief Administrator's Office,
~~Department of Development Services and Chico Redevelopment Agency~~

Funding: Administrative Overhead

Timeframe: September 2011

- H-A2.6 Affordable Housing Program: The County shall investigate the feasibility of using incentives and partnerships as a means of providing affordable housing units.

Responsibility: ~~Administrative Office~~ Chief Administrator's Office, Department of Development Services

Funding: ~~Administrative Overhead~~ Depending on the scope of the project, may require additional staff resources

Timeframe: 2011~~0~~

- 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 Government Code section 65589.7. The Bill requires the providers to give priority to proposed housing projects that will include units affordable to lower income households when capacity is limited.¹

Responsibility: ~~Administrative Office,~~ Department of Development Services ~~and water and sewer providers~~

Funding: ~~Administrative Overhead~~ Use existing staff and budget

Timeframe: ~~2009~~ October 2010

<p>Goal H-3 Partner with property owners to preserve and rehabilitate the existing supply of housing.</p>
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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

¹ 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. Accessed on May 2, 2008.

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.

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: ~~Administrative Office, Building Inspection Division~~ Development Services Department.

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

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: ~~Administrative—Chief Administrator's Office, Department of Development Services~~

Funding: ~~CDBG and additional public funds. Use existing staff and budget~~

Timeframe: Ongoing

Quantified Objective

- H-O3.2 To encourage rehabilitation, the County will utilize its CDBG funds 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.

Goal H-4 Collaborate with existing service providers to meet the special housing needs of homeless persons, elderly, large families, disabled persons, and farmworkers.

Policies

- H-P4.1 Provide referrals for housing and services to homeless persons.
- H-P4.2 Partner with service providers to 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, young adults exiting the foster care system, 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, and studio and one-bedroom units to facilitate independent living for persons with mental illness.
- H-P4.9 Provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.

Actions

- H-A4.1 County Housing Coordination: The County shall encourage staff in various County departments and outside agencies and organizations to coordinate housing activities. Coordination will be encouraged among the Department of Behavioral Health, the Community Action Agency of Butte County, and the Housing Authority of Butte County, among others, to operate Butte County's housing programs. The County Administrative Office will be charged with making affordable housing a more visible and important issue within the County, improving housing program coordination for special needs groups.

Responsibility: ~~Administrative~~ Chief Administrator's Office

Funding: ~~Administrative Overhead~~ Expansion of services provided by staff. Requires increase in budget

Timeframe: Ongoing

- 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: ~~Administrative~~ Chief Administrator's Office, Department of Development Services

Funding: ~~To be determined~~ Use existing staff and budget

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, in accordance with State law.

Responsibility: Administrative Office, Department of Development Services

Funding: No additional funding needed

Timeframe: ~~2010~~ With adoption of Zoning Ordinance Update in March 2011

- 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, ~~and 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: ~~Administrative Office, Office of Education and~~ Department of Behavioral Health

Funding: ~~Administrative Overhead~~ Use existing staff and budget

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 the Light Industrial zoning district, to provide sites where the unmet demand for shelters within the Unincorporated Area can be

accommodated without the need for discretionary approvals. The County will establish development standards that will encourage and facilitate the use and only subject shelters to the same development and management standards that apply to other allowed uses within the identified zone.

Responsibility: ~~Administrative Office, Planning Division,~~ Department of Development Services

Funding: Administrative Overhead

Timeframe: ~~2010~~ With the adoption of the Zoning Ordinance Update in March 2011

- H-A4.7 Farmworker Housing: The County shall amend the Butte County Zoning Ordinance to allow agricultural employee housing for six persons or less as a permitted use in all zones that allow single-family housing by-right. Clarifying language will also be added to the Butte County Zoning Ordinance to specify that the agricultural zones allow housing by-right for up to 12 farmworker families or group quarters with up to 36 beds in compliance with *Health and Safety Code sections 17021.5 and 17021.5.*

Responsibility: ~~Administrative Office, Planning Division,~~ Department of Development Services

Funding: Administrative Overhead

Timeframe: ~~2010~~ With the adoption of the Zoning Ordinance Update in March 2011

- H-A4.8 Additional Farmworker Housing: The County will provide technical support and offer incentives to developers who wish to complete applications for funding for farmworker housing including the Housing and Community Development Department's Joe Serna Jr. Farmworker Housing Grant Program. Incentives may include expedited permit processing, plan checking, and inspections.

Responsibility: ~~Administrative~~ Chief Administrator's Office, Planning Division, Department of Development Services

Funding: Administrative Overhead

Timeframe: Ongoing (County will monitor the availability of funding bi-annually, with a goal to assist in the application of funding for at least two projects in the planning period)

H-A4.9 Rehabilitation of Existing Farmworker Housing: The County will support the efforts of the Housing Authority of Butte County to rehabilitate the existing Gridley Farm Labor Housing facility, including providing expedited permit processing, plan checking and inspections. In addition, the County will assist the Housing Authority in the event that it requires County assistance in pursuing grant funding or other financial assistance.

Responsibility: ~~Administrative Chief Administrator's Office, Planning Division, Department of Development Services~~

Funding: ~~Administrative Overhead~~ Use existing staff and budget

Timeframe: Ongoing assistance as requested by Housing Authority

H-A4.10 Farmworker Preference in New Affordable Housing: For new affordable housing projects developed with County assistance, incentives, and/or subject to County requirements, the County will require that the developer give qualified farmworker households a preference for 15 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, then the units will be made available to other qualified households.

Responsibility: ~~Administrative Chief Administrator's Office, Planning Division, Department of Development Services~~

Funding: ~~Administrative Overhead, CDBG, HOME, USDA Rural Development, development agreements for major projects.~~ Expansion of existing services provided by staff

Timeframe: Policy will take effect upon adoption of the Housing Element, ~~targeted for first quarter 2010.~~

Goal H-5	Ensure equal housing opportunity.
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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.

Actions

H-A5.1 Fair Housing Information will be available at the County Department of Development Services, and at other public locations in the County as deemed appropriate by County staff.

Goal H-6	Promote energy conservation.
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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: ~~Administrative Office,~~ Department of Development Services

Funding: ~~Administrative Overhead~~ Use existing staff and budget

Timeframe: 2011~~0~~

- 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: ~~Administrative Office,~~ Department of Development Services

Funding: ~~Administrative Overhead~~ Use existing staff and budget

Timeframe: Ongoing

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

Responsibility: ~~Administrative Office,~~ Department of Development Services

Funding: ~~Administrative Overhead~~ Use existing staff and budget

Timeframe: ~~Ongoing~~ 2011

- H-A6.4 Energy Efficiency Incentives: The County shall promote increased energy conservation by encouraging builders to exceed California Title 24 standards. As an incentive to exceed Title 24 requirements, the County will offer priority processing for projects that will improve upon Title 24 requirements by at least 10 percent.

Responsibility: ~~Administrative Office,~~ Department of Development Services

Funding: ~~Administrative Overhead~~ Use existing staff and budget

Timeframe: Ongoing

Quantified Objective

- H-O6.2 To facilitate energy conservation, the County will direct five low-income households annually towards programs of other agencies that provide financial assistance to improve the energy efficiency of their dwelling units.

B. 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, HOME funds and other resources as described in Objectives H-3.2 and H-6.2.

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

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 targeted for construction pursuant to 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.

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



bae

**County of Butte
Housing Element Update
Housing Needs Assessment**

~~August 25, 2009~~ March 9, 2010

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Executive Summary

Butte County retained Design, Community & Environment to prepare a comprehensive General Plan update, with Bay Area Economics (BAE) acting as the subcontractor to prepare the Housing Element update. This Housing Needs Assessment Report is background for the preparation of an updated set of housing policies and programs that will be included in the overall General Plan Update, and it evaluates: the implementation and effectiveness of the 2004 Butte County Housing Element, current and future trends in housing conditions and needs in Butte County, and governmental and nongovernmental constraints to the production, preservation, and rehabilitation of housing in Butte County.

Butte County is currently involved in a comprehensive update of its General Plan –*Butte County General Plan 2030*. This project was started in 2006 and is scheduled to conclude in August of 2010. An updated Housing Element is part of the comprehensive update to General Plan. Butte County plans to adopt an updated Housing Element by August 30, 2009, in accordance with the requirements of State Housing Element law. Since the Butte County General Plan 2030 process will not be completed by that time, the newly adopted Housing Element will undergo further policy review and potential changes before being included in its final form, in the new General Plan 2030, when the comprehensive General Plan Update is adopted in 2010.

Review of Existing Housing Element

The last Butte County Housing Element was reviewed by the California Department of Housing and Community Development on September 8, 2004 and deemed in compliance with California Housing Element Law.¹ The 2004 Housing Element Policy Report established a series of goals, policies, and implementation programs for Butte County to achieve during the Housing Element Planning Period, 2004 through 2008. The County implemented some of the programs from the 2004 Housing Element including the rehabilitation of substandard units, the completion of the Butte County Continuum of Care Point in Time Homeless Count Report, and an increase in the number of mobile homes. Many of the actions from 2004 are not complete, however; and while some of the programs left unfinished are no longer necessary, many of the programs, especially those required by State law, will need to be implemented in this upcoming Housing Element Planning Period.

Demographic and Economic Trends

The population and number of households in the Unincorporated Area decreased from 2000 through 2007 while Butte County and California experienced growth. The root cause of the population decrease is annexation, and a similar pattern occurred in 1990 through 2000 in the Unincorporated Area. The 2007 median household income in the Unincorporated Area exceeds that of Butte County by nine percent, but falls 25 percent below the median household income for California. The distribution of income in the Unincorporated Area indicates that the Unincorporated Area has a lower percentage of households with incomes less than \$25,000 and a

¹ California Department of Housing and Community Development “Housing Element Compliance Report” April 15, 2008. <http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf>. Accessed on April 17, 2008.

higher percentage of households with incomes above \$75,000, than Butte County as a whole. Overall, as more and more residential units become part of an incorporated City or Town in Butte County, the population and households decrease, but the households remaining in the Unincorporated Area maintain a high level of income relative to Butte County.

Housing Conditions

Housing in the Unincorporated Area consists of mainly single-family, attached units, similar to the pattern in Butte County and the State of California. The percentage of multifamily units, however, is significantly lower and the percentage of mobile homes significantly higher than that Butte County and the state as a whole. With the limited multifamily options available to residents given infrastructure limitations, mobile homes are a major provider of affordable housing in the Unincorporated Area. Overall, the housing stock in the Unincorporated Area is relatively new, with few units built prior to 1969, with only a small number of incidences of overcrowding, and high vacancy rate. Data on the housing cost burden of Unincorporated Butte residents implies that extremely low-income renters, followed by extremely low-income owners, should be the targets of affordable housing programs.

Special Housing Needs

An analysis of special needs populations in the Unincorporated Area indicates that the greatest unmet needs occur among the elderly, disabled, and the homeless. The elderly population has a high housing cost burden and many may be in need of financial assistance. The prevalence of physically and mentally disabled in the Unincorporated Area means that County must provide supportive living environments as needed. Finally, the County, in conjunction with the incorporated municipalities, must work together to find ways to provide additional shelters to the homeless.

Housing Sites Inventory

The Regional Housing Needs [Allocation Plan](#) (RHNA) for Butte County mandates that the Unincorporated Area allow for the development of 3,402 units across all income categories and the housing sites inventory analysis section demonstrates how the Unincorporated Area can accommodate the units. Given current General Plan land use designations in the Butte County Land Use Element, infrastructure, and environmental constraints, the Unincorporated Area surpasses the requirement and has land available to accommodate the development of [more than enough units to satisfy the RHNA at least 4,550 units](#). [New programs included in the Housing Element Update will provide additional opportunities for development of high density multifamily residential units to accommodate lower income households](#). Although the County's zoning [also](#) accommodates a range of housing unit types, proposed Housing Element programs will provide increased opportunities for the development of emergency shelters, and will also clarify the County's regulations to allow the development of single-room occupancy units and transitional and supportive housing projects, in compliance with State law.

Introduction

Since its establishment in 1969, the California Housing Element Law has mandated that California local governments develop plans to supply housing to current and future residents, regardless of income level.²

Housing Element Purpose

The purpose of the Housing Element is to address housing needs of the residents of the Unincorporated Area of Butte County through June 30, 2014. The Housing Element consists of two documents, the Housing Needs Assessment, which analyses the needs of residents of the Unincorporated Area through the five-year planning period, and the Housing Policy document that establishes policies and program to help Butte County meet the needs identified in the Housing Needs Assessment. The complete Housing Element document is an update of the 2004 Butte County Housing Element.

Authority

According to Section 65302 of the California Government Code, all jurisdictions must adopt a General Plan with seven mandatory elements. The Housing Element is one of the seven required elements, and it is the only element that must be reviewed by the State for compliance to assure that each jurisdiction is doing its part to help meet the State housing goals.

Status

Butte County completed a Housing Element Update in 1994, and the next Housing Element was delayed because Senate Bill 320 granted a reprieve on Housing Element updates statewide until 2002.³ Butte County updated the Housing Element, and the California Department of Housing and Community Development deemed the element in compliance with state law in September 2004.⁴ State law requires that Butte County adopt an updated Housing Element by August 31, 2009.

Consistency with the General Plan

As stated in Government Code Section 65300.5, “the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.”⁵ As mentioned above, Butte County is currently in the process of conducting a comprehensive General Plan update in conjunction with the Housing Element update. The County plans to adopt a new General Plan in 2010, ensuring that all components of the General Plan, including the Housing Element, are internally consistent.

² California Department of Housing and Community Development “Housing Element Compliance Report” April 15, 2008. <http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf>. Accessed on April 17, 2008.

³ California State Assembly. <http://www.assembly.ca.gov/acs/committee/c12/publications/1998report/LANDUSEPLANNING.htm>. Accessed November 20, 2008.

⁴ Butte County General Plan: Setting and Trends Report Public Draft. August 2, 2007.

⁵ California Government Code Section 65300.5

Public Participation

Butte County has actively solicited public participation in the preparation of the Housing Element Update, and has taken the public input into consideration in the drafting and revisions to the proposed Housing Element Update. Opportunities for public participation have included a community workshop on March 26, 2009; a Butte County General Plan 2030 Citizens Advisory Committee (CAC) meeting on April 16, 2009; and a Joint Planning Commission and Board of Supervisors meeting on May 29, 2009. All public input on local housing needs and on updated housing policies and programs gathered at the community workshop and the CAC meeting was shared with the Planning Commission and the Board of Supervisors on May 29th, and the Planning Commission's and Board of Supervisors' direction regarding incorporation of changes in response to those comments is reflected in this Housing Needs Assessment and the Housing Element Policy Document dated June 5, 2009.

In addition to public input solicited at the meetings described above, this Housing Needs Assessment and the Housing Element Policy Document reflect the information and input shared by numerous housing stakeholders who were interviewed as part of the process of preparing the Housing Element Update, these include:

- Juan Meza, Housing Authority of the County of Butte, Farm Labor Housing Manager
- Ed Mayer, Housing Authority of the County of Butte, Executive Director
- Roy Peters, Housing Authority of the County of Butte, Deputy Executive Director
- Imelda Michel, Community Housing Improvement Program, Self-Help Housing Program Manager
- Kris Zappettini, Community Housing Improvement Program, Project Manager
- Richard Reynolds, Butte County Behavioral Health
- Private, for-profit housing developers, names withheld at developers' request.

The input received at the public meetings on the Housing Element, along with the stakeholder interviews influenced the update of the Housing Element. Input regarding a lack of emphasis on affordable housing and housing related activities within Butte County led to the policy for Butte County to encourage staff in various County departments and outside agencies and organizations to coordinate housing activities. Concerns regarding the lack of small studio and one-bedroom apartments in the County, especially for those suffering from mental illness, resulted in the addition of a policy to encourage developers of rental units to build units for large families, and studio and one-bedroom units to facilitate independent living for persons with mental illness. Finally, discussion about farmworkers and data from farmworker advocates indicated that the housing needs of migrant farmworkers were being served, but that lower-income farmworkers required long-term affordable housing options like all other lower-income households in the County.

Review of Existing Housing Element

The 2004 Butte County Housing Element outlined a series of goals, policies, and implementation programs for execution within the five-year Housing Element planning period. The Housing Element outlined the following six major goals:⁶

- *A. Provide for the County's Regional Share of New Housing for All Income Groups*
- *B. Encourage the Provision of Affordable Housing*
- *C. Conserve and Improve the Existing Housing Supply*
- *D. Meet the Special Housing Needs of Homeless Persons, Seniors, Large families, Disabled Persons and Farmworkers*
- *E. Ensure Equal Housing Opportunities*
- *F. Promote Energy Conservation*

Subsequently, the Housing Element lists additional policies and implementation programs necessary to meet the six overarching goals. Table 1 contains a list of the 35 implementation programs and the following section reports on the progress made since May 2004 towards implementing these programs.

Progress Toward Implementation

The progress made by Butte County toward implementation of the 2004 Housing Element is discussed for each of the six goals listed below.

Goal A

Under Goal A, there are eight programs designed to help Butte County accommodate its 2001 to 2008 Regional Housing Needs Allocation. The County has successfully implemented three of these programs: Programs 1, 4, and 7.

Program 1 called for the County to “provide adequate sites for housing by expanding infrastructure,”⁷ and the County utilized funding from CBDG and development impact fees to build infrastructure in the Unincorporated Area. An example of new infrastructure in the County funded from the CBDG program includes the allocation of \$90,933 to “provide public infrastructure, including the installation of water, sewer, storm drainage, and roadways, to serve low-income housing in the Chapman Mulberry area of Chico.”⁸

The County also instituted Program 4, “joint planning with the City of Chico to assure that residential zoning in the Unincorporated Area of North Chico is consistent with that of the City of

⁶ J. Laurence Mintier & Associates and Vernazza Wolfe Associates, Inc. “Butte County Housing Element Policy Document” May 25, 2004. (Pgs. 3 - 15)

⁷ J. Laurence Mintier & Associates and Vernazza Wolfe Associates, Inc. “Butte County Housing Element Policy Document” May 25, 2004. (Pg. 4)

⁸ Butte County Board of Supervisors Agenda of Transmittal “Items Involving Allocation of Program Income to CBDG Eligible activities” April 4, 2006. http://buttecounty.net/cob/Web_Agenda_042506/5.01.pdf. Accessed on December 9, 2008.

Chico, and that densities in the North Chico Specific Plan Area could increase.”⁹ Butte County currently meets monthly with City of Chico officials to coordinate the update of the respective General Plans.

Finally, the County instituted Program 7 through meetings with the Planning Directors Group of the Butte County Association of Governments, where the RHNA for the Unincorporated Area for the 2007-2014 planning period was 2,183 units lower than the RHNA from 2001-2008.

In addition, Program 2 - “use of GIS technology to assess availability of land zoned at various densities” is being completed as part of the 2030 General Plan update process.

The rest of the programs, Programs 3, 5, 6, and 8 remain incomplete. At this point in time, the County has not revised Community Plans to accommodate higher density development (Program 3) because high density developments are rare in the County. The County has not reviewed the parking requirement for multifamily housing projects (Program 5), because the County feels that the low cost of land keeps the costs of parking spaces negligible. The County has also not offered incentives to developers of low-income housing, (Program 6), but instead has communicated with developers on a case-by-case basis about the possibility of incentives. Finally, the County has not tracked new housing units in the Unincorporated Area by affordability level (Program 8) because the Department of Development Services does not have the ability to track pricing or sales information.

Goal B

The 2004 Housing Element included ten programs to help the County “encourage the provision of affordable housing” as outlined under Goal B.¹⁰

The County program that yielded the most affordable housing units was Program 12, because it called for the County to continue to allow manufactured and mobile homes on all residentially zoned land. Between the year 2000 and November of 2008, the County allowed 2,369 new mobile homes throughout the Unincorporated Area. The question remains, however, whether or not this is the optimal way to produce affordable housing given that many of the homes are far away from services and employment opportunities in the urban area of the County.

Program 9 is also proving worthwhile, although there was a delay in the program’s implementation. No developer completed a Specific Plan or Master Plan for large-scale residential Development in the Unincorporated Area through 2008, but the Rio D’Oro Specific Plan is currently under review by the Butte County Planning Division. The Rio D’Oro Specific Plan proposes a mixed-use development with up to 2,700 housing units.¹¹

⁹ J. Laurence Mintier & Associates and Vernazza Wolfe Associates, Inc. “Butte County Housing Element Policy Document” May 25, 2004. (Pg. 5)

¹⁰ *Ibid* (Pg. 6)

¹¹ Butte County Department of Development Services. “Early Consultation Project Review.” October 20, 2008. http://buttecounty.net/dds/Planning/specific_plans/Rio_d_Oro/project_distribution_coversheet.pdf. Accessed on December 11, 2008.

The last two programs implemented by Butte County during the planning period were Program 13, whereby the County kept its Second Dwelling Unit Ordinance in compliance with State laws, and Program 18 involving a link on the County web site to helpcentral.org, which provides information on affordable and fair housing in Butte County.

The County did not implement the remaining seven programs under Goal B. While the County continued to receive and distribute CDBG funds, the County has not pursued additional federal and State funding as recommended in Program 10, mainly because the County does not have a Housing Coordinator to apply for funding. The County also has not implemented Programs 11, 14, 15, 16, or 17. The County did not amend the density bonuses ordinance (Program 11) because developers have not expressed any further interest in the use of the density bonus ordinance during the planning period. The City did not work on housing issues with the City of Chico as recommended in Program 14, 15, and 16, but the County realizes that arrangements with the City of Chico could help develop additional affordable housing and have included three polices in the updated Policy document. Finally, Program 17 called for the County to investigate the feasibility of creating an inclusionary housing program, but this remains a controversial issue and there is not community support for an inclusionary housing program at this time.

Goal C

Goal C, and the corresponding four programs, work to “improve/conserv¹²e the existing supply of housing” in the Unincorporated Area.

The County has completed Program 19, since 25 owners made improvements because of a nuisance abatement action on their property and therefore improving the existing housing supply. As prescribed in Program 20, Butte County continues to use its CDBG funds to rehabilitate substandard homes, and rehabilitated 23 substandard homes for low-income residents from May 2004 through November 2008.

The County has not inspected farm labor camps per Program 21 because the authority to inspect farm labor camps rests with the California Department of Health Services.¹³ For the final program, Program 22, the County has not completed a housing conditions survey every two years, but BAE completed a survey in 2008 as part of this Housing Element Update and the Comprehensive General Plan update.

Goal D

The programs under Goal D are designed to “meet the special housing needs of homeless persons, seniors, large family, disabled person, and farmworkers.”¹⁴ Of the nine programs for Goal D, Butte County made progress on two of the programs related to homeless persons.

In accordance with Program 27, a member of the Butte County Behavioral Health Department

¹² J. Laurence Mintier & Associates and Vernazza Wolfe Associates, Inc. “Butte County Housing Element Policy Document” May 25, 2004. (Pg. 10)

¹³ Personal Communication, Scott Rutherford, Division, Manager, Butte County Building Department. December 10, 2008.

¹⁴ J. Laurence Mintier & Associates and Vernazza Wolfe Associates, Inc. “Butte County Housing Element Policy Document” May 25, 2004. (Pg. 11)

continues to participate in the Homeless Task Force; however, since a Housing Coordinator position for the County was never established as recommended in Program 23, there is no additional County representation on the Homeless Task Force.

In addition, as part of Program 27, the County provides funding to Helpcentral.org, which lists all of the homeless services available throughout Butte County, and funds projects such as the Avenida House, which houses up to 14 formerly homeless people with mental illness.¹⁵

Butte County also completed Program 28 when the Butte County Office of Education and the Butte County Behavioral Health Department assisted with the Butte County Continuum of Care Point in Time Homeless Count Report most recently completed on January 30, 2008. Butte County did not complete the other programs listed with Goal D including Programs 23, 24, 26, 29, 30 and 31. The County could not designate a County Housing Coordinator (Program 23) because of a lack of funding, but in the updated policy document the County Administrative Office will be charged with making affordable housing a more visible and important issue within the County. The funding of accessibility improvements (Program 24), and the distribution of literature on universal design (Program 26) did not occur because of a lack of both funding and staff time. Changes to the zoning ordinance regarding Transitional Housing and Emergency Shelters (Program 29) did not occur within the planning period, but the County will make these changes in accordance with Senate Bill 2, as specified in the updated Policy document. The last two programs (Program 30 and 31) related to farmworker housing were not implemented, but that was because there was no demonstrated need for additional migrant farmworker housing over the planning period.

Goal E

Butte County completed the one program under Goal E, Program 32, because the Housing Authority of Butte County provides referral services to those with housing discrimination complaints.

Goal F

The purpose of Goal F is to “promote energy conservation,” but none of the programs were implemented.¹⁶ Butte County adheres to the minimum Title 24 standards, but does not exceed State standards. The County recognizes that energy conservation needs to be a high priority in the future, and has carried over all of the policies listed under Goal F in some form in the updated Policy document. In addition, as part of its overall General Plan Update process, the County is developing additional policies on energy and resource conservation.

Summary

The major programs implemented by Butte County in the last Housing Element planning period include:

¹⁵ Personal Community Richard Reynolds. Butte County Behavioral Health, November 24, 2008.

¹⁶ J. Laurence Mintier & Associates and Vernazza Wolfe Associates, Inc. “Butte County Housing Element Policy Document” May 25, 2004. (Pg. 15)

- Program 4: The County met routinely with the City of Chico and the City of Oroville as both jurisdictions updated their General Plans, as well as less frequently with the City’s of Biggs, Gridley, and the Town of Paradise.
- Program 7: The County received a lower RHNA for 2007-2014 than for 2001-2008 as growth shifted more towards the incorporated cities.
- Program 12: The number of mobile homes in the Unincorporated Area increased.
- Program 19: The owners of 25 housing units improved their units to comply with the County’s Nuisance Abatement Ordinance.
- Program 20: The County helped to rehabilitate 23 substandard units for low-income households.
- Program 28: The County completed the Butte County Continuum of Care Point in Time Homeless Count Report.

Those programs that the County did not implement during the planning period were closely evaluated; those that are no longer relevant or deemed impractical were removed, and programs that are still necessary and within the County’s means to implement are included again in the updated Policy document.

Effectiveness of the Element

The effectiveness of the 2004 Housing Element is a function of the progress made by Butte County in achieving the quantified objectives and the policy changes outlined in the 2004 Housing Element. Figure 1 below outlines the quantified objectives as written in the 2004 Housing Element Policy Document. Overall, the 2004 Housing Element Goals and Programs appear to exceed the staff availability and financial resources of Butte County, since many programs have not yet been implemented. Regardless, Butte County still exceeded its quantified objectives for production of moderate- and above moderate-income housing, and although the County did not set objectives for lower-income housing production, 75 lower-income units have been completed or permitted, including second units and the affordable self-help units constructed to date in the Palm Crest subdivision. In addition, the County achieved the quantified objectives for housing rehabilitation under Program 20, with 23 homes rehabilitated between May 2004 and November of 2009, although Program 34, to provide energy conservation assistance to low-income homeowners, was not implemented.

Figure 1: Summary of 2004 Housing Element Accomplishments

Income Category	Rehabilitation		Conservation		New Production	
	Objective	Achieved	Objective	Achieved	Objective	Achieved
Very Low-Income	0		0	0		0
Low-Income	68	23	0	0		75
Moderate-Income	0		0	0	103	338
Above Moderate-Income	0		0	0	196	253
Total	68	23	0	0	299	666

Source: Butte County, 2009.

Appropriateness of Goals, Objectives, and Policies

In light of the findings of the current Housing Needs Assessment as well as the review of the County's accomplishments under the 2004 Housing Element, Butte County has found that the Housing Element's Goals, Objectives, and Policies are generally appropriate. The focus of this Housing Element Update is to make adjustments to comply with changes in State law since the adoption of the 2004 Housing Element, and to update objectives in light of current and anticipated conditions over the July 1, 2009 through June 30, 2014 planning period.

Table 1: Status of 2004 Housing Element Goals and Implementation Programs (Page 1 of 4)

Goals and Programs	Responsibility	Funding	Action Results
Goal A: Provide for the County's Regional Share of New Housing for All Income Groups			
Program 1: Provide Adequate Site for Housing by Expanding Infrastructure	Development Services Public Works	CDBG, FHA, State Clean Water grants or loans, developer fees	CDBG annually used throughout County, development impact fees are assessed and annually adjusted.
Program 2: Use of GIS Technology to Assess Availability of Land Zoned at Various Densities	Planning Division Development Services	Staff Time	The County is in the process of comprehensively updating its General Plan over the last 3 years. Annual assessment has therefore not taken place but this program will be utilized during the General Plan update process.
Program 3: Community Plan and Zoning Consistency	Development Services	n.a.	Higher urban density developments are rare in the County and no community plans have been developed over the last review period.
Program 4: Joint Planning with the City of Chico	Development Services	n.a.	The County is in the process of comprehensively updating its General Plan over the last 3 years. The County is currently engaged in close meetings with the City on a monthly basis to coordinate General Plans.
Program 5: Review Parking Requirement	Planning Division	n.a.	This program has not been accomplished.
Program 6: Development of Sites for Multifamily Housing	Development Services	Administrative Overhead	Outreach to developers takes place on a case by case basis, with interested developers working directly with County land use planners. No incentive programs and no brochure concerning incentive programs have been developed per the Program
Program 7: Negotiate Transfer of a Portion of the County's Regional Share	Development Services	n.a.	The County's regional share was approved in the Butte County Final Regional Housing Needs Plan adopted by BCAG on April 24, 2008. This was based upon numerous meetings with the Planning Directors Group and projected growth rates.
Program 8: Track Affordability of New Housing Development in the Unincorporated Area.	Development Services County Assessor's Office	Administrative Overhead	Not complete. Development Services does not have the ability to require or track pricing or sales information.

Note:

(a) Emergency Housing Assistance Program (EHAP)

Table 1: Status of 2004 Housing Element Goals and Implementation Programs (Page 2 of 4)

Goals and Programs	Responsibility	Funding	Action Results
Goal B: Encourage the Provision of Affordable Housing			
Program 9: Create Affordable Housing Goals for Large-Scale Residential Developments	Development Services select sites and issue an RFP	Specific and Master Plans (paid for by developers)	No Specific or Master Plans have been approved within the planning period although two (Rio D'Oro and Paradise Summit) are under consideration at this time.
Program 10: Pursue Funding Under State and Federal Programs	Administrative Office	Administrative Overhead	Coordinator has been appointed or funded at this time.
Program 11: Encourage the Use of Density Bonuses	Development Services	Administrative Overhead	The County has not seen any further interest in the use of Density Bonus Law during the planning period. The ordinance has not been amended at this time.
Program 12: Encourage Manufactured Housing Outside Mobile Home Parks	Development Services	Administrative Overhead	The County allows mobile homes in lieu of traditional construction in all residential areas of the County (2,369 since 2000). While mobile and manufactured homes are generally less expensive than traditional construction, commensurate land values that provide equally low cost are generally located in areas away from urban and community centers, causing additional impacts to low income groups due to commute costs, travel to services, lack of public amenities and services, etc.
Program 13: Second Units	Development Services Board of Supervisors	n.a.	The County's Second Dwelling Unit Ordinance is currently reflective of all State laws.
Program 14: Identify Surplus Land for Chico Redevelopment	Development Services will select sites and issue RFP	Staff Time	This program has not been implemented.
Program 15: Work with Cities in the County to Address Affordable Housing Issues	Development Services	Administrative Overhead	This program has not been implemented.
Program 16: Work with the Chico Redevelopment Agency to Encourage Development of an Affordable Housing Project	Development Services Chico Redevelopment Agency	Administrative Overhead	This program has not been implemented.

Note:

(a) Emergency Housing Assistance Program (EHAP)

Sources: 2004 Butte County Housing Element, 2008; Butte County Staff, 2008; BAE, 2008.

Table 1: Status of 2004 Housing Element Goals and Implementation Programs (Page 3 of 4)

Goals and Programs	Responsibility	Funding	Action Results
Program 17: Inclusionary Housing Program	Development Services	Administrative Overhead	This program has not been implemented.
Program 18: Provide Information on Affordable Housing and Fair Housing	Development Services Additional County Offices	Administrative Overhead	The County website links to helpcentral.org, which lists low-cost, no-cost services in the County, including affordable and fair housing.
Goal C: Improve/Conserve the Existing Supply of Housing			
Program 19: Code Enforcement and Abatement, THREE UNITS ANNUALLY	Building Inspection Division	Already in current budget	Since the adoption of the Nuisance Abatement Ordinance, the County demolished 21 dwellings, and 25 owners made improvements because of a nuisance abatement action on their property.
Program 20: Rehabilitation of Substandard Dwelling Units, FIVE UNITS ANNUALLY	Development Services	CDBG and additional public funds	CDBG Funding is implemented annually. Through Butte County's CDBG program we have rehabilitated 23 substandard homes since May 2004. All of the households were at or below 80% of the County's median income.
Program 21: Enforce the Provisions of the Uniform Building Code and State Health Codes Relative to Labor Camps	Building Inspection Division	tbd	Authority is actually assigned in the Building Code to the Department of Health Services, not the local authority.
Program 22: Maintenance of Housing Conditions Database	Development Services	Apply for CDBG Planning/ Technical Assistance Grant	This program has not been implemented.
Goal D: Meet the Special Housing Needs of Homeless Persons, Seniors, Large Families, Disabled Persons, and Farmworkers			
Program 23: Designate a County Housing Coordinator	Administrative Office	tbd	This program has not been implemented.
Program 24: Funding Program for Accessibility Improvements	Development Services City of Chico	tbd	This program has not been implemented.
Program 25: Amend Local Code to Provide Reasonable Accommodation	Development Services	n.a.	Adopted the 2007 California Building Codes, but did not institute a Reasonable Accommodations Ordinance.
Program 26: Distribute Literature on Universal Design	Development Services	n.a.	This program has not been implemented.

Note:

(a) Emergency Housing Assistance Program (EHAP)

Sources: 2004 Butte County Housing Element, 2008; Butte County Staff, 2008; BAE, 2008.

Table 1: Status of 2004 Housing Element Goals and Implementation Programs (Page 4 of 4)

Goals and Programs	Responsibility	Funding	Action Results
Program 27: Work with the Homeless Task Force to Address Needs of the Homeless in the County	Administrative Office Behavioral Health Social Services	Administrative Overhead Homeless Task Forces' EHAP (a)	This program has not been implemented, although the Butte County Office of Education and Butte County Behavioral Health participated in the Butte County Continuum of Care Point in Time Homeless Count Report. This report is being used as a source of information for the update of the Butte County Housing Element.
Program 28: Assess Need for Homeless Services in the Unincorporated Area	Behavioral Health	Administrative Overhead	The Butte County Office of Education and Butte County Behavioral Health participated in the Butte County Continuum of Care Point in Time Homeless Count Report. This report is being used as a source of information for the new Butte County Housing Element
Program 29: Transitional Housing and Emergency Shelters	Planning Division Development Services	Staff time	This program has not been implemented.
Program 30: Assess Need for Migrant Farmworker Housing	Development Services Butte County Housing Authority	Administrative Overhead	This program has not been implemented.
Program 31: Expand Farmworker Housing	Development Services	Administrative Overhead	This program has not been implemented.
Goal E: Ensure Equal Housing Opportunity			
Program 32: Provide Referral Services to Individuals with Housing Discrimination Complaints	Administrative Office	Administrative Overhead	The Housing Authority of Butte County provides referrals to Legal Services of California
Goal F: Promote Energy Conservation			
Program 33: Site Development Standards	Development Services CA Energy Commission	Administrative Overhead	This program has not been implemented.
Program 34: Energy conservation Assistance for Low-Income Households	Development Services	Administrative Overhead	This program has not been implemented.
TEN HOUSING UNITS ANNUALLY			
Program 35: Incentives for Construction that Exceeds Minimum Title 24 Standards	Development Services	Administrative Overhead	This program has not been implemented.

Note:

(a) Emergency Housing Assistance Program (EHAP)

Sources: 2004 Butte County Housing Element, 2008; Butte County Staff, 2008; BAE, 2008.

Demographic and Economic Trends

This section analyzes the need for housing in the Unincorporated Area using data on population, employment trends, and household characteristics. It updates the information from the 2004 Butte County Housing Element Background Report. Whenever possible, the data in this section compares the Unincorporated Area with Butte County as a whole and the State of California.

The data for the analysis of existing housing conditions and trends come from the 2000 Census, the U.S. Department of Housing and Urban Development (HUD), with additional 2007 estimates from the California Department of Finance (DoF) and California Employment Development Department (EDD). Claritas, Inc., a private data vendor, provides 2007 demographic estimates that supplement DoF figures for the Unincorporated Area. Data from the 2006 American Communities survey only cover Butte County and do not include data on the Unincorporated Area alone. Projections from BCAG show anticipated trends in population, employment, and housing unit growth during this Housing Element planning period and beyond.

The data reported for 2000 and 2007 may be impacted by the annexation of land in Butte County by incorporated cities within the County. The recent annexation patterns around Chico and Oroville are indicative of the County's loss of residential acreage, and therefore population and households, as land transferred out of County jurisdiction. According to Chico's *General Plan Five-Year Review and Annual Report*, between 2002 and 2006, the City of Chico annexed 2,765 acres of land and gained 5,532 residents as a result.¹⁷ Information on annexations from the Butte County Local Agency Formation Commission (LAFCO) indicates the City of Oroville annexed 406 acres from 2004 through 2006.¹⁸ The land contains a mix of existing development and vacant land available for future development. Although the full effects of annexation on population and household counts in the Unincorporated Area are unknown, from available data it is evident that the Unincorporated Area transferred a large portion of land to incorporated cities and that in Chico specifically, a significant population resided on the transferred land.

It should also be noted that the large population of college students living in Butte County due to the presence of California State University, Chico, and Butte Community College can have the effect of skewing some of the demographic statistics in Butte County. For example, student populations tend to increase the proportion of "non-family households" due to the presence of college students sharing housing with un-related roommates. Also, due to the tendency for college students to not report support from parents or financial aid as "income," student households tend to have lower incomes, which tends to paint a picture of high proportions of lower-income households. Finally, because college students tend to be transient within a community, they are more likely to rent housing than to purchase housing; thus, communities with large student populations tend to have lower proportions of homeownership. Although these types of characteristics are very evident in demographic data for the City of Chico, where many

¹⁷ City of Chico General Plan and Five-Year Review and Annual Report. January 2008. http://www.chico.ca.us/_mod_resource/content/Planning_Services/2007_Five-Year_Review__Annual_Report.pdf. Accessed on May 1, 2008.

¹⁸ Butte County LAFCO Staff, April 2008.

students are concentrated, they also influence the statistics for Butte County as a whole and for the unincorporated area.

Population and Household Characteristics

Population Trends

According to DoF estimates for 2007 in Table 2, the average annual percent change in population in the Unincorporated Area was -1.8 percent between 2000 and 2007, in contrast to the average annual 1.0 percent population growth in Butte County and 1.5 percent in California. The population loss in the Unincorporated Area is partially attributable to annexations by cities of developed areas that were previously unincorporated.

Annexation also had a negative effect on population growth in the Unincorporated Area from 1990 through 2000, when the average population fell -0.2 percent annually, while the average population in Butte County overall increased by 1.1 percent annually. Both areas lagged California, which saw an average annual population increase of 1.3 percent between 1990 and 2000.

Number of Households

The number of households in the Unincorporated Area fell from 1990 to 2000 by an annual average of -0.3 percent, and decreased an additional annual average of -1.3 percent from 2000 to 2007. While both the population and the number of households fell from 1990 through 2007 partially due to annexations, the level of impact differed. From 1990 through 2007, the population fell by 14 percentage points, but, over the same time period, the number of households fell slightly less, by about 12 percent. This lowered the average household size in the Unincorporated Area.

Average Household Size

In 1990, 2000, and 2007, the average household sizes in the Unincorporated Area and Butte County remained lower than the average household size in California. In 1990 and 2000, the average household size was close to 2.50 in both the Unincorporated Area and Butte County, while the California average household size increased from 2.79 in 1990 to 2.87 in 2000. In 2007, the Unincorporated Area had a household size of just under 2.50. In Butte County overall, the household size was 2.40, while California's average had increased to 2.94 persons.

Household Type

Table 2 further details the types of households - family versus non-family - in the Unincorporated Area, Butte County, and California. The percentage of family households, those containing two or more related people living together, remained consistently higher in the Unincorporated Area through 1990, 2000, and 2007 than in Butte County. The percentage of family households in the Unincorporated Area in 2000, about 73 percent, was slightly higher than the proportion in California, 69 percent, but significantly higher than the 62 percent in Butte County. In 2007, the Unincorporated Area had 69 percent family households, exactly the same proportion as California, while only 62 percent of households were families in Butte County as a whole. The

2007 household type data for the Unincorporated Area may not fully capture changes in the mix of household types if annexed areas had unique characteristics. For example, the drop in the percentage of family households from 2000 to 2007 could represent a change in the type of households in Unincorporated Area or it could indicate that the households in annexed areas were mainly family households.

Tenure

A comparison reveals that homeownership rates in the Unincorporated Area consistently surpass the rates in Butte County and California. The homeownership rate of nearly 73 percent remained stable between 2000 and 2007 in the Unincorporated Area, a slight rise from the 1990 rate of 71 percent. In Butte County as a whole, the homeownership rate was consistently around 61 percent in 1990, 2000, and 2007. Furthermore, the California homeownership rate remained below both areas, despite the fact that the California ownership rate rose from approximately 56 percent in 1990 to 58 percent in 2007. As with the household type data, the 2007 estimates may not fully capture changes that could occur to the extent that annexed areas had unique tenure characteristics.

Age Distribution

Table 3 presents the population age distributions in the Unincorporated Area, Butte County, and California since 1990. The median age in the Unincorporated Area continually exceeds the median age in both Butte County and in California. From 1990 through 2007, the estimated median age for the Unincorporated Area increased from 36 years to nearly 40. Butte County and California showed similar increases from 1990 through 2007. Butte County's median age went from nearly 34 to around 35. The State as a whole reports a much wider increase, from a median age of 31.5 to nearly 35 years. The higher median age in the Unincorporated Area is attributable to the relatively high percentage of the population over 55 years of age.

Household Income Distribution

Table 4 provides the household income distribution in nominal dollars (unadjusted for inflation) for the three study areas in 2000 and 2007. In the Unincorporated Area, the share of households with income less than \$50,000 fell from 67 percent in 2000 to 59 percent in 2007, and the share of households with income of \$50,000 or more rose from 33 percent in 2000 to 41 percent in 2007. Adhering to a similar pattern, Butte County households with incomes under \$50,000 fell from 70 percent in 2000 to 62 percent in 2007, and households with incomes over \$50,000 increased from 30 to 38 percent between 2000 and 2007.

Data on 2000 median adjusted income reveals that the median adjusted household income in the Unincorporated Area, approximately \$44,200, was 11 percent higher than the median adjusted household income in Butte County, but 25 percent lower than the median adjusted household income for California. By 2007, the median income in the Unincorporated Area had fallen in real terms by 5 percent to around \$41,900, while the median income fell by 3.5 percent and 5.5 percent in Butte County and California, respectively. The 2007 median household income in the Unincorporated Area remains higher than the median in Butte County and lower than the California median. The Unincorporated Area median income registered at 9 percent above that of

Butte County and 25 percent below that of California. The median household income for 2007 in the Unincorporated Area is \$41,900, is slightly higher than Butte County with \$38,300, but still significantly lower than the California median of \$55,800. Between 2000 and 2007, the income gap between the Unincorporated Area and California remained constant.

Household Income Categories

Table 5 examines the income limits for owner- and renter-occupied housing units by jurisdiction, based on data from the HUD 2000 Comprehensive Housing Affordability Strategy (CHAS) data set. The Unincorporated Area had a smaller percentage of households with extremely low-incomes (almost 10 percent) compared to about 13 percent for Butte County. In the very low-, low-, and moderate-income categories the Unincorporated Area and Butte County had almost identical percentages of households. Furthermore, the Unincorporated Area had a larger percentage of moderate-income and above households (nearly 42 percent) than Butte County's figure of approximately 38 percent.

In 2000, the Unincorporated Area contained the majority (56 percent) of owner households in Butte County despite the fact that the Unincorporated Area only contains 47 percent of all households. The homeownership rate in the Unincorporated Area greatly exceeds that of the incorporated cities. Among owner households, the Unincorporated Area and Butte County had identical percentages of households in all categories, including extremely low-income (6 percent), very low-income (10 percent), low-income (15 percent) and moderate-income and above (50 percent) categories.

The income pattern among renter households is markedly different from that of owner households. The Unincorporated Area contains only 32 percent of all renter households in Butte County. Renter households in Unincorporated Area tend to have higher incomes than in Butte County overall. Eighteen percent of Unincorporated Area renter households had extremely low incomes in 2007, while 23 percent fell into this income category for Butte County as a whole. Additionally, 19 percent of renter households in the Unincorporated Area are in the moderate-income category and 20 percent earn above moderate incomes. In Butte County, the percentages are 16 and 19 percent, respectively.

Employment Trends

Labor Force

As presented in Table 6, the unemployment rates in the Unincorporated Area and Butte County mirrored one another almost exactly from 2000 through 2007. In 2000, both jurisdictions had unemployment rates of 6.2 percent, and by 2007, the unemployment rate rose to 6.6 percent in the Unincorporated Area and 6.7 percent in Butte County. The unemployment rates remained significantly lower in California during the 2000 through 2007 time period, when the state's unemployment rate was 4.9 percent in 2000, then rose to 6.8 percent in 2003, before settling at 5.4 percent in 2007.

Jobs by Industry

Table 7 presents data on the number of jobs in establishments located in Butte County. Overall, the number of jobs in Butte County increased by 8.4 percent (6,100 jobs) across all industries from 2000 to 2007, to a total of 79,000 jobs. Job growth in the Natural Resources, Mining, and Construction sector, Educational and Health Services sector, as well as the Financial Activities sector, exceeded the job declines in the Durable Goods Manufacturing, Information, and Farm sectors. The greatest number of new jobs in the period occurred in the Education and Health Services sector (2,200), while the largest job loss was attributed to the Nondurable Manufacturing sector, with 900 net jobs lost from 2000 to 2007. The increase in the number of jobs (6,100) did not keep pace with the increase in the number of residents in the labor force nor the number of employed residents. The increase in employed residents means that more residents need to commute to locations outside of the Butte County for work.

Projections

Population

Table 8 presents the Butte County Association of Governments' population growth projections between 2006 and 2030 for Butte County, the incorporated cities and Unincorporated Area. Over this period, BCAG forecasts an average annual growth rate of one percent for the Unincorporated Area, two percent for incorporated cities and, therefore, about 1.6 percent for Butte County as a whole. BCAG projects the population of the Unincorporated Area will reach 114,700 people by 2030 or about 24,000 more residents than in 2006. Butte County in 2030 will have a population of 321,315 residents, compared to the County population of 217,200 in 2006, according to the BCAG projections.

Housing Units

The housing unit projections from Table 8 indicate that housing unit growth is expected to track projected population and household growth. The Unincorporated Area had about 54,200 housing units in 2006 and applying a one percent growth rate results in approximately 87,500 housing units in 2030. The projected 1.6 percent average annual growth rate for Butte County overall would bring the number of households to about 137,300 in 2030, from approximately 93,400 in 2006.

Households

BCAG projections also predict household growth at average annual rates of 1.0 and 1.6 percent, respectively, in the Unincorporated Area and Butte County. For the Unincorporated Area, a one percent growth rate, given the approximately 36,200 households in 2006, equates to 45,700 households by 2030. In the County overall, BCAG projects about 133,600 households by 2030.

Assuming a similar income distribution of households in the Unincorporated Area in 2030 as in 2007, it is projected that approximately nine percent, or just fewer than 4,300 households, of the total 45,700 households in the Unincorporated Area would be extremely low-income households. Another approximately 5,800 would be very low-income and 7,900 would be low-income households.

Jobs

Finally, BCAG projects the number of jobs Countywide will grow at a rate of 1.4 percent annually between 2006 and 2030. Across all industries, BACAG projects the number of jobs will grow from 88,700 in 2006 to 123,500 by 2030.¹⁹

In Table 9, EDD provides additional employment forecasts for the County as a whole, across a variety of non-farm industries for 2004 through 2014. Overall, EDD projects employment will rise by 13.5 percent over the period, or approximately 1.3 percent annually. The industry sectors with the greatest number of anticipated new jobs are the Education and Health Services sector

¹⁹ 2006 estimate based on ratio of 0.95 jobs/housing unit ratio. This ratio decreases to 0.925 for 2010, 0.90 for 2015, and 0.875 for 2020 to reflect anticipated bedroom community effect in southern portion of county. The ratio then increases to 0.90 for 2025 and 2030

and the Leisure and Hospitality sector. EDD projects no growth in the Information sector, and limited growth in the Other Services sector, but does not predict that any non-farm industry sector will report a net job loss through 2014.

Summary

Since the last Housing Element background report completed in 2004, the Unincorporated Area continued to experience a decline in population and households, but a steady increase in the number of jobs. The population in the Unincorporated Area fell by 11,600 persons (compound average annual change of -1.8 percent) and the number of households decreased by 3,200 (compound average annual change of -1.3 percent). The loss of population and households from 2000 through 2007 is attributable to annexation. Over the same period, Butte County population and households increased by an approximate annual average of one percent and 1.5 percent, respectively. The projected growth trends from 2006 to 2030 indicate that both the population and households in the Unincorporated Area will increase by 27 percent (one percent annual average). This growth rate is very different from the historic annual average change from 1990 through 2007 of -0.9 percent for population and -0.7 percent for households because it does not account for any potential annexations in the future. The projected increase in population and households through 2030 means that the demand for housing will rise and the number of housing units should increase around one percent annually to coincide with the projected one percent average annual rise in population.

Furthermore, the percentage of family households in the Unincorporated Area was comparable to California (both around 69 percent), and was a larger share of households than in Butte County overall (about 62 percent). The size of households fell in the Unincorporated Area between 2000 and 2007 and, by 2007, the Unincorporated Area had a household size of just under 2.50, compared to 2.40 in Butte County overall and 2.94 in California.

From the demographic and economic trends, it is evident that the housing needs in the Unincorporated Area are changing. The transfer of population, households, and housing units from the Unincorporated Area through annexation to the incorporated cities means that the Unincorporated Area is losing existing housing units as well as land for the development of future housing units. The land being incorporated in the cities is prime land for the development of affordable multifamily housing, since it is near existing infrastructure.

The Unincorporated Area had a median income higher than Butte County, but significantly lower than the median income in California. Homeowners have significantly higher incomes than renters in both the Unincorporated Area and Butte County. The 2007 median household income in the Unincorporated Area remained higher than that of Butte County, but the income gap between the Unincorporated Area and Butte County decreased by two percentage points. In 2000, the median household income continued to register below that of California, and by 2007, the income gap had increased, with the Unincorporated Area median income 33 percent less than the California median income. The fact that the incomes in the Unincorporated Area and Butte County continually remain significantly below that of the State of California implies that residents of the Unincorporated Area can afford to pay significantly less for housing than

Californians as a whole.

Employment in both the Unincorporated Area and Butte County grew consistently from 2000 through 2007, equating to an increase in employment of about 10.5 percent in both areas over the period. The expectation according to BCAG is that employment growth will continue at an average annual rate of 1.4 percent in Butte County, which is exactly the same as the rate of employment growth from 2000 to 2007. The increase in the number of employed residents in Butte County from 2000 to 2007 was greater than the number of new jobs in Butte County, so increasing numbers of residents are traveling outside of the County to find jobs.

Table 2: Population and Household Trends, 1990, 2000 and 2007

	1990	2000	2007 (est.) (a)	Average Annual Percent Change 1990-2000	Average Annual Percent Change 2000-2007
Unincorporated Butte County					
Population	98,461	96,630	84,995	-0.2%	-1.8%
Households	38,360	37,206	33,988	-0.3%	-1.3%
Average Household Size	2.55	2.56	2.48		
Household Type					
Family (b)	71.1%	69.4%	69.2%		
Non Family	28.9%	30.6%	30.8%		
Tenure					
Owner	71.0%	72.8%	72.9%		
Renter	29.0%	27.2%	27.1%		
				Average Annual Percent Change 1990-2000	Average Annual Percent Change 2000-2007
Butte County					
Population	182,120	203,171	218,069	1.1%	1.0%
Households	71,665	79,566	88,494	1.1%	1.5%
Average Household Size	2.48	2.48	2.39		
Household Type					
Family (b)	64.4%	62.1%	62.1%		
Non Family	35.6%	37.9%	37.9%		
Tenure					
Owner	60.9%	60.7%	60.9%		
Renter	39.1%	39.3%	39.1%		
				Average Annual Percent Change 1990-2000	Average Annual Percent Change 2000-2007
State of California					
Population	29,760,021	33,871,648	37,662,518	1.3%	1.5%
Households	10,381,206	11,502,870	12,524,401	1.0%	1.2%
Average Household Size	2.79	2.87	2.94		
Household Type					
Family (b)	68.8%	68.9%	69.0%		
Non Family	31.2%	31.1%	31.0%		
Tenure					
Owner	55.6%	56.9%	57.5%		
Renter	44.4%	43.1%	42.5%		

Notes:

(a) 2007 Claritas data may not account for annexations.

(b) A "family" household is two or more related people living together. Non-family households are single people living alone, or two or more un-related people living together.

Sources: 1990 Census, 2008; Census 2000, 2008; Claritas Inc., 2008; California Department of Finance, 2008; BAE, 2008.

Table 3: Age Distribution, 1990, 2000 and 2007

Estimated Population by Age	Unincorporated Butte County					
	1990		2000		2007 (est.) (a)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Age 0 - 17	24,575	25.0%	24,569	25.4%	19,190	22.6%
Age 18 - 24	8,817	9.0%	7,966	8.2%	9,259	10.9%
Age 25 - 54	38,306	38.9%	37,989	39.3%	32,080	37.7%
Age 55 - 64	9,832	10.0%	10,110	10.5%	10,798	12.7%
Age 65 and Over	16,931	17.2%	15,996	16.6%	13,668	16.1%
Total	98,461	100.0%	96,630	100.0%	84,995 (b)	100%
Median Age	36.1 (c)		39.9 (c)		39.6 (c)	

Estimated Population by Age	Butte County					
	1990		2000		2007 (est.) (a)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Age 0 - 17	42,884	23.5%	48,767	24.0%	47,881	22.0%
Age 18 - 24	25,107	13.8%	27,732	13.6%	31,222	14.3%
Age 25 - 54	67,445	37.0%	77,145	38.0%	82,943	38.0%
Age 55 - 64	15,248	8.4%	17,471	8.6%	23,252	10.7%
Age 65 and Over	31,436	17.3%	32,056	15.8%	32,771	15.0%
Total	182,120	100.0%	203,171	100.0%	218,069	100%
Median Age	33.8 (d)		35.8		35.1	

Estimated Population by Age	State of California					
	1990		2000		2007 (est.) (a)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Age 0 - 17	7,750,725	26.0%	9,249,829	27.3%	9,990,354	26.5%
Age 18 - 24	3,412,257	11.5%	3,366,030	9.9%	3,768,530	10.0%
Age 25 - 54	13,228,261	44.4%	15,046,038	44.4%	16,121,398	42.8%
Age 55 - 64	2,233,226	7.5%	2,614,093	7.7%	3,690,519	9.8%
Age 65 and Over	3,135,552	10.5%	3,595,658	10.6%	4,091,716	10.9%
Total	29,760,021	100.0%	33,871,648	100.0%	37,662,518	100%
Median Age	31.5 (d)		33.3		34.6	

Notes:

- (a) 2007 figures were derived using Department of Finance total population estimates and Claritas age distribution estimates.
 (b) Population loss due to annexation of unincorporated areas into cities.
 (c) Unincorporated County median age figures were estimated using the age distribution figures.
 (d) 1990 median age figures for Butte County and the State of California report Claritas estimates.

Sources: 1990 Census, 2008; Census 2000, 2008; Claritas Inc., 2008; California Department of Finance, 2008; BAE, 2008.

Table 4: Household Income Distribution, 2000 and 2007, Nominal Dollars

Household Income	Unincorporated Butte County				Butte County				State of California			
	1999		2007 (est.) (a)		1999		2007 (est.) (a)		1999		2007 (est.) (a)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Income less than \$15,000	6,787	18.2%	4,765	14.0%	17,882	22.4%	15,809	17.9%	1,615,869	14.0%	1,451,027	11.6%
Income \$15,000 - \$24,999	6,110	16.4%	4,953	14.6%	13,696	17.2%	13,451	15.2%	1,318,246	11.5%	1,213,231	9.7%
Income \$25,000 - \$34,999	5,557	14.9%	4,523	13.3%	11,130	14.0%	11,761	13.3%	1,315,085	11.4%	1,236,063	9.9%
Income \$35,000 - \$49,999	6,474	17.3%	5,675	16.7%	13,019	16.3%	13,664	15.4%	1,745,961	15.2%	1,770,205	14.1%
Income \$50,000 - \$74,999	6,545	17.5%	6,404	18.8%	12,928	16.2%	15,882	17.9%	2,202,873	19.1%	2,318,935	18.5%
Income \$75,000 - \$99,999	2,975	8.0%	3,353	9.9%	5,649	7.1%	7,981	9.0%	1,326,569	11.5%	1,573,755	12.6%
Income \$100,000 - \$149,999	1,924	5.1%	2,962	8.7%	3,446	4.3%	6,742	7.6%	1,192,618	10.4%	1,738,878	13.9%
Income \$150,000 or more	997	2.7%	1,354	4.0%	1,924	2.4%	3,205	3.6%	794,799	6.9%	1,222,307	9.8%
Total Households	37,369	100%	33,988 (c)	100%	79,674	100%	88,494	100%	11,512,020	100%	12,524,401	100%
Unadjusted Median Household Income	\$35,497 (d)		\$41,918 (d)		\$31,924		\$38,301		\$47,493		\$55,837	
Adjusted Median Household Income, 2007 \$ (e)	\$44,148		\$41,918		\$39,704		\$38,301		\$59,067		\$55,837	

Note:

- (a) 2007 figures were derived using Department of Finance total households estimates and Claritas household income distribution estimates.
- (b) Total households figures may differ from those reported in Table 2. Table 2 reports Census 2000 Summary File 1 data, while Table 4 reports Summary File 3.
- (c) Loss of households due to annexation of unincorporated areas into cities.
- (d) The median household income figures for Unincorporated Butte County were estimated using income distribution figures.
- (e) The 1999 median household income estimates are adjusted to represent 2007 dollars using the Bureau of Labor Statistics California Urban Consumers Consumer Price Index (CPI) of 1.244, last updated on May 14, 2008.

Sources: Census 2000, 2008; Claritas Inc., 2007; Bureau of Labor Statistics, 2008; BAE, 2008.

Table 5: Household Income Category Distribution, 2000 (a)

	Extremely Low Income (≤ 30% of AMFI)		Very Low Income (>30% to ≤ 50%)		Low Income (> 50% to ≤ 80%)		Moderate Income (>80% to ≤120%)		Above Moderate Income (> 120% of AMFI)		All Income Levels	
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total
	Owner Occupied											
Unincorporated County	1,729	6%	2,681	10%	4,213	15%	5,148	19%	13,506	50%	27,277	100%
Butte County	2,960	6%	4,670	10%	7,405	15%	9,175	19%	24,115	50%	48,325	100%
Renter Occupied												
Unincorporated County	1,834	18%	2,037	20%	2,290	23%	1,867	19%	1,976	20%	10,004	100%
Butte County	7,225	23%	6,495	21%	6,635	21%	4,870	16%	6,010	19%	31,235	100%
Total Households												
Unincorporated County	3,563	10%	4,718	13%	6,503	17%	7,015	19%	15,482	42%	37,281	100%
Butte County	10,185	13%	11,165	14%	14,040	18%	14,045	18%	30,125	38%	79,560	100%

Note:

(a) Figures reported above are based on the HUD-published CHAS 2000 data series, which uses reported 1999 incomes. CHAS data reflect HUD-defined household income limits, for various household sizes, which are calculated for Butte County. Total household figures may vary from those reported in Table 1 due to different estimation methodologies. Sums may not add to totals due to rounding.

Sources: 2000 CHAS data set, huduser.org, 2008; BAE, 2008.

Table 6: Labor Force Trends, 2000 - 2007

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>Total Percent Change (2000-2007)</u>
Unincorporated Butte County									
Labor Force	43,700	44,800	46,000	46,500	46,400	46,800	47,600	48,500	11.0%
Employment (a)	41,000	41,900	42,600	43,000	43,000	43,700	44,800	45,300	10.5%
Unemployment	2,700	2,900	3,400	3,500	3,400	3,100	2,800	3,200	18.5%
Unemployment Rate	6.2%	6.5%	7.4%	7.5%	7.3%	6.6%	5.9%	6.6%	
Butte County									
Labor Force	93,100	95,200	97,600	99,000	98,300	99,400	101,400	103,300	11.0%
Employment (a)	87,300	88,900	90,400	91,500	91,000	92,600	95,100	96,400	10.4%
Unemployment	5,800	6,300	7,200	7,500	7,300	6,800	6,300	6,900	19.0%
Unemployment Rate	6.2%	6.6%	7.4%	7.6%	7.4%	6.8%	6.2%	6.7%	
State of California									
Labor Force	16,857,500	17,152,100	17,343,600	17,390,700	17,506,600	17,703,400	17,907,200	18,188,100	7.9%
Employment (a)	16,024,300	16,220,000	16,180,800	16,200,100	16,413,400	16,742,300	17,029,900	17,208,900	7.4%
Unemployment	833,200	932,100	1,162,800	1,190,600	1,093,200	961,100	877,300	979,200	17.5%
Unemployment Rate	4.9%	5.4%	6.7%	6.8%	6.2%	5.4%	4.9%	5.4%	

Note:

(a) Employment denotes area residents who are employed, regardless of the location of their jobs.

Sources: California Employment Development Department, 2008; BAE, 2008.

Table 7: Butte County Jobs by Industry, 2000 - 2007

Industry Sectors	2000	2001	2002	2003	2004	2005	2006	2007	Total Percent Change
Farm	3,000	2,700	2,500	2,600	2,700	2,600	2,500	2,600	-13.3%
Natural Resources, Mining and Construction	2,700	2,900	3,100	3,400	3,800	4,100	4,200	3,900	44.4%
Durable Goods Mfg.	3,200	2,700	2,200	2,200	2,200	2,100	2,200	2,300	-28.1%
Nondurable Goods Mfg.	2,000	1,800	1,800	1,800	1,800	1,900	1,900	1,900	-5.0%
Wholesale Trade	1,800	1,600	1,700	1,800	1,900	1,800	1,900	2,100	16.7%
Retail Trade	9,500	9,900	10,300	10,200	10,100	10,500	10,600	10,300	8.4%
Transportation, Warehousing and Utilities	2,000	2,100	2,200	2,200	1,800	1,800	1,900	2,000	0.0%
Information	1,400	1,400	1,300	1,400	1,400	1,300	1,300	1,200	-14.3%
Financial Activities	3,600	3,900	4,200	4,300	4,100	4,100	4,200	4,300	19.4%
Professional and Business Services	6,300	6,400	6,200	5,600	5,500	5,600	5,800	5,600	-11.1%
Educational and Health Services	10,900	11,300	11,700	12,200	12,400	12,700	12,900	13,100	20.2%
Leisure and Hospitality	7,200	7,300	7,100	6,900	6,900	7,300	7,700	7,900	9.7%
Other Services	3,300	3,600	3,700	3,700	3,700	3,600	3,600	3,500	6.1%
Government	16,300	16,600	16,900	17,000	16,100	16,600	17,500	18,300	12.3%
Total, All Industries (a)	72,900	74,200	74,700	75,300	74,500	76,000	78,100	79,000	8.4%

Note:

(a) Sums may not add to totals due to rounding. Figure indicate jobs at establishments located in Butte County.

Sources: California Employment Development Department, 2008; BAE, 2008.

Table 8: Butte County Population, Housing, and Employment Projections, 2006 - 2030

	2006	2010	2015	2020	2025	2030	Average Annual Percent Change 2006-2030
Population							
Total County	217,209	232,075	254,224	276,277	297,882	321,315	1.6%
Unincorporated	90,323	93,991	98,786	103,825	109,121	114,687	1.0%
Incorporated Cities	126,886	138,084	155,438	172,452	188,761	206,628	2.1%
Housing Units							
Total County	93,383	99,655	109,010	118,271	127,384	137,266	1.6%
Unincorporated	39,181	40,772	42,852	45,038	47,335	49,749	1.0%
Incorporated Cities	54,202	58,883	66,158	73,233	80,049	87,517	2.0%
Households (a)							
Total County	89,850	96,064	105,339	114,566	123,597	133,397	1.7%
Unincorporated	36,018	37,481	39,393	41,402	43,514	45,734	1.0%
Incorporated Cities	53,832	58,583	65,946	73,164	80,083	87,664	2.1%
Employment (b)							
Total County, All Industries	88,714	92,181	98,109	103,487	114,646	123,539	1.4%

Notes:

(a) Household projections are calculated by applying the following 2006 Department of Finance estimates of average household size to the population projections for the incorporated and unincorporated areas within the County. 2006 average household size estimates have been revised by the Department of Finance and may differ from those reported in the Butte County General Plan Settings and Trends Report. Sums may not add up to totals due to rounding.

Area	Avg. Persons Per Household
Incorporated	2.357
Unincorporated	2.508

(b) Employment figures may differ from those reported in Table 7 due to differences in methodology.

Sources: BCAG, 2008; California Department of Finance, 2008; BAE, 2008.

Table 9: Butte County Job Projections by Industry, 2004 and 2014

Industry Sector	Butte County Jobs		Percent Change 2004-2014
	2004	2014	
Natural Resources, Mining, and Construction	3,800	4,900	28.9%
Manufacturing	4,000	4,300	7.5%
Wholesale Trade	1,900	2,400	26.3%
Retail Trade	10,100	11,700	15.8%
Transportation, Warehousing, and Utilities	1,800	2,100	16.7%
Information	1,400	1,400	0.0%
Financial Activities	4,100	4,300	4.9%
Professional and Business Services	5,500	6,600	20.0%
Education and Health Services	12,400	14,400	16.1%
Leisure and Hospitality	6,900	8,400	21.7%
Other Services	3,700	3,800	2.7%
Government	16,100	17,200	6.8%
Total Nonfarm Jobs (a)	71,800	81,500	13.5%

Note:

(a) Sums may not add to totals due to rounding.

Sources: California Employment Development Department, 2008; BAE, 2008.

Housing Conditions

The following section details the housing conditions in the Unincorporated Area and compares the data, where available, to Butte County and California. Data sources include the 2000 Census, 2006 American Community Survey (ACS), 2000 CHAS, California Department of Finance (DoF), U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and private vendors of real estate data such as Dataquick. Additional information came from the Butte County Department of Development Services, Planning Division as well as a windshield survey of physical housing conditions conducted by BAE in May of 2008.

Existing Housing Conditions

Overcrowding

The information on the number of persons per room by household tenure in Table 10 comes from the 2000 CHAS data set. The U.S. Census defines overcrowding as more than one person per room in a given housing unit.²⁰ In the Unincorporated Area in 2000, overcrowding is more of a problem with renter-occupied units than owner-occupied units across all income categories. In the Unincorporated Area in 2000, 3 percent of owner-occupied households (around 1,000) and 4 percent of renter households (around 1,400) were overcrowded.

As presented in Table 10, about 100 extremely low-income owner households (0.3 percent of total households) and 300 extremely low-income renter households (almost 1 percent of total households) lived in overcrowded conditions. The number households of that lived in overcrowded conditions rises for households, with about 190 owner households (0.5 percent of total households) and 320 renter households (almost 1.5 percent of total households) experiencing overcrowding. Then, in both the low-income category and the moderate income and above category the number of households living in overcrowded conditions increased. In the low-income category, almost 250 owner households (0.7 percent of total households) and about 460 renter households (1.2 percent of total households) lived in overcrowded conditions. Finally, in the moderate income and above category there were approximately 480 owner households (1.3 percent of total households) and 340 renter households (almost one percent of total households) were defined as overcrowded. Across all the income categories, the number of households in overcrowded conditions rises.

Housing Cost Burden

Table 11 exhibits the housing cost burden experienced by households in the Unincorporated Area.

²⁰ According to the U.S. Census, a room includes all “whole rooms used for living purposes...including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded are strips or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

The table reports 2000 CHAS data for households by HUD-defined household income categories. Income limits are defined relative to the Area Median Family Income (AMFI). All households experience some level of housing cost burden, but households paying between 30 and 50 percent of their income for housing experience “excessive” housing cost burden. The housing cost burden qualifies as “severe” at levels above 50 percent of household income.²¹

In the Unincorporated Area, just under 17 percent of households had “excessive” housing cost burdens, and almost 13 percent experienced “severe” housing cost burdens. Approximately 2,800 owner households (7.5 percent of total households) had severe housing cost burdens compared with around 2,000 renter households (5.5 percent of total households).

The problem of excessive and severe housing costs burden is concentrated among extremely low-income households. Among extremely low-income households, almost 49 percent were owners and 51 percent were renters. About 24 percent of extremely low-income owner households (870 households) had severe housing cost burdens. Around 34 percent of extremely low-income renter households (over 1,100 households) had severe housing cost burdens. Approximately 63 percent have excessive or severe housing cost burdens.

Among the approximately 4,700 very low-income households, about 58 percent of very low-income households have housing cost burdens of less than 30 percent, just over 27 percent have excessive housing cost burdens and around 14 percent experience severe housing cost burdens. About 17 percent of the total households (about 6,450 households) in the Unincorporated Area are low-income households. In the low-income category, about 27 and 14 percent of households had excessive or severe housing cost burdens.

In moderate and above moderate income categories, excessive and severe housing costs burdens are more common among owner households. Around 11 percent (2,600) of moderate and above moderate-income owner households have excessive or severe housing cost burdens, compared to about one percent (250) of the moderate- and above moderate-income renter households.

Overall, extremely low-income renters, followed by extremely low-income owners had the highest occurrences of severe housing cost burdens in Butte County as of 2000. This suggests that targeted affordable housing assistance could be beneficial to extremely low-income owners and renters, since they experienced the highest number severe housing cost burdens.

Housing Stock Characteristics

Table 12 provides information on the type of housing in the Unincorporated Area, Butte County, and California. According to Claritas, Inc., single-family detached homes comprised 64 percent of housing in the Unincorporated Area in 2007, similar to the share of single-family detached homes in Butte County and State of California. The Unincorporated Area and Butte County as a

²¹ U.S. Department of Housing and Urban Development Office of Policy Development and Research. “Affordable Housing Needs: A Report to Congress on the Significant Need for Housing.” <http://www.huduser.org/Publications/pdf/AffHsgNeedsRpt2003.pdf>. Accessed on November 27, 2007.

whole had much smaller shares of multifamily units compared to the State. In the Unincorporated Area in 2007, multifamily units accounted for just over seven percent of all housing units, compared with 20 percent in Butte County, and over 30 percent in California. The shares of mobile homes in the Unincorporated Area and Butte County far exceeded that of the State. In both 2000 and 2007, with 25 percent of the Unincorporated Area housing units and 16 percent of Butte County housing units representing mobile homes, it is clear that these units represent an important component of the County's housing stock, particularly in the Unincorporated Area.

Age of Housing Stock

Table 13 indicates that in 2000 the Unincorporated Area had a newer housing stock relative to California. In the Unincorporated Area, just less than 38 percent of the housing stock was built before 1970, while nearly 50 percent of California's housing stock was built prior to 1970. Almost 29 percent of housing units in the Unincorporated Area were built between 1970 and 1979, totaling 11,800 units. Since the 1970s, the number of housing units produced has declined in each decade in the Unincorporated Area, with about 7,900 units from 1980 to 1989, and about 5,800 units from 1990 to 2000. This decline in the number of homes being built was also evident in Butte County and California in all three decades between 1970 and the year 2000.

Occupancy Rates

The vacancy rate in the Unincorporated Area surpassed that of both Butte County and California in 2000, as shown in Table 14. Typically, a vacancy rate of 5 percent is considered an indicator of a healthy housing market, balancing availability of a variety of housing options for prospective buyers and renters with reasonable occupancy rates for sellers and rental owners. Of the total 9 percent vacancy in the Unincorporated Area, nearly 3 percent is attributable to housing units whose primary use is seasonal, recreational, or occasional. The percentage of seasonal homes in the Unincorporated Area exceeds the percentage of similar homes in Butte County (2 percent), and California (2 percent). According to 2007 estimates from the California Department of Finance, the vacancy rate for the Unincorporated Area is unchanged from 2000, at 9 percent of all housing units. While DoF does not provide vacancy estimates by unit type, it is likely that seasonal dwelling units will continue account for a proportion of Unincorporated Butte County's vacant housing stock.

Housing Conditions Field Survey

In conjunction with the Housing Element Update, BAE conducted a windshield survey of housing conditions in the Unincorporated Area. The intent of the survey was to estimate the number of units in the Unincorporated Area in need of rehabilitation or replacement.²²

Methodology

To identify the greatest portion of substandard units, the survey focused on areas with high concentrations of older housing stock, as housing units typically deteriorate with age. The survey

²² Housing and Community Development Department "Building Blocks for Effective Housing Elements: Housing Needs, Housing Stock Characteristics

therefore focused on Census block groups where 50 percent or more of the housing units were built prior to 1970. Appendix A provides a map of the Butte County census block groups, showing the percentage of units in each census block group built before 1970. Thirty-one block groups, which lie fully within or partially within the Unincorporated Area, have 50 percent or more of the total housing units in the block group built before 1970. There were a total of approximately 7,320 units in these block groups according to 2000 Census

In order to survey a manageable number of homes, yet obtain a representative sampling of units, every tenth street segment within the Unincorporated Areas of the block groups was selected for the survey. Then BAE staff conducted a visual survey of every home on each of the selected segments on May 21, and May 23, 2008. Appendix B contains the housing survey form that BAE used to evaluate homes in the survey areas. The survey form mimics the CDBG Housing Conditions Survey provided by the California Department of Housing and Community Development.²³ BAE staff completed survey sheets for all housing units in the sample that needed either minor, major, or substantial repair, and those units in dilapidated condition.²⁴ The survey recorded the type of home, the condition of the foundation, roof, siding, and windows, and finally whether or not the unit could be repaired or needed replacement.

Results

In total, as shown in Table 15, BAE surveyed 620 units, including 576 single-family units, 21 multifamily units, and 23 mobile homes. Of the 620 housing units surveyed, 36 units (almost 6 percent of the sample) were identified as in need of either minor, major, or substantial repair or in dilapidated condition. Of the 26 units identified, there was one duplex and the remaining 34 units were single-family detached. The highest concentrations of units in need of repair existed in the Unincorporated Area surrounding Gridley and in a pocket of the Unincorporated Area surrounded by the City of Chico near the intersection of Highway 32 and Highway 99, known as the Chapman Mulberry Neighborhood. This suggests that the County's rehabilitation programs should focus on these two areas, especially in the Unincorporated Area near Chico where 7 of the 35 units observed, on six different street segments, were in need of repair.

The results of this survey cannot be applied to the entire housing stock in Butte County, but rather only the census blocks with the greatest percentage of older units. Applying the ratio of units in need of repair from the survey to the 15,280 housing units in the Unincorporated Area in Census block groups where 50 percent or more of the housing units were built prior to 1970 indicates that approximately 750 units in the County may be in need of repair. This equates to an estimated 130, 360, and 170 units in need of minor, moderate, or substantial repair, respectively, plus 100 units in dilapidated condition that warrant either major repair or complete reconstruction. This estimate of 750 units in need of repair reflects only the units in need of repair in the 31 block

²³ Housing and Community Development Department "Building Blocks for Effective Housing Elements: Housing Needs, Housing Stock Characteristics

²⁴ For the survey, scores between 16 and 39 denoted housing units in need of moderate repair, scores of 40 to 55 indicated a unit in need of substantial rehabilitation and a score of 56 or above was reserved for units suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for major demolition or at a minimum, major rehabilitation will be required.

groups where more than 50 percent of the units were built before 1970. It is likely that much smaller proportions of housing units will be in need of significant repair in those block groups where newer homes predominate.

Table 10: Overcrowding by Income Category and Tenure, Unincorporated Butte County, 2000

	All Income Levels		Extremely Low-Income (<= 30% of AMFI)		Very Low-Income (>30% to <= 50%)		Low-Income (> 50% to <= 80%)		Moderate and Above (> 80% of AMFI)	
	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households
Persons Per Room (a)										
Owner Occupied										
1.00 Person or less	26,252	70.4%	1,623	4.4%	2,493	6.7%	3,965	10.6%	18,171	48.7%
1.01 - 1.50 Persons	672	1.8%	76	0.2%	107	0.3%	191	0.5%	298	0.8%
1.51 Persons or More	353	0.9%	30	0.1%	81	0.2%	57	0.2%	185	0.5%
Subtotal: Owner-Occupied	27,277	73%	1,729	5%	2,681	7%	4,213	11%	18,654	50%
Renter Occupied										
1.00 Person or less	8,579	23.0%	1,534	4.1%	1,716	4.6%	1,829	4.9%	3,500	9.4%
1.01 - 1.50 Persons	739	2.0%	135	0.4%	145	0.4%	261	0.7%	198	0.5%
1.51 Persons or More	686	1.8%	165	0.4%	176	0.5%	200	0.5%	145	0.4%
Subtotal: Renter Occupied	10,004	27%	1,834	5%	2,037	5%	2,290	6%	3,843	10%
Total Households (b)	37,281	100%	3,563	10%	4,718	13%	6,503	17%	22,497	60%

Notes:

(a) Overcrowding is defined as more than one person per room.

(b) Figures may differ from those reported in Table 11 due to variances between HUD-based data sets.

Sources: 2000 CHAS dataset, huduser.org, 2008; BAE, 2008.

Table 11: Household Cost Burden by Income Category and Tenure, Unincorporated Butte County, 2000 (a)

Households	All Income Levels		Extremely Low Income (<= 30% of AMFI)		Very Low Income (>30% to <= 50%)		Low Income (> 50% to <= 80%)		Moderate and Above Income (> 80% of AMFI)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Households										
With 0% to 30% Housing Cost Burden	20,314	54.5%	586	1.6%	1,242	3.3%	2,448	6.6%	16,038	43.0%
With 30% to 50% Housing Cost Burden	4,165	11.2%	267	0.7%	668	1.8%	977	2.6%	2,253	6.0%
With 50% or Greater Housing Cost Burden	2,782	7.5%	866	2.3%	804	2.2%	748	2.0%	364	1.0%
Subtotal: Owner Occupied Households	27,261	73%	1,720	4.6%	2,714	7.3%	4,173	11.2%	18,654	50.0%
Renter Households										
With 0% to 30% Housing Cost Burden	5,903	15.8%	441	1.2%	495	1.3%	1,324	3.6%	3,642	9.8%
With 30% to 50% Housing Cost Burden	2,082	5.6%	188	0.5%	888	2.4%	777	2.1%	229	0.6%
With 50% or Greater Housing Cost Burden	2,033	5.5%	1,185	3.2%	649	1.7%	178	0.5%	21	0.1%
Subtotal: Renter Occupied Households	10,018	27%	1,814	4.9%	2,032	5.5%	2,279	6.1%	3,893	10.4%
Total Households	37,279	100%	3,534	9%	4,746	13%	6,452	17%	22,547	60%

Note:

(a) Figures reported above are based on the HUD-published CHAS 2000 data series, which uses reported 1999 incomes. CHAS data reflect HUD-defined household income limits, for various household sizes, which are calculated for Butte County. Total household figures may vary from those reported in Table 2 due to different estimation methodologies.

Sources: 2000 CHAS dataset, huduser.org, 2008; BAE, 2008.

Table 12: Housing Stock Characteristics, 2000 and 2007

Units in Structure	Unincorporated Butte County				Butte County				State of California			
	2000		2007 (est.) (a)		2000		2007 (est.) (a)		2000		2007 (est.) (a)	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Detached Single Family	26,326	64.6%	24,059	64.4%	51,686	60.4%	57,391	60.5%	6,883,493	56.4%	7,568,633	56.9%
Attached Single Family	870	2.1%	793	2.1%	2,355	2.8%	2,643	2.8%	931,873	7.6%	1,002,998	7.5%
2 to 4 units	1,928	4.7%	1,748	4.7%	7,644	8.9%	8,344	8.8%	1,024,803	8.4%	1,087,177	8.2%
5 to 9 units	241	0.6%	226	0.6%	2,926	3.4%	3,280	3.5%	722,827	5.9%	773,794	5.8%
10 or more units	819	2.0%	781	2.1%	6,720	7.9%	7,571	8.0%	2,081,885	17.0%	2,246,178	16.9%
Mobile Homes	10,294	25.2%	9,465	25.3%	13,761	16.1%	15,096	15.9%	538,423	4.4%	598,081	4.5%
Boats, RV's, Vans, Other	305	0.7%	283	0.8%	431	0.5%	474	0.5%	31,245	0.3%	35,596	0.3%
Total Housing Units (b)	40,783	100%	37,355 (c)	100%	85,523	100%	94,799	100%	12,214,549	100%	13,312,456	100%

Notes:

(a) 2007 figures were derived using Department of Finance housing units estimates and Claritas units in structure distribution estimates.

(b) Total housing units figures may differ from those reported in Table 16. Table 12 reports Census 2000 Summary File 3 data, while Table 16 reports Summary File 1.

(c) Housing unit loss due to annexation of unincorporated areas into cities.

Sources: Census 2000, 2008; Claritas Inc., 2008; California Department of Finance, 2008; BAE, 2008.

Table 13: Housing Stock by Year Built, 2000

Year Built	Unincorporated Butte County		Butte County		State of California	
	Number	Percent	Number	Percent	Number	Percent
1990 to 2000 (a)	5,790	14.2%	13,631	15.9%	1,577,726	12.9%
1980 to 1989	7,925	19.4%	15,683	18.3%	2,098,028	17.2%
1970 to 1979	11,784	28.9%	21,679	25.3%	2,504,157	20.5%
1969 or Earlier	15,284	37.5%	34,530	40.4%	6,034,638	49.4%
Total Housing Units	40,783	100%	85,523	100%	12,214,549	100%

Notes:

(a) Census 2000 figures report units built through March of 2000.

(b) Total housing unit figures may differ from those reported in Table 16. Table 13 reports Census 2000 Summary File 3 data, while Table 16 reports Summary File 1.

Sources: Census 2000, 2008; BAE, 2008.

Table 14: Housing Occupancy and Vacancy Status, 2000

Occupancy Status	Unincorporated Butte County		Butte County		State of California	
	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	37,206	91%	79,566	93%	11,502,870	94%
Vacant Housing Units	3,562	9%	5,957	7%	711,679	6%
<i>For rent</i>	728	2%	1,728	2%	190,321	2%
<i>For sale only</i>	509	1%	1,016	1%	92,197	1%
<i>Rented or sold, not occupied</i>	262	1%	524	1%	50,846	0%
<i>For seasonal, recreational or occasional use</i>	1,154	3%	1,350	2%	236,857	2%
<i>For migrant workers</i>	8	0%	9	0%	2,205	0%
<i>Other vacant (a)</i>	901	2%	1,330	2%	139,253	1%
Total Housing Units (b)	40,768	100%	85,523	100%	12,214,549	100%

Notes:

(a) If a vacant unit does not fall into any of the classifications specified above, it is classified as "other vacant." For example, this category includes units held for occupancy by a caretaker or janitor, and units held by the owner for personal reasons.

(b) Total housing units figures may differ from those reported in Tables 12 and 13. Table 16 reports Census Summary File 1 data, while Tables 12 and 13 report Summary File 3.

Sources: Census 2000, 2008; BAE, 2008.

Table 15: Housing Survey Results: May 21 and May 23, 2008 (a)

Unincorporated Areas	Level of Repairs Needed			
	Minor (b)	Moderate (c)	Substantial (d)	Dilapidated (e)
Biggs	-	2	1	-
Chico	4	-	3	-
Durham	-	1	-	-
Gridley	1	3	2	1
Oroville	1	3	1	-
Palermo	-	3	-	3
Richvale	-	-	1	-
Thermalito	-	5	-	1
Total with Problems	6	17	8	5

Notes:

- (a) Appendix B contains a copy of the survey instrument, which evaluated the condition of the foundation, roofing, siding/stucco and windows for each unit. A total of 620 units were surveyed on randomly selected streets throughout the Unincorporated Area.
- (b) Units with minor defects received a survey score between 10 and 15.
- (c) Units with moderate defects received a survey score of 16 to 39.
- (d) Units with substantial defects received a score of 40 to 55.
- (e) Units in dilapidated condition received a survey score of 56 and over.

Sources: CDBG, 2008; BAE, 2008

Housing Market Conditions

For Sale Housing

Table 16 provides data on home sales over a six-month period from October 1, 2007 through April 1, 2008 in the Unincorporated Area, incorporated cities, and Butte County as a whole. The 110 home sales reported in the Unincorporated Area over this period had a median price of \$266,500. The median home had 1,438 square feet of living space, three bedrooms, and a 0.31-acre lot. The median cost per square foot of living space equaled about \$185. The median price for the 1,086 home sales in Butte County was higher (\$283,500), but the median home had 1,379 square feet of living space and therefore the median price per square feet of living space was higher, at around \$206. The high price of housing in the City of Chico drove the median home price in Butte County above that of the Unincorporated Area.

Affordable Home Purchase Prices

Table 17 calculates the affordable housing prices for very low-, low- and moderate-income households in Butte County. The calculations use the 2008 income limits for Butte County and assume that a household can afford to spend 30 percent of its income on housing costs. For example, a low-income, four-person household has a maximum annual income of \$43,600, and 30 percent of this income would equal \$13,080, meaning that the household could affordably pay \$1,090 monthly for housing. The assumptions used to calculate the affordable price for a homebuyer are as follows:

- Downpayment, five percent
- Annual interest rate, 6.0 percent
- Loan term, 30 years
- Annual mortgage insurance, 0.78 percent of mortgage
- Annual property tax rate, 1.06 percent of home value
- Annual hazard insurance, 0.20 percent of home value

As would be expected, very low-income households can afford to pay less and moderate-income households can pay significantly more for homes. The affordable price for three-person households ranges from around \$83,400 for a very-low income household to almost \$200,000 for moderate-income households. The affordable home prices for four-person households rise for very-low income households to approximately \$92,500 and \$222,000 for moderate-income households.

Given the aforementioned assumptions, a four-person low-income household can afford to pay \$148,000 for a home and a three-person low-income household can pay \$133,200 for a house. A comparison of the affordable home prices to the for-sale housing prices in the Unincorporated Area listed in Table 16 reveals that neither three-person or four-person, very low-, low- or moderate-income households can afford the median priced home in the Unincorporated Area. The median price of around \$266,500 is unaffordable to a four-person, moderate-income household with annual income of \$65,400, because they can only afford to pay around \$204,600

for a home, and the affordability gap is greater for the other groups just mentioned.

Rental Housing

A limited number of rental options exist in the Unincorporated Area. The Unincorporated Area contains mostly single-family homes that are offered for rent. Table 18 provides the listed monthly rents for a small sample of private homes in the Unincorporated Area and the incorporated cities along with rental rates for apartments in the incorporated cities. The cost of apartments in the incorporated cities is generally indicative of what the market rents would be for apartments in the Unincorporated Areas surrounding each of the incorporated cities.

Across all the jurisdictions, the cost of renting a private home varies widely. Of the 24 private homes in the sample, with 13 homes located in the Unincorporated Area, the cost of renting a two-bedroom unit averaged \$831 (\$0.73 per square foot) and for a three-bedroom, \$1,179 (\$0.83 per square foot) per month. Because of the small sample of homes available for rent in the Unincorporated Area, no discernable pattern exists on the cost of renting in the different Unincorporated Areas surrounding the incorporated cities.

The costs of renting two-and three-bedroom apartments in Butte County are significantly less than renting a home. From the sample of ten apartment complexes, the average cost of renting a two-bedroom unit amounted to \$716 (\$0.84 per square foot) to \$909 (\$0.80 per square foot) for a three-bedroom unit. Comparing the market rents in Chico, Gridley, and Oroville reveals that the rent per square foot in Chico is consistently higher than in both Gridley and Oroville, with Oroville having the lowest rents per square foot.

Affordable Rental Rates

The California Department of Housing and Community Development calculates annual income limits by household size. Given the 2008 Butte County median income for a family of four of \$54,500, the California Housing and Community Department calculated the income limits for the various income categories and household sizes.

Rents are considered affordable if a household spends no more than 30 percent of its income on rent and utility costs. Taking 30 percent of the given income limits, and subtracting for the Butte County Housing Authority utility allowances for different sized apartments, led to an estimate of what households can afford to pay monthly to rent a housing unit. Table 19 indicates that the affordable prices for a one-person household range from around \$240 for extremely low-income to \$1,100 per month for moderate income households for a studio apartment. The affordable rent for a three-person household varies from about \$295 per month for extremely low-income households to \$1,400 for moderate-income households for a two-bedroom apartment.

A comparison between the affordable prices based on income limits in Table 19 and the market rate rents shown in Table 18 indicates that a two-bedroom market rate apartment rents for \$716 per month on average, and it is affordable to two- and three-person, low-income households. The average price of a three-bedroom market rate apartment is \$909, which is affordable to four-person low-income households, and very close to being affordable to three-person, low-income

households. The rents for homes are higher than the rents for apartments. The average rent of \$831 for a two-bedroom home is still affordable to low-income households, and the \$1,179 rent for a three bedroom is only affordable to moderate-and above moderate-income households. Therefore, market rate rental apartments in Unincorporated Butte County serve all but very low- and extremely low-income households.

Affordable Housing Stock

Table 20 displays the limited affordable housing stock in the Unincorporated Area, Palm Crest Village Phase 1, and a Farm Labor Center. The Palm Crest Village Phase 1 is currently under construction and will contain 22 units when completed. It is the only new affordable housing project in the Unincorporated Area since the last Housing Element in 2004. The Farm Labor Center continues to operate outside of Gridley and provides 130 beds for farmworkers. Both projects serve low-income households.

“At Risk” Units

State Housing Element law requires an evaluation of whether any existing subsidized affordable housing units are at risk of conversion to market rates during the next ten years. No such units exist in the Unincorporated Area. As of the last Housing Element, the only “affordable family housing developments located in the Unincorporated Area was the Housing Authority’s farm labor housing project East of Gridley.”²⁵ The farm labor project contains 130 units for farmworker families.²⁶ As the Butte County Housing Authority owns and operates the project, they can be assumed to remain affordable.

Summary

The conditions of owners and renters differ slightly from one another in the Unincorporated Area. The percentage of owner households in the Unincorporated Area (73 percent) exceeds the percentage of renters. As of 2000, renter-occupied housing units in the Unincorporated Area reported higher rates of overcrowded conditions than owner-occupied housing units.

The majority of Unincorporated Area households (70 percent of total households) have a housing cost burden of less than 30 percent. The remaining 17 percent and 13 percent have excessive or severe housing cost burdens, respectively. The household categories in need of the greatest assistance are extremely low-income renters, followed by extremely low-income owners.

The housing stock in the Unincorporated Area consists almost entirely of single-family detached units and mobile homes, which represent 65 percent and 25 percent of all housing units, respectively. Very few multifamily rental opportunities exist, especially in properties with five units or more. The Unincorporated Area has a relatively new housing stock; about 63 percent of the units were built after 1970, whereas only about 50 percent of the units in the state as a whole were built after 1970. In 2000, the vacancy rate for the housing units in the Unincorporated Area

²⁵ J. Laurence Mintier & Associates and Vernazza Wolfe Associates, Inc. “Butte County Housing Element Update Background Report” May 25, 2004. (Page 55).

²⁶ Farm Labor Housing Program. <http://www.butte-housing.com/>. Accessed on April 29, 2008.

was about 9 percent, and after accounting for the 3 percent of units used for seasonal, recreational, or occasional use, the vacancy rate equals 6 percent, which is just slightly above the comparable rates of 5 percent and 4 percent for Butte County and California, respectively.

A housing survey conditions survey completed by BAE indicates that as much as about 6 percent (36 housing units) of the housing units surveyed are in need of minor, major, or substantial repair, or are in dilapidated condition. Applying these survey results to the total number of housing units in Census block groups where 50 percent or more of the housing units were built prior to 1970 implies that about 750 housing units in these Census block groups may be in need of repair or be in dilapidated condition, including about 100 units in dilapidated condition. These survey results indicate that a repair program could be beneficial in Butte County to help fix the substandard units, and that the most immediate need exists among the units in dilapidated condition that warrant either major repair or complete reconstruction.

Finally, the for-sale housing market is unaffordable to all households with moderate incomes or below. A median for-sale price of \$266,500 in the Unincorporated Area exceeds the maximum affordable price for a moderate-income four-person household of \$222,000 by a significant margin. The rental market is affordable to a much wider range of households in the Unincorporated Area, including moderate and low-income households, but very low- and extremely low-income households still require assistance to be able to afford market rate rental units.

Table 16: Single Family Housing Prices, Butte County, October 1, 2007 - April 1, 2008 (a)

<u>Jurisdiction</u>	<u>Number of Sales</u>	<u>Median Home Price</u>	<u>Average Home Price</u>	<u>Median Lot Size (Acres)</u>	<u>Median Living SF</u>	<u>Median Price/Living SF</u>	<u>Median Number of Bedrooms</u>
Butte County	1086	\$283,500	\$296,165	0.22	1,379	\$206	3
Biggs	10	\$222,250	\$273,200	0.24	1,274	\$175	3
Chico	507	\$320,000	\$347,397	0.18	1,528	\$209	3
Gridley	58	\$258,500	\$251,373	0.16	1,205	\$215	3
Oroville	254	\$209,000	\$220,889	0.20	1,147	\$182	3
Paradise	147	\$276,000	\$102,114	0.44	1,434	\$193	3
Other County	110	\$266,500	\$268,427	0.31	1,438	\$185	3

Note:

(a) DataQuick single family residential sales data have been separated by jurisdiction using the site address.

Sources: DataQuick, 2008; U.S. Census Bureau, 2008; BAE 2008.

Table 17: Affordable Home Prices, Butte County, 2008

2008 Income Limits (a)	Household Size 3-Persons	Household Size 4-Persons						
Very Low Income (> 30% to <= 50%)	\$24,550	\$27,250						
Low Income (> 50% to <= 80%)	\$39,250	\$43,600						
Moderate Income (> 80% to <= 120%)	\$58,900	\$65,400						
3-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down- Payment	Affordable Home Price
Very Low Income	\$614	\$475	\$14	\$74	\$51	\$614	\$4,168	\$83,351
Low Income	\$981	\$759	\$23	\$118	\$82	\$981	\$6,659	\$133,171
Moderate Income	\$1,473	\$1,139	\$34	\$176	\$123	\$1,473	\$9,998	\$199,961
4-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down- Payment	Affordable Home Price
Very Low Income	\$681	\$527	\$16	\$82	\$57	\$681	\$4,622	\$92,446
Low Income	\$1,090	\$843	\$25	\$131	\$91	\$1,090	\$7,398	\$147,968
Moderate Income	\$1,635	\$1,264	\$38	\$196	\$137	\$1,635	\$11,098	\$221,952
Ownership Cost Assumptions								
% of Income for Housing Costs	30% of gross annual income							
Mortgage Terms	Standard Mortgage Terms							
Down Payment	5.0% of home value							
Annual Interest Rate	6.00% fixed							
Loan Term	30 years							
Annual Mortgage Insurance	0.78% of mortgage (b)							
Annual property tax rate	1.06% of home value							
Annual Hazard Insurance	0.20% of home value							

Note:

(a) Income limits based the California Department of Housing and Community Development income limits for Butte County.

(b) Assumes a loan to value ratio of 90.0001 to 95.

Sources: HCD, 2008; Personal communication Butte County Treasurer/Tax Collector Office, Tri County Bank, and All State Insurance, 2008; www.bankrate.com, 2008; BAE, 2008.

Table 18: Rental Rates for Currently Renting Housing, Unincorporated Butte County, May 2008 (Page 1 of 2)

Address	Name of Apartment Complex	Unit Type	Number of Bedrooms	Size (Sq. Ft.)	Market Rent	Rent/ Sq. Ft.	User or Income Restricted
Chico Area							
1253 W. 5th St.	Timber Creek	Apartment	4-bedroom	1,036	\$1,150	\$1.11	Non-restricted
118 Nord Ave.	Walnut Grove	Apartment	1-Bedroom 2-Bedroom	585 615	\$595 \$675	\$1.02 \$1.10	Non-restricted
251 Rio Lindo Ave.	Belvedere Apartments	Apartment Apartment Duplex House	1-Bedroom 2-Bedroom 2-Bedroom 2-Bedroom	600 900 1,100 2,800	\$580 \$725 \$850 \$1,026	\$0.97 \$0.81 \$0.77 \$0.37	Non-restricted
920 W. 4th Ave.	Wespark Plaza	Apartment	Studio 1-Bedroom 2-Bedroom	368 564 817	\$565 \$675 \$820	\$1.54 \$1.20 \$1.00	Non-restricted
1663 Santa Clara Ave. ***	Private House	House	3-Bedroom	n.a.	\$1,000	n.a.	Non-restricted
3106 Grape Way ***	Private House	House	4-Bedroom	1,812	\$1,500	\$0.83	Non-restricted
4273 Kathy Lane ***	Private House	House	1-Bedroom	n.a.	\$450	n.a.	Non-restricted
Magalia Area							
6595 Tikker Ln. ***		House	3-Bedroom	1,500	\$795	\$0.53	Non-restricted
6126 Dana Cir. ***	Private House	House	2-Bedroom	1,300	\$750	\$0.58	Non-restricted
14593 Lafayette Cir. ***	Private House	House	2-Bedroom	n.a.	\$825	n.a.	Non-restricted
14833 Magalia Dr. ***		House	2-Bedroom	1,344	\$875	\$0.65	Non-restricted
Paradise Area							
98 Lewis Ranch Rd.	Private House	House	3-Bedroom	2,240	\$1,650	\$0.74	Non-restricted
155 Jay Bird Ln.	Private House	House	3-Bedroom	1,850	\$1,600	\$0.86	Non-restricted
7191 Clark Rd.	Private House	House	3-Bedroom	n.a.	\$760	n.a.	Non-restricted
6294 Oak Way	Private House	House	2-Bedroom	850	\$735	\$0.86	Non-restricted
Oroville Area							
12 Evanswood Cir.	Evanswood Estates	Apartment	2-Bedroom	1,320	\$865	\$0.66	Non-restricted
675 Mitchell Ave.	Boulder Creek	Apartment	2-Bedroom 3-Bedroom 4-Bedroom	857 1,049 1,308	\$550 \$650 \$779	\$0.64 \$0.62 \$0.60	Non-restricted
Segura Drive ***	Heritage Estates	Apartment	2-Bedroom 3-Bedroom 4-Bedroom	1,250 1,560 1,650	\$825 \$975 \$1,100	\$0.66 \$0.63 \$0.67	Non-restricted
92 Ridgeview Blvd. ***	Private House	House	4-Bedroom	2,600	\$1,600	\$0.62	Non-restricted
143 Lariat Loop ***	Private House	House	4-Bedroom	2,234	\$1,650	#REF!	Non-restricted

Note:

*** Address located in the Unincorporated Area.

Sources: Respective Property Owners and Managers, 2008; BAE, 2008.

Table 18: Rental Rates for Currently Renting Housing, Unincorporated Butte County, May 2008 (Page 2 of 2)

<u>Address</u>	<u>Name of Apartment Complex</u>	<u>Unit Type</u>	<u>Number of Bedrooms</u>	<u>Size (Sq. Ft.)</u>	<u>Market Rent</u>	<u>Rent/ Sq. Ft.</u>	<u>User or Income Restricted</u>
2500 Yard St.	Private House	House	2-Bedroom	1,178	\$900	\$0.76	Non-restricted
Oroville Area Con't							
3035 Gawthorne Ave.	Private House	House	3-Bedroom	1190	\$1,400	\$1.18	Non-restricted
4783 Lincoln Blvd. ***	Private House	Mobile	1-Bedroom	600	\$425	\$0.71	Non-restricted
Forest Ranch							
4474 Canyon View Dr. ***	Private House	House	1-Bedroom	n.a.	\$550	n.a.	Non-restricted
Durham Area							
2338 Brown St. ***	Private House	House	1-Bedroom	n.a.	\$400	n.a.	Non-restricted
Gridley Area							
150 Haskell St.	Haskell Street	Apartment	1-Bedroom	720	\$495	\$0.69	55 and Over
200 Ford Ave.	Gridley Springs II	Apartment	2-Bedroom 3-Bedroom	850 950	\$675 \$772	\$0.79 \$0.81	60% Median Income (Housing Tax Credit)
210 Ford Ave.	Gridley Springs I	Apartment	1-Bedroom 2-Bedroom 3-Bedroom	750 850 950	\$668 \$708 \$748	\$0.89 \$0.83 \$0.79	Very Low Income (USDA Rural Dev.)
1190 Indiana St.	Private House	House	2-Bedroom	n.a.	\$750	n.a.	Non-restricted
Vermont St.	Private House	House	2-Bedroom	600	\$700	\$1.17	Non-restricted
Manzanita School District ***	Private House	House	2-Bedroom	n.a.	\$800	n.a.	Non-restricted
Manzanita School District ***	Private House	House	2-Bedroom	n.a.	\$800	n.a.	Non-restricted
Biggs Area							
3310 7th St.	Private House	House	3-Bedroom	1,400	\$1,300	\$0.93	Non-restricted
485 G St.	Private House	House	2-Bedroom	n.a.	\$785	n.a.	Non-restricted
488 G St.	Private House	House	3-Bedroom	n.a.	\$765	n.a.	Non-restricted
TOTALS							
	Apt. averages	1-Bedroom		644	\$603	\$0.95	
		2-Bedroom		885	\$716	\$0.84	
		3-Bedroom		1,140	\$909	\$0.80	
		4-Bedroom		1,331	\$1,010	\$0.79	
	Overall Median for 1, 2, and 3 bedroom apt. units			857	\$708	\$0.81	
	House averages	2-Bedroom		1,345	\$831	\$0.73	
		3-Bedroom		1,456	\$1,179	\$0.83	
	Overall Median 2, and 3 bedroom homes			1,372	\$888	\$0.75	

Note:

*** Address located in the Unincorporated Area.

Sources: Respective Property Owners and Managers, 2008; BAE, 2008.

Table 19: Affordable Rents, Butte County, 2008

Year/Income Category (a)	Income Limits/Household Size							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low-Income (<= 30% of AMFI)	\$11,450	\$13,100	\$14,700	\$16,350	\$17,650	\$18,950	\$20,250	\$21,600
Very Low-Income (> 30% to <= 50% AMFI)	\$19,100	\$21,800	\$24,550	\$27,250	\$29,450	\$31,600	\$33,800	\$35,950
Low-Income (> 50% to <= 80% AMFI)	\$30,500	\$34,900	\$39,250	\$43,600	\$47,100	\$50,600	\$54,050	\$57,550
Median-Income	\$38,200	\$43,600	\$49,100	\$54,500	\$58,900	\$63,200	\$67,600	\$71,900
Moderate-Income (> 80% to <= 120%)	\$45,800	\$52,300	\$58,900	\$65,400	\$70,600	\$75,900	\$81,100	\$86,300

Affordable Rents (b)	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Extremely Low-Income					
1-Person	\$237	\$225			
2-Person		\$267	\$255		
3-Person			\$295	\$280	
4-Person				\$321	\$304
Very Low-Income					
1-Person	\$429	\$417			
2-Person		\$484	\$472		
3-Person			\$541	\$526	
4-Person				\$593	\$576
Low-Income					
1-Person	\$714	\$702			
2-Person		\$812	\$800		
3-Person			\$908	\$893	
4-Person				\$1,002	\$985
Moderate Income					
1-Person	\$1,096	\$1,084			
2-Person		\$1,247	\$1,235		
3-Person			\$1,400	\$1,385	
4-Person				\$1,547	\$1,530
Included Utilities (c)	\$25	\$25	\$25	\$25	\$26

Notes:

- (a) Income limits are 2008 California Department of Housing and Community Development income limits for Butte County.
- (b) Affordable rents equal 30 percent of gross monthly income minus a utility allowance derived from figures released by the Butte County Housing Authority in July 2007. Allowances include natural gas for heating, cooking, and water heating, as well as electricity for air conditioning, range, refrigeration and other electric uses.
- (c) Included utilities represents utility costs normally included in rent. These are water, sewer, trash collection and other.

Sources: HCD, 2008; HUD, 2008; Butte County Housing Authority, 2008; BAE, 2008.

Table 20: Affordable Housing Stock, Unincorporated Butte County

<u>Development</u>	<u>Location</u>	<u>Total Units</u>	<u>Income Limits</u>	<u>Special Need Served</u>
Palm Crest Village Phase 1	Thermalito	22 (a)	Low-income and below	n.a.
Farm Labor Housing center	Unincorporated Area surrounding Gridely	130	Low-income and below	Farmworkers

Notes:

(a) Currently under construction.

(b) Farmworker as defined by the the Unites States Department of Agriculture, Rural Development Program as someone who earns \$5,752.50 per year in a farm labor occupation.

Sources: Housing Authority of Butte County, 2008; Community Housing Improvement Program, 2008; BAE, 2008.

Special Housing Needs

California Government Code Section 65583 (a) (7) requires of an analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, single-female headed households, and families and persons in need of emergency shelter.²⁷ This section provides information on the aforementioned special needs in the Unincorporated Area. Data sources used in this section include 2000 Census, California Department of Finance, HUD, California Employment Development Department, 2002 Agricultural Census, as well as information from local data sources including the Butte County Continuum of Care.

Persons with Disabilities

Table 21 provides information on the number of non-institutionalized disabled residents in the Unincorporated Area, Butte County, and the State of California in 2000 and 2007. The different types of disabilities include sensory, physical, mental, and self-care disabilities. Each has a different relationship to housing need. The severity of these disabilities varies widely, and may require substantial changes to the housing units or only require slight adjustments. Necessary accessibility adjustments may include features such as ramps, extra wide doors, handrails, lowered counters, raised toilets, and a variety of other accessibility features. Other types of disabilities may not require physical alterations to homes, but instead call for supportive services to assist those who may not be able to live independently. Compared to the general population,²⁸ disabled persons are more likely to live alone, earn less, and be homeless.

The 2007 estimates of disabled residents are based on the application of the 2000 disabled population distribution to the current population estimates from the California Department of Finance. Therefore, the distribution of the 2007 estimates mirrors the 2000 distribution figures from Census and serves as a rough estimate of the number of disabled at present.

Across the age groups 5-15 and 16-20 years, the Unincorporated Area displays about the same percentage of persons with disabilities as Butte County and California. In the age category 21-64, however, the percentage of disabled is about one percentage point higher for the Unincorporated Area (about 13 percent for the Unincorporated Area versus 12 percent for Butte County and California). Furthermore, the percentage of disabled over the age of 65 in the Unincorporated Area and Butte County was higher, approximately 7 percent, compared to 4.7 percent in California.

The data on persons with disabilities are presented by type of disability including sensory, physical, mental, self-care, go-outside-home, employment, and two or more disabilities. The Unincorporated Area and Butte County as a whole have similar distributions across the different types of disabilities. Persons with two or more disabilities represent approximately 51 percent of

²⁷ California Government Code Section 65583 (a) (7)

²⁸ Tootelian, Dennis, and Gaedeke, Ralph. "The Impact of Housing Availability, Accessibility, and Affordability on People with Disabilities". Sacramento, CA: State Independent Living Council. April 1999. As cited in the Analysis of Senate Bill 1025.

the disabled population in both jurisdictions. Physically disabled persons represent 18 percent and 16 percent of the disabled population in the Unincorporated Area and Butte County as a whole, respectively. These distributions follow the general pattern seen throughout California.

As the total population of the Unincorporated Area dropped from 2000 to 2007, due largely to annexations, it is assumed that the number of disabled persons also declined proportionately. Based on this assumption, there were about 20,700 disabled persons in the Unincorporated Area in 2000, and the number fell to about 18,200 in 2007. To the extent that areas annexed to the cities contained more or less than average numbers of disabled people, these figures may over- or under-state the disabled population that continues to reside in Unincorporated Areas; however, the figures provide a reasonable estimate of the size of the disabled population for planning purposes.

Testimony provided by the Butte County Housing Authority and by members of the community at the May 29 joint Planning Commission and Board of Supervisors meeting on the Housing Element Update indicated that there is a particular shortage of studio and one-bedroom housing units affordable to extremely low- and very low-income households, to address a need for housing suitable for persons with mental illness who function better without having to share housing.

Elderly

The housing needs of the elderly depend on a combination of factors related to the aging process. These can include a combination of increased medical costs and fixed incomes that are often lower than incomes of the general population, leading to special need for affordable housing. Due to frailty, some elderly people require full or part-time care, while others may be able to live on their own with minor accessibility adjustments in their homes like handrails and grab bars to make bathing, toileting and other activities of daily life safer. The elderly often prefer housing like condominiums and apartments that require less maintenance since physical activities can become more difficult with age.

Age of Householder

The definition of elderly depends on the data source. The Census provides data for households with a head of household age 65 to 74, and 75 and over. The HUD-published CHAS data set defines elderly as one or two-person households where either person is 62 years of age or older. This section examines the needs of elderly households using both 65 and 62 as minimum ages.

Not all elderly households require special housing accommodations, however, as part of the aging process many elderly will find it necessary to modify their housing units, to receive in-home care, or move to residential facilities offering various levels of services or living assistance. As seen in Table 22, owner-occupied households over the age of 65 in the Unincorporated Area fell from approximately 9,800 to 8,900 households from 2000 to 2007. At the same time, the total number of owner-occupied households in the Unincorporated Area fell from around 27,300 to 24,800 households due to annexation. In Butte County, the number of elderly owner-occupied households rose from 17,400 to 19,400, corresponding to an increase in the total number of households from 48,300 to 53,900. Finally, the percentage of elderly owner households in

California (over 14 percent) in 2007 was significantly lower than the percentage of elderly owner households in Butte County (almost 22 percent), and the Unincorporated Area (just over 26 percent).

The Unincorporated Area in 2007 had a significantly lower percent of elderly renters (3 percent of total households) than both Butte County (5 percent) and the State of California (5 percent). These percentages represent approximately 890 and 4,000 elderly households in the Unincorporated Area and Butte County, respectively.

Elderly Housing Cost Burden

Table 23 explores the housing cost burden of elderly households using the HUD 2000 CHAS data set, in which an elderly household is defined as having one or two people, with at least one person over the age of 62. In the Unincorporated Area, the vast majority of elderly households are owners (91 percent). Just over 12 percent of elderly owner households have excessive housing cost burdens and spend between 30 and 50 percent of their incomes on housing. An additional nearly 9 percent of elderly owner households have severe housing cost burdens, meaning they spend more than 50 percent of their income on housing costs.

As a whole, elderly renters constitute 9 percent of all elderly households in the Unincorporated Area. Elderly renter households with housing cost burdens of up to 30 percent represent just under 5 percent of all elderly households. The remaining renter households are divided evenly in the excessive and severe cost burden categories, with 2 percent of all elderly households being renters paying between 30 and 50 percent of income for housing, and 2 percent paying greater than fifty percent.

Of the approximately 11,200 elderly households in Butte County, 6,000 households have at least moderate incomes (over 80 percent of the AMFI). The majority of moderate and above moderate income households have housing cost burdens of less than 30 percent (about 86 percent of owners and 5 percent of renters). The elderly owners and renters with excessive housing cost burdens represent 7.3 percent and 0.3 percent of moderate-income and above moderate-income households, and elderly owners and renters with severe housing cost burdens equal 2 percent and 0.2 percent of moderate-income and above moderate-income households.

About 2,300 elderly households in Butte County have low incomes, and approximately 71 percent of these households have housing cost burdens of less than 30 percent. Eighteen percent of the elderly households have excessive housing cost burdens and the remaining 11 percent experience severe housing cost burdens. The households with severe housing cost burdens consist of 230 owners and 30 renters. As a percentage of elderly owners and renters, owner households carry the largest percentage of excessive and severe housing cost burdens in the low-income category.

Among the very low-income elderly households (about 1,800 households in the Unincorporated Area), excessive and severe housing cost burdens were more prevalent than for higher income categories. Just under 29 percent and 19 percent of the very low-income elderly households (180

households) have excessive and severe housing cost burdens, respectively.

Lastly, extremely low-income elderly households in Butte County number slightly more than 1,000. In this elderly income group, the largest proportion (about 43 percent) has severe housing cost burdens. About 35 percent of all extremely low-income elderly households are owner households with severe cost burdens and about 8 percent are renters. Around 22 percent of extremely low-income elderly households have excessive housing cost burdens.

Large Families

The U.S. Census defines a large family as one containing five or more related members, and the California Department of Housing and Community development recommends using this definition of a large family.²⁹ Often, large lower-income families live in overcrowded conditions and, due to the presence of minor children, may require affordable childcare as well as family-sized living units.

Table 24 presents the size and type of households in both 2000 and 2007 for the three jurisdictions. There are approximately 4,130 households with five or more persons in the Unincorporated Area in 2007, over 10 percent of total households. About 4,060 are family households and the remaining 70 are non-family households (groups of non-related individuals sharing a housing unit). This is slightly higher than the 9 percent of total Butte County households in 2007 containing five or more persons, and significantly lower than the 16 percent of California households in 2007 with five or more persons. Across all three jurisdictions, less than 0.5 percent of total households are non-family households with five or more persons.

Large Family Housing Cost Burden

As reported in Table 25, about half of large family households (54 percent) have moderate and above moderate incomes, and the remaining large family households are split between the low-income (20 percent), very low-income (16 percent), and extremely low-income (10 percent) groups.

For moderate and above income households, 89 percent have housing cost burdens less than 30 percent. Slightly over ten percent experience excessive housing cost burdens, and less than one percent have severe housing cost burdens. No renters have severe housing cost burdens.

Among low-income households, the percentage of households with housing cost burdens lower than 30 percent falls to 67 percent, with around 22 percent of households with excessive housing cost burdens, and just under 11 percent with severe housing cost burdens. Again, no renters in this income category have severe housing cost burdens.

Very low-income large family households (621 in total) include more renters (57 percent) than owners (43 percent). Excessive and severe housing cost burdens are much more prevalent among

²⁹ California Department of Housing and Community Development. *Building Blocks for an Effective Housing Element: Special Needs, Large and Female-Headed Households*. http://www.hcd.ca.gov/hpd/housing_element/index.html. Accessed on Jun 12, 2008.

renter households in this income category. Of the total very low-income large family households, 14 percent are renters with excessive housing cost burdens, 3 percent are owners with excessive housing cost burdens, 37 percent are renters with severe housing cost burdens, and 26 percent are owners with excessive housing cost burdens.

The 392 extremely low-income large family households are split between owners (41 percent) and renters (59 percent). Again, the proportion of renter households with excessive or severe housing cost burdens (51 percent) exceeds the proportion of owner households (29 percent) with severe housing cost burdens.

Single Female-Headed Households with Children

Single female-headed households with children tend to have a higher need for affordable housing compared to family households in general. In 1999, the poverty rate for female-householder families nationally stood at a record low of 27.8 percent, but that was still significantly above the poverty rate of all families (9.3 percent) and married couples (4.8 percent).³⁰ In addition, single female-headed households with children are more likely to need childcare since the mother is often the primary source of income and the sole caregiver for children within the family.

Table 26 examines the prevalence of single female-headed households with children in the Unincorporated Area, Butte County, and the State of California. With a loss of households from 2000 to 2007 due to annexation, the number of female-headed households is presumed to have fallen proportionately, from about 2,100 to an estimated 1,900 households. In 2000 in the Unincorporated Area, about 5.6 percent of all households were female-headed households, with 2.4 percent owners, and 3.2 percent renters. In Butte County in 2000, single female-headed households with children represent almost seven percent of total households and were distributed into just over two percent of the total who were owners and nearly five percent who were renters. Within California, single females head a greater proportion of households (7 percent) with children than the Unincorporated Area. As in the Unincorporated Area and in Butte County, renters make up the larger proportion of this group of households.

Farmworkers

Farmworker data indicate that approximately 6,790 persons work as either full-time or seasonal employees in Butte County. Some farmworkers have special housing needs due to the seasonal nature of their work, along with their need to migrate based on seasonal demand for their services. Butte County has a fluctuating population of seasonal workers as well as a small base of workers who work more than 150 days a year in farm labor. The needs of seasonal workers may be met with farm labor camps, but farmworkers who choose to reside in the County year round need long-term affordable housing.

Table 26 presents the trends in farm employment for Butte County over 16 years from 1992

³⁰ U.S. Department of Commerce News "Poverty Rate Lowest in 20 Years, Household Income at Record High, Census Bureau Reports" September 26, 2000. <http://www.census.gov/Press-Release/www/2000/cb00-158.html>. Accessed on June 10, 2008.

through 2007. A loss of 400 jobs occurred over this period, which constitutes a 13.3 percent decrease in jobs. Farm employment represented just 3.2 percent of overall employment in Butte County in 2007.

The EDD data from Table 26 is derived from Current Employment Statistics (CES) data and CES defines employment as “the total number of persons on establishment payrolls employed full or part-time who receive pay for any part of the pay period that includes the 12th day of the month.”³¹ Since many farmworkers are seasonal employees, they may not be captured in the CES figures. The most recent Agricultural Census in 2002 is another indicator of farm employment, which reports the total number of farmworkers hired in 2002 as well as those working more and less than 150 days a year.

Table 27 reports on Agricultural workers in 2002 and shows that of the 6,800 farmworkers that worked in Butte County at some point in 2002, approximately 2,000 worked 150 days or more and 4,800 worked less than 150 days within the County. Those working 150 days or less are considered seasonal employees. Seasonal employees may work in other sectors within Butte County; they may work in other counties; or they may be unemployed for part of the year. Depending on their situation, their housing needs will vary.

One farmworker housing facility is located in the Unincorporated Area outside of Gridley and is administered by the Housing Authority of Butte County (HABC). The facility offers 130 units of year-round housing to farmworkers, and currently houses about 500 farmworkers and their families.³² The residents pay about \$535 a month (\$17.83 per day) to live at the facility and rental assistance is available for those who meet the USDA Rural Development guidelines. The HABC can provide rental assistance for up to 112 families. Seventy-nine rental assistance slots are currently being utilized leaving 33 slots available for rental assistance. The length of time that farmworkers live at Gridley Farm Labor Housing (FLH) varies greatly, as some residents have been living there for 10 to 20 years, while other families only stay for one or two years. Gridley Farm Labor Housing serves mainly the farmworkers in the Live Oak, Biggs, and Gridley Area, and the housing available at Gridley FLH seems sufficient to meet the needs of farmworkers in the area, given that there continue to be vacant units in the facility.³³

Testimony provided by the Butte County Authority at the May 29 joint Planning Commission and Board of Supervisors meeting on the Housing Element Update indicated that the Housing Authority feels that due to increasing mechanization of farming operations in Butte County, the tendency of farmworkers to live in the community year-round, and other factors, the Housing Authority recommends that housing specifically for farmworkers be de-emphasized in the coming years, with attention being paid to affordable housing needs in general.

[The Housing Authority has submitted a pre-application to the County for a project to completely](#)

³¹ Bureau of Labor Statistics. <http://www.bls.gov/ces/cesfaq.htm>. Accessed on April 14th, 2008.

³² Personal communication. Juan Meza, Farm Labor Housing Manager, December 23, 2008.

³³ Personal communication. Juan Meza, Farm Labor Housing Manager, December 23, 2008.

redevelop Gridley FLH. The project proposes 1 to 1 replacement of existing housing units, with a phased approach that would allow relocation of existing households within the project to accommodate construction activities. New units would range in size from 1 to 4 bedrooms and would be in a multiplex townhouse configuration. The project would include seven ADA units. The Housing Authority plans to undertake the project incrementally, as funding becomes available.

Families and Persons in Need of Emergency Shelter

Table 28 provides a snapshot of the homeless population in Butte County on January 30, 2008, based on a survey conducted by the Butte County Continuum of Care group. At that point in time the homeless population was estimated at 999 persons. Of this population, 322 people had shelter while 270 were unsheltered and the remaining 407 either lived in “doubled-up” living arrangements or lived temporarily in motels.³⁴ The total homeless population consisted of 750 adults (242 with shelter), 134 children traveling with their family (75 with shelter), 44 unaccompanied youth (three with shelter) and 71 people of unknown age (two with shelter).³⁵ Therefore, only around one-third of all homeless adults have shelter and half of the children with families, but the percentage of sheltered unaccompanied youth and those of an unknown age is negligible.

In the Unincorporated Area exclusively, very few people are homeless (16 in total), with six people unsheltered and 10 people in the “other” category.³⁶ The small number of homeless in the Unincorporated Area is at least partially due to the fact that there are no homeless services in the Unincorporated Area.

The homeless are divided into homeless subpopulations. The subpopulation total does not add up to the homeless persons total because a homeless person can fall into more than one subpopulation. Of the 999 homeless persons, over 33 percent have a physical disability, more than 27 percent suffer from a mental illness, and around 24 percent have a chronic substance abuse problem. Only among those with a substance abuse problem was the majority of the population sheltered. In all other homeless subpopulations, more people fit into the unsheltered or other categories than the sheltered category.

Senate Bill 2 Requirements

Under this legislation, signed into law in 2007, if there is an unmet need for emergency shelters within a jurisdiction, then the jurisdiction must accommodate the need for additional capacity to meet these outstanding needs. The Unincorporated Area and other affected jurisdictions can meet this requirement in one of two ways: 1) designate zone(s) within one year that allow emergency shelters as a permitted use or 2) by “adopting and implementing a multi-jurisdictional agreement,

³⁴ Butte County Continuum of Care Report “2008 Point in Time Homeless Count Report” January 30, 2008.

³⁵ Butte County Continuum of Care Report “2008 Point in Time Homeless Count Report” January 30, 2008.

³⁶ The other category is defined as “people are living in doubled-up conditions with others, for example staying temporarily with friends or family, or staying in motels for as much of the month as they can afford to do so. These people do not meet HUDs definition of homelessness.”

with no more than two adjacent jurisdictions, to develop at least one year-round emergency shelter within two years.” If the County decides to fulfill the requirement by supporting the development of a shelter, then it must also designate a zone in the Unincorporated Area that allows for development of an emergency shelter with a conditional use permit.

Since the *Butte County Continuum of Care: Point in Time Homeless Count Report* indicates that six unsheltered homeless people exist in the Unincorporated Area, there is an unmet, albeit small, need for additional emergency shelter to serve the Unincorporated Area. Therefore, the County has one year to establish a zone that allows for emergency shelters as a permitted use, or two years to work towards and then implement an agreement with neighboring jurisdictions to establish an emergency shelter that can accommodate the needs of the homeless in all involved jurisdictions.

Based on direction provided by the Board of Supervisors at their May 29 joint Housing Element meeting with the Planning Commission, the County will include a program in the Housing Element Update to designate at least one zoning district in the Unincorporated Area where emergency shelters will be permitted by right.

Summary

This section analyzed each of the six different special needs populations in the Unincorporated Area, Butte County, and California.

- The percentage of elderly owner-occupied households in Unincorporated Area is significantly larger than that of Butte County overall or the State of California.
- Elderly owners (8,900 households) greatly outnumber elderly renters (890 households) in the Unincorporated Area.
- The Unincorporated Area had a slightly higher share of persons with disabilities (23 percent of non-institutionalized population five years and older), compared to Butte County (21 percent) and California (19 percent).
- Large family households in Butte (about 3,900 in total) represent 10 percent of all households in the Unincorporated Area.
- Single female-headed households with children constitute around 6 percent of households in the Unincorporated Area compared to about 7 percent in Butte County and California.
- Given that there continue to be vacant units in the facility, the existing farmworker housing available at Gridley FLH seems sufficient to meet the needs of farmworkers in the area.
- Of those in need of emergency shelter in Butte County, only 36 percent had shelter, leaving the remainder without shelter. Many of the unsheltered have either mental illness or physical disabilities.

The housing cost burdens among the different special need populations varied in comparison to the housing cost burdens of the total household population. Over 90 percent of the elderly households in the Unincorporated Area own their own homes, but many owners still experience undue housing cost burdens. The percentage of the Butte County elderly owner households with excessive housing cost burdens (around 12 percent), and severe housing cost burdens (just under

9 percent), was proportionately larger than the number of elderly renter households with excessive and severe housing cost burdens (each category around 2 percent of percent of total elderly households).

Large family owner households exhibited a lower concentration with excessive and severe housing cost burdens compared to households overall in the Unincorporated Area, but a higher portion of large family renter households had excessive or severe housing cost burdens compared to households overall in the Unincorporated Area.

The high concentration of elderly and the prevalence of unsheltered homeless persons might necessitate some special types of housing in the Unincorporated Area. In the case of the elderly, the greatest need is among owner households who have high housing cost burdens, and therefore may need financial assistance to remain in their homes. Finally, there is a need to provide accommodations to the unsheltered homeless population in the Unincorporated Area, since there are no shelters in the Unincorporated Area. Butte County should continue to work with the incorporated cities in Butte County to provide additional shelter, especially for adults and the physically disabled.

In addition, the 3,300 individuals identified as physically disabled in the Unincorporated Area may require housing with accessibility, visitability, and universal design features. Some disabled households, especially the nearly 1,700 households with individuals with mental disabilities, may also require housing with behavioral health support services.

Table 21: Civilian Non-Institutionalized Population with Disabilities, 2000 and 2007

Age Range and Disability Type	Unincorporated Butte County				Butte County				State of California			
	2000		2007 (est.) (a)		2000		2007 (est.) (a)		2000		2007 (est.) (a)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Age 5-15	1,089	1.2%	960	1.2%	2,187	1.1%	2,353	1.1%	277,503	0.9%	308,477	0.9%
Sensory Disability	78	0.1%	69	0.1%	202	0.1%	217	0.1%	28,714	0.1%	31,919	0.1%
Physical Disability	58	0.1%	51	0.1%	134	0.1%	144	0.1%	20,150	0.1%	22,399	0.1%
Mental Disability	545	0.6%	480	0.6%	1,162	0.6%	1,250	0.6%	147,963	0.5%	164,478	0.5%
Self-Care disability	22	0.0%	19	0.0%	24	0.0%	26	0.0%	15,068	0.0%	16,750	0.0%
Two or More Disabilities (b)	386	0.4%	340	0.4%	665	0.3%	715	0.3%	65,608	0.2%	72,931	0.2%
Age 16-20	880	1.0%	776	1.0%	1,909	1.0%	2,054	1.0%	331,768	1.1%	368,799	1.1%
Sensory Disability	43	0.0%	38	0.0%	105	0.1%	113	0.1%	14,057	0.0%	15,626	0.0%
Physical Disability	33	0.0%	29	0.0%	101	0.1%	109	0.1%	10,951	0.0%	12,173	0.0%
Mental Disability	221	0.2%	195	0.2%	511	0.3%	550	0.3%	38,843	0.1%	43,179	0.1%
Self-Care disability	4	0.0%	4	0.0%	14	0.0%	15	0.0%	1,379	0.0%	1,533	0.0%
Go-Outside-Home Disability	111	0.1%	98	0.1%	167	0.1%	180	0.1%	59,698	0.2%	66,361	0.2%
Employment Disability	126	0.1%	111	0.1%	342	0.2%	368	0.2%	83,738	0.3%	93,085	0.3%
Two or More Disabilities (b)	342	0.4%	301	0.4%	669	0.3%	720	0.3%	123,102	0.4%	136,842	0.4%
Age 21-64	12,134	13.3%	10,695	13.3%	23,258	12.1%	25,024	12.1%	3,848,497	12.3%	4,278,057	12.3%
Sensory Disability	673	0.7%	593	0.7%	1,220	0.6%	1,313	0.6%	173,787	0.6%	193,185	0.6%
Physical Disability	1,713	1.9%	1,510	1.9%	3,012	1.6%	3,241	1.6%	360,857	1.1%	401,135	1.1%
Mental Disability	601	0.7%	530	0.7%	1,522	0.8%	1,638	0.8%	149,033	0.5%	165,668	0.5%
Self-Care disability	8	0.0%	7	0.0%	26	0.0%	28	0.0%	9,348	0.0%	10,391	0.0%
Go-Outside-Home Disability	295	0.3%	260	0.3%	536	0.3%	577	0.3%	233,959	0.7%	260,073	0.7%
Employment Disability	2,152	2.4%	1,897	2.4%	4,363	2.3%	4,694	2.3%	1,038,865	3.3%	1,154,821	3.3%
Two or More Disabilities (b)	6,692	7.3%	5,898	7.3%	12,579	6.6%	13,534	6.6%	1,882,648	6.0%	2,092,785	6.0%
Age 65 and Over	6,592	7.2%	5,810	7.2%	13,381	7.0%	14,397	7.0%	1,465,593	4.7%	1,629,179	4.7%
Sensory Disability	866	0.9%	763	0.9%	1,592	0.8%	1,713	0.8%	138,871	0.4%	154,371	0.4%
Physical Disability	1,888	2.1%	1,664	2.1%	3,312	1.7%	3,563	1.7%	318,651	1.0%	354,218	1.0%
Mental Disability	327	0.4%	288	0.4%	575	0.3%	619	0.3%	44,774	0.1%	49,772	0.1%
Self-Care disability	7	0.0%	6	0.0%	45	0.0%	48	0.0%	5,486	0.0%	6,098	0.0%
Go-Outside-Home Disability	464	0.5%	409	0.5%	858	0.4%	923	0.4%	182,145	0.6%	202,476	0.6%
Two or More Disabilities (b)	3,040	3.3%	2,680	3.3%	6,999	3.7%	7,530	3.7%	775,666	2.5%	862,244	2.5%
Total Disabled Population	20,695	23%	18,241	23%	40,735	21%	43,828	21%	5,923,361	19%	6,584,513	19%
Total Population 5 Years and Over (c)	91,355		80,523		191,534		206,076		31,384,667		34,887,751	

Notes:

(a) 2007 figures were derived using California Department of Finance and Claritas Inc. population estimates, with Census 2000 Disability distribution estimates.

(b) Not counted in individual categories listed above.

(c) 2007 figures for total population over 5 years of age were derived using California Department of Finance total population estimates and Claritas estimates of the share of the total population under 5 years of age.

Sources: Census 2000, 2008; Claritas Inc., 2008; California Department of Finance, 2008; BAE, 2008.

Table 22: Household Tenure by Age of Householder, 2000 and 2007

Age of Householder	Unincorporated Butte County				Butte County				State of California			
	2000		2007 (est.) (b)		2000		2007 (est.) (b)		2000		2007 (est.) (b)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Occupied												
15-24	249	0.7%	226	0.7%	412	0.5%	460	0.5%	57,500	0.5%	63,275	0.5%
25-34	1,574	4.2%	1,429	4.2%	3,452	4.3%	3,852	4.4%	659,792	5.7%	726,060	5.8%
35-54	10,918	29.3%	9,915	29.2%	19,402	24.4%	21,650	24.5%	3,081,552	26.8%	3,391,058	27.1%
55-64	4,762	12.8%	4,324	12.7%	7,681	9.7%	8,571	9.7%	1,093,538	9.5%	1,203,371	9.6%
65-74	5,245	14.1%	4,763	14.0%	8,595	10.8%	9,591	10.8%	867,286	7.5%	954,395	7.6%
75 and older	4,532	12.2%	4,116	12.1%	8,791	11.0%	9,810	11.1%	786,569	6.8%	865,571	6.9%
Subtotal: Owner-Occupied (c)	27,280	73.2%	24,773	72.9%	48,333	60.7%	53,934	60.9%	6,546,237	56.9%	7,203,729	57.5%
Renter Occupied												
15-24	1,442	3.9%	1,327	3.9%	7,153	9.0%	7,915	8.9%	465,556	4.0%	499,749	4.0%
25-34	2,466	6.6%	2,270	6.7%	7,698	9.7%	8,518	9.6%	1,442,163	12.5%	1,548,082	12.4%
35-54	4,461	12.0%	4,106	12.1%	10,812	13.6%	11,964	13.5%	2,081,501	18.1%	2,234,376	17.8%
55-64	676	1.8%	622	1.8%	1,917	2.4%	2,121	2.4%	401,175	3.5%	430,639	3.4%
65-74	462	1.2%	425	1.3%	1,393	1.8%	1,541	1.7%	275,098	2.4%	295,303	2.4%
75 and older	504	1.4%	464	1.4%	2,260	2.8%	2,501	2.8%	291,140	2.5%	312,523	2.5%
Subtotal: Renter Occupied (c)	10,011	26.8%	9,215	27.1%	31,233	39.3%	34,560	39.1%	4,956,633	43.1%	5,320,672	42.5%
Total Households (c)	37,291	100%	33,988	100%	79,566	100%	88,494	100%	11,502,870	100%	12,524,401	100%

Notes:

(a) 2007 figures were estimated by applying a calculation of the 2000 percentage allocation for each tenure subcategory to the 2007 household by tenure estimates provided by Claritas, Inc. and the 2007 Department of Finance total households figures.

(b) Total household figures may differ from those reported in Table 2. Table 2 reports Census 2000 Summary File 1 data, while Table 19 reports Summary File 3.

Sources: Census 2000, 2008; Claritas, 2007; California Department of Finance, 2007; BAE, 2008.

Table 23: Elderly Households and Household Cost Burden by Income Category and Tenure, Unincorporated Butte County, 2000 (a)

	All Income Levels		Extremely Low Income (<= 30% of AMFI)		Very Low Income (>30% to <= 50%)		Low Income (> 50% to <= 80%)		Moderate and Above Income (> 80% of AMFI)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Elderly Households (b)										
Owner Households										
With 0% to 30% Housing Cost Burden	7,851	70.1%	254	25.1%	871	47.9%	1,590	67.1%	5,137	85.6%
With 30% to 50% Housing Cost Burden	1,370	12.2%	165	16.3%	416	22.9%	350	14.8%	439	7.3%
With 50% or Greater Housing Cost Burden	981	8.8%	357	35.3%	266	14.7%	230	9.7%	128	2.1%
Subtotal: Owner Occupied Households	10,203	91%	776	77%	1,553	86%	2,170	92%	5,704	95%
Renter Households										
With 0% to 30% Housing Cost Burden	547	4.9%	99	9.8%	84	4.6%	95	4.0%	270	4.5%
With 30% to 50% Housing Cost Burden	256	2.3%	56	5.5%	104	5.7%	76	3.2%	20	0.3%
With 50% or Greater Housing Cost Burden	196	1.7%	81	8.0%	76	4.2%	30	1.3%	9	0.2%
Subtotal: Renter Occupied Households	999	9%	236	23%	263	14%	201	8%	299	5%
Total Households	11,202	100%	1,012	100%	1,816	100%	2,371	100%	6,003	100%

Note:

(a) Figures reported above are based on the HUD-published CHAS 2000 data series, which uses reported 1999 incomes. CHAS data reflect HUD-defined household income limits, for various household sizes, which are calculated for Butte County. Total household figures may vary from those reported in Table 2 due to different estimation methodologies.

(b) Elderly Households are defined as one or two-person households where either person is age 62 years or over.

Sources: 2000 CHAS dataset, huduser.org, 2008; BAE, 2008.

Table 24: Family and Non-Family Households by Size, 2000 and 2007

Household Type and Size	Unincorporated Area				Butte County				State of California			
	2000		2007		2000		2007		2000		2007	
Family Households (a)												
2-person Household	12,179	32.7%	12,838	32.4%	22,966	28.9%	24,306	28.6%	2,732,275	23.8%	2,911,640	23.4%
3-person Household	5,251	14.1%	5,715	14.4%	10,401	13.1%	11,339	13.3%	1,719,557	14.9%	1,877,639	15.1%
4-person Household	4,600	12.4%	4,848	12.2%	8,892	11.2%	9,465	11.1%	1,661,554	14.4%	1,784,610	14.3%
5+ -person Household	3,809	10.2%	4,063	10.2%	7,127	9.0%	7,647	9.0%	1,806,663	15.7%	2,030,009	16.3%
Subtotal: Family Households	25,839	69.4%	27,464	69.2%	49,386	62.1%	52,757	62.1%	7,920,049	68.9%	8,603,898	69.0%
Non-Family Households (a)												
1-person Household	8,845	23.8%	9,522	24.0%	21,636	27.2%	23,260	27.4%	2,708,308	23.5%	2,911,020	23.4%
2-person Household	2,036	5.5%	2,131	5.4%	5,787	7.3%	6,073	7.1%	676,021	5.9%	722,340	5.8%
3-person Household	333	0.9%	382	1.0%	1,557	2.0%	1,664	2.0%	122,411	1.1%	138,973	1.1%
4-person Household	94	0.3%	103	0.3%	940	1.2%	947	1.1%	46,407	0.4%	48,738	0.4%
5+ -person Household	59	0.2%	71	0.2%	260	0.3%	296	0.3%	29,674	0.3%	36,682	0.3%
Subtotal: Non-Family Households	11,367	30.6%	12,209	30.8%	30,180	37.9%	32,240	37.9%	3,582,821	31.1%	3,857,753	31.0%
Total Households	37,206	100%	39,673	100%	79,566	100%	84,997	100%	11,502,870	100%	12,461,651	100%

Note:

(a) A "family" household is two or more related people living together. Non-family households are single people living alone, or two or more un-related people living together.

Sources: Census 2000, 2008; Claritas, 2008; California Department of Finance, 2007; BAE, 2008.

Table 25: Large Family Households and Housing Cost Burden, Unincorporated Butte County, 2000 (a)

	All Income Levels		Very Low Income (Less than 30% of AMFI)		Very Low Income (30% to 50% of AMFI)		Low Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Large Family Households (b)										
Owner Households										
With 0% to 30% Housing Cost Burden	1,837	47.4%	45	11.5%	94	15.2%	221	28.3%	1,477	70.9%
With 30% to 50% Housing Cost Burden	378	9.7%	12	3.1%	79	12.7%	86	11.0%	201	9.6%
With 50% or Greater Housing Cost Burden	299	7.7%	103	26.3%	97	15.6%	85	10.9%	14	0.7%
Subtotal: Owner Occupied Households	2,514	65%	160	41%	270	43%	392	50%	1,692	81%
Renter Households										
With 0% to 30% Housing Cost Burden	878	22.6%	32	8.1%	167	26.9%	302	38.6%	377	18.1%
With 30% to 50% Housing Cost Burden	287	7.4%	55	14.0%	128	20.6%	88	11.2%	16	0.8%
With 50% or Greater Housing Cost Burden	201	5.2%	145	37.0%	56	9.0%	0	0.0%	0	0.0%
Subtotal: Renter Occupied Households	1,366	35%	232	59%	351	57%	390	50%	393	19%
Total Households	3,880	100%	392	100%	621	100%	782	100%	2,085	100%

Note:

(a) Figures reported above are based on the HUD-published CHAS 2000 data series, which uses reported 1999 incomes. CHAS data reflect HUD-defined household income limits, for various household sizes, which are calculated for Butte County. Total household figures may vary from those reported in Table 2 due to different estimation methodologies.

(b) A "family" household is two or more related people living together. Non-family households are single people living alone, or two or more unrelated people living together.

Sources: 2000 CHAS dataset, huduser.org, 2008; BAE, 2008.

Table 26: Single Female-Headed Households with Children, 2000 and 2007

Single Female-Headed Households with Children (b)	Unincorporated Butte County				Butte County				State of California			
	2000		2007 (a)		2000		2007 (a)		2000		2007 (a)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owners	904	2.4%	824	2.4%	1,664	2.1%	1,851	2.1%	226,517	2.0%	246,633	2.0%
Renters	1,199	3.2%	1,093	3.2%	3,692	4.6%	4,106	4.6%	586,606	5.1%	638,700	5.1%
Total: Single Female-Headed Households with Children	2,103	5.6%	1,917	5.6%	5,356	6.7%	5,957	6.7%	813,123	7.1%	885,334	7.1%
Total Households (c)	37,291		33,988 (d)		79,566		88,494		11,502,870		12,524,401	

Notes:

- (a) 2007 figures were derived using Department of Finance total households figures and Census 2000 single female-headed households by tenure distribution estimates.
- (b) Family household with a female head of household, no husband present, and one or more household members under the age of 18.
- (c) Total household figures may differ from those reported in Table 2. Table 2 reports Census 2000 Summary File 1 data, while Table 24 reports Summary File 3.
- (d) Loss of households due to annexation of unincorporated areas into cities.

Sources: Census 2000, 2008; Claritas inc., 2008; BAE, 2008.

Table 27: Butte County Average Farm Employment, 1992 - 2007

Year	Farm Employment	Annual Percent Change
1992	3,000	n.a.
1993	3,000	0.0%
1994	3,000	0.0%
1995	2,900	-3.3%
1996	3,000	3.4%
1997	3,100	3.3%
1998	3,000	-3.2%
1999	3,100	3.3%
2000	3,000	-3.2%
2001	2,700	-10.0%
2002	2,500	-7.4%
2003	2,600	4.0%
2004	2,700	3.8%
2005	2,600	-3.7%
2006	2,500	-3.8%
2007	2,600	4.0%
Total Change 1992-2007	(400)	-13.3%

Sources: California Employment Development Department, 2008; BAE, 2008.

Table 28: Hired Farm Labor, 2002

<u>Farm Labor (a)</u>	<u>Butte County</u>	<u>State of California</u>
Hired farm labor	6,786	535,256
Worked 150 days or more	1,972	201,852
Worked less than 150 days	4,814	333,404

Note:

(a) Data are for total hired farm workers, including paid family members, by number of days worked.

Sources: 2002 Agricultural Census, 2008; BAE, 2008.

Table 29: Butte County Homeless Population, January 30, 2008 (a)

	<u>Sheltered (b)</u>	<u>Unsheltered (c)</u>	<u>Other (d)</u>	<u>Total</u>
Adults	242	223	285	750
Children with families	75	20	39	134
Unaccompanied Youth	3	3	38	44
Unknown Age	2	24	45	71
Butte County Total	322	270	407	999
Unincorporated Area (e)	0	6	10	16
Homeless subpopulations (f)	Sheltered	Unsheltered	Other	Total
Developmental Disability	34	44	46	124
Drug Abuse	121	43	72	236
Persons with HIV or AIDS	3	1	2	6
Medical	2	0	1	3
Mental Illness	98	75	101	274
Physical Disability	94	107	137	338
Other	14	19	11	44
Total	366	289	370	1025

Notes:

(a) The above figures represent a point-in-time count on the day of the survey. Since many individuals and families move in and out of homelessness over the course of a year and the data is not perfect, the figures should not be considered perfect estimates.

(b) "This includes only those staying in Emergency Shelters (such as Torres Shelter, Sabbath House, and the Oroville Rescue Mission) and Transitional Housing Programs (such as Esplanade House, VECTORS, and the Well and Orchard House).

(c) "Includes those living in vehicles, on the street or in places not meant for human habitation."

(d) "These people are living in doubled-up conditions with others, for example staying temporarily with friends or family, or staying in motels for as much of the month as they can afford to do so." These people do not meet HUDs definition of homelessness.

(e) Defined as those homeless not in Biggs, Chico, Gridley, Oroville or Paradise.

(f) Sums may not equal total homeless persons in households figures because one homeless person can be part of one or more homeless subpopulations.

Source: Butte County Continuum of Care: Point in Time Homeless Count Report, 2008; BAE 2008.

Governmental and Non-governmental Constraints

Constraints on the development of housing are divided into governmental constraints and non-governmental constraints. Governmental constraints include land use controls, on- and off-site improvement standards, fees and exactions, processing and permit procedures, regulations on housing for persons with disabilities, and government codes and enforcement. Non-governmental constraints include the availability of financing, price of land and cost of construction.

Governmental Constraints

General Plan

The residential General Plan land use designations include High Density Residential (HDR, up to 20 dwelling units per acre), Medium Density Residential (MDR, up to 13du/ac), and Low Density Residential (LDR, up to six du/ac)).³⁷ Residential development is also permitted in the Agricultural Residential, and Foothill Area Residential land use designations at rural densities.

Zoning

Table 30 details the eleven different residential zoning designations in Butte County as established in the 1979 General Plan Land Use Element and currently included in the Butte County Municipal Code. The two residential categories, agricultural residential (AR-1 to AR-10), and agricultural suburban residential allow for one housing unit per lot with a minimum lot size of 0.15 acres. R-1 and R-2 allow single family, duplex, halfplex and dwelling groups as of right, but require use permits for mobile home parks, rest homes, convalescent homes, or sanitariums. R-1 and R-2 do not allow multifamily development as of right nor with a use permit. R-3 and R-4 zones, while similar to R-1 and R-2, differ in that the zones permit multifamily dwellings as of right. The suburban residential designation is unique because single-family or modular homes are permitted as of right, but use permits and minor use permits do not allow for any other development types. The two remaining residential zones, residential-mobile homes and residential-nonconforming, both permit modular homes as of right and the residential-nonconforming zone also allows duplex dwellings, multiple single-family dwellings, and multi-family dwellings with a conditional use permits. The variety among the Butte County zoning designations allows various types of residential units permitted as of right.

Table 31 examines the site development requirements for the R-1, R-2, R-3, and R-4 zones. The minimum lot areas, minimum yard setback, and parking spaces hold constant across the four zoning districts. The minimum lot width and the building site area per dwelling unit varies, with

³⁷ Butte County 2030 General Plan. "Board of Supervisors Preferred Land Use Alternative" July, 30, 2008.

the largest minimum size associated with the R-1 designation and the smallest minimum size for R-4. The building site area per dwelling unit, including two required off-street parking spaces is 6,500 square feet for R-1, 3,250 square feet for R-2 and R-3, and 2,150 square feet for R-4. There are no maximum height regulations in listed for residential development in Butte County's R-1, R-2, R-3, or R-4 zones.

Drainage

The Butte County Improvement Standards, updated in 2006, state that all development projects, residential and non-residential "shall be protected from inundation, flood hazard, sheet overflow and ponding of local storm water, springs, and other surface waters. The design of improvements shall be such that water accumulating within the project will be carried away from the project without injury to any adjacent improvements, residential sites, or residences to be installed on sites within the project, or to adjoining areas...Drainage design within the project shall accommodate anticipated future development within the drainage area."³⁸ General development requirements include construction of drainage improvements resulting in no increase in runoff from its predevelopment peak. If the developer is unable to utilize adjacent natural drainage channels, or if nearby channels lack sufficient capacity, an impact fee is assessed in accordance with Chapter 3 of the Butte County Code. Projects located within a storm drainage assessment district, the Thermalito Master Drainage Plan area, or the Chico Storm Drainage Master Plan area, require additional minimum improvements in addition to payment of a storm drainage impact fee.

Water and Sewer Connections

Where feasible, developers are required to provide proposed residential subdivisions with access to existing and operational water and sewer systems. This includes additional sewer and water mains, lift stations, etc. that may be required both within the subdivision to serve the needs of residents, and those necessary to provide a connection with an existing system, given that the system is within a reasonable distance from the project. When such a connection is impractical due to lack of capacity or other factors, the developer can choose to construct a separate sewer system for the subdivision, to include treatment and disposal facilities.³⁹ In areas where public sewer is provided without a public water system, the developer may be required to provide a community water system as part of the tentative map approval. A community water system is required for all subdivisions with ten or more lots, and for subdivisions that are located fewer than 700 feet from a public water system that is capable of supporting the development.⁴⁰

When public water and sewer service are not available, the developer is permitted to install individual well water and septic waste disposal systems. Installation of these systems requires

³⁸ Butte County Improvement Standards, October 2006. Accessed September 9, 2008. <http://www.buttecounty.net/publicworks/divisions/landdevelopment/impstd.html>

³⁹ Butte County Improvement Standards, October 2006. Accessed September 9, 2008. <http://www.buttecounty.net/publicworks/divisions/landdevelopment/impstd.html>

⁴⁰ Butte County Improvement Standards, October 2006. Accessed September 9, 2008. <http://www.buttecounty.net/publicworks/divisions/landdevelopment/impstd.html>

percolation and soil depth tests that determine the minimum allowable lot size for each parcel.⁴¹ This is necessary in order to promote a healthy water supply for the property owner and surrounding residents.

Chico Urban Area Nitrate Compliance Program

Within the Chico Urban Area, there are restrictions on development that would be served by individual septic systems, due to nitrate contamination in the soil from a proliferation of septic systems. Central Valley Regional Water Quality Control Board Prohibition Order No. 90-126 was issued in 1990, and it prohibits waste discharges from individual septic systems within the Chico Urban area. Effectively, this necessitates that housing in the Chico Urban Area be served by community wastewater treatment systems.

Parking Requirements

On and off-street parking requirements for residential development directly impact the amount of land available for the development of residential units and can greatly influence the cost of a project. The zoning code currently requires two parking spaces per single-family dwelling. For multifamily dwellings, the County requires a minimum of two spaces, with one space per bedroom. For multi-family projects with more than eight units, at least one space per unit must be covered and guest parking is required “equal to twenty percent of the number of dwelling units on site.”⁴² Therefore, a three-bedroom apartment would require three spaces plus additional guest parking. Pertaining primarily to multifamily development, parking lots with eleven or more parking spaces require that 40 percent of the overall number of spaces be designated compact. Handicapped spaces may also be required for residential projects based on standards set forth in the zoning code.

Minimum surfacing guidelines require a dust palliative surface and sufficient drainage to meet the requirements of the Department of Public Works. Parking lots with more than four spaces adjacent to a public street require at least ten feet of landscaping along the public right-of-way and additional landscaping equal to five percent of the gross area of the parking lot. All landscaped planters require a six-inch curb and an irrigation system.⁴³

Although the County has received no complaints, and no commentary was provided by stakeholders or the public in any of the Housing Element meetings to the effect that the parking requirements pose an undue constraint on production of multifamily housing, the Draft Housing Element Policy Document includes a program to evaluation multifamily parking requirements and make amendments as may be appropriate.

⁴¹ Butte County Improvement Standards, October 2006. Accessed September 9, 2008. <http://www.buttecounty.net/publicworks/divisions/landdevelopment/impstd.html>

⁴² Butte County Zoning Code Chapter 24.240. Accessed September 11, 2008. http://municipalcodes.lexisnexis.com/codes/butteco/_DATA/CHAPTER24/Article_IV__General_Development_Re/24_240_Parking_regulations_.html

⁴³ Butte County Zoning Code Chapter 24.240.10. Accessed September 11, 2008. http://municipalcodes.lexisnexis.com/codes/butteco/_DATA/CHAPTER24/Article_IV__General_Development_Re/24_240_10_Off_street_parking_.html

Street Widths

For subdivisions, a minimum of 65 feet is required for public right-of-way improvements, while only 50 feet is required for local access roads, through streets, and cul-de-sacs.⁴⁴ Where necessary, easements may be provided in urban areas for access to residential parcels. Access easements can serve only one single-family unit, must be no longer than 200 feet, and require a “building-free turning area.” Minimum width is 20 feet, including four feet to be used for the installation of necessary utilities.⁴⁵

Street Lighting

Street lighting is required only for subdivisions with an average lot frontage between 125 feet and 200 feet. Single-family subdivisions with lot frontages less than 125 feet, or greater than 200 feet do not require street lighting, except along public street frontages outside the subdivision. In cases where lighting is required, the system is to be installed by the developer.⁴⁶

Pedestrian and Bicycle Paths

Depending on the size of the project, developers may be required to include land for use as pedestrian and bicycle paths. Such paths are required to be a minimum of ten feet in width and are intended to provide ease of access for local residents to public parks, schools, and nearby destinations. Pedestrian paths may only be required for subdivisions of 50 or more parcels, while subdivisions with 200 or more parcels may also require bicycle paths.⁴⁷

Park Dedications

Dedication of public open space is required to conform to the Recreation Element of the General Plan for residential projects that submit a tentative subdivision map, and have “lots averaging two acres or less.”⁴⁸ For lots with 50 or more units, the required land dedication is calculated by multiplying the total number of dwelling units, in the case of single-family residential development, or the maximum allowed density for multifamily projects, by a factor of 0.008 for single-family or 0.005 for multifamily units. This is aimed at providing between two and two and a half acres of dedicated land per one thousand residents. In the case that the dedication is less than one acre, an in lieu fee is substituted. For projects with less than fifty lots and when land for dedication cannot be located within the project, the developer may be required to pay an in lieu fee calculated by multiplying the total acres required for land dedication by the “full cash value per acre of the property to be subdivided.”⁴⁹ If the developer chooses to provide privately owned

⁴⁴ Butte County Code Chapter 20.134. Accessed September 11, 2008. <http://municipalcodes.lexisnexis.com/codes/butteco/>

⁴⁵ Butte County Code Chapter 20.136. Accessed September 11, 2008. <http://municipalcodes.lexisnexis.com/codes/butteco/>

⁴⁶ Butte County Code Chapter 20.152. Accessed September 11, 2008. <http://municipalcodes.lexisnexis.com/codes/butteco/>

⁴⁷ Butte County Code Chapter 20.140 and Chapter 20.141. Accessed September 11, 2008. <http://municipalcodes.lexisnexis.com/codes/butteco/>

⁴⁸ Butte County Code Chapter 20.74. Accessed September 11, 2008. <http://municipalcodes.lexisnexis.com/codes/butteco/>

⁴⁹ Butte County Code Chapter 20.79. Accessed September 11, 2008. <http://municipalcodes.lexisnexis.com/codes/butteco/>

parcs and open space, the equivalent acres or in lieu fee may be subtracted from the total amount required by the County.

Watershed Protection Overlay Zone

As noted in the 2004 Housing Element Background Report, as well as in the existing Butte County Zoning Code, the Watershed Protection Overlay (WP) zoning designation provides additional development standards and requirements in Butte County's unique watershed areas. These additional requirements are designed to limit costs to local governments in the long term by acting to preserve existing water supplies. This is done through additional regulation of land uses, sewage disposal, and erosion control measures.

Feather River Recreational Overlay Zone

Development proposals within the Feather River Recreational Overlay zone are required to submit an additional proposal to the California Department of Transportation (CalTrans) in addition to the Planning Division of the Department of Development Services, regarding potential impacts on the Highway 70 corridor. Also, development is limited by a 100-foot setback requirement, which creates a buffer between proposed development projects and the Feather River. While these requirements do not significantly affect the potential for development within this zone, the setback requirement will reduce the overall land area available for residential projects.

Site Development Regulations

Tables 31 reports site development regulations for the R-1 through R-4 zoning designations. While the 2004 Housing Element Background Report stated that "much of the land upon which residential development can occur in unincorporated Butte County is not included in one of these four residential zones and instead is zoned for larger parcels (exceeding one acre)," ⁵⁰ these four designations represent the only zones in which multifamily and high density residential development is permitted by right. The lowest density is the R-1 zone with a maximum density of six dwelling units per gross acre. The highest densities are in the R-3 and R-4 zones with maximum densities of 20 dwelling units per gross acre. For many rural developments, maximum densities may be limited by the land area made available due to septic system requirements. There are no set minimum densities.

Fees and Exactions

Residential permit fees offset the cost to various Butte County departments to process development projects. In addition, development impact fees cover new development's fair share of necessary community infrastructure, facilities, and other capital improvements, to ensure adequate services as the community grows.

Table 32 calculates the total fees on both a per unit and per square foot basis for single family detached homes and multifamily units in Butte County and in areas covered by the North Chico

⁵⁰ Butte County Housing Element Update, Background Report. May 25, 2004. Accessed September 11, 2008. [http://www.buttecounty.net/dds/Planning/Current_General_Plan_Elements/ButteCountyHEBackgroundReport\(final%20draft\).pdf](http://www.buttecounty.net/dds/Planning/Current_General_Plan_Elements/ButteCountyHEBackgroundReport(final%20draft).pdf)

Specific Plan. These fees became effective on March 29, 2008, and will be updated after the fee changes are presented to the Board of Supervisors for consideration on March 24, 2009.⁵¹

Appendix C provides a map of the North Chico Specific Plan, and the emphasis for this analysis is upon unincorporated lands that fall within this Specific Plan area because there is a different set of fees for development within the Plan area. The first part of the table covers the fees generally applicable to all single-family and multifamily unit developments. For single-family detached homes in the Unincorporated Area, the fees per unit amount to \$7.30 per square foot or approximately \$11,000 per unit. The school impact fees, followed by the road and fire impact fees, represent the most significant fees in the Unincorporated Area. The amount of fees for a single family detached home represents approximately 4 percent of the median sales price for single-family units in Butte County (\$266,500). Impact fees are slightly higher for single-family detached units within the North Chico Specific Plan boundaries because additional trails, storm drain, and parks fees apply. Within the North Chico Specific Plan, fees equal \$12,600 per unit, or \$8.40 per square foot.

Multifamily developments have a higher cost per square foot, but a lower per unit cost than single-family detached units because many of the planning administration fees are fixed and do not change in accordance with the lower unit square footage of the multifamily units. The fees associated with multifamily development in the County amount to around \$7,100 per unit, or \$7.90 per square foot. Accounting for the additional costs for the multifamily units in the North Chico Specific Plan Area, the fees for multifamily units in this area are about \$8,000 per unit, or \$8.90 per square foot.

The bottom of Table 32 includes additional fees applicable under special circumstances. Fees such as Planning and Administration fees for variance, conditional use permits, and rezones, as well as environmental fees for Mitigated/Negative Declarations, just to name a few, do not apply to every residential project. Table 32 contains a complete list of these additional fees.

Processing and Permit Procedures

Table 33 provides estimates of the time it takes for Butte County to process and approve new residential projects in Butte County. Not all of the listed procedures are required for every development, so the time it takes for the approval of a residential project is dependent upon the necessary procedures. The processing times for all the procedures, with the exception of appeals to the Boards of Supervisors and environmental documentation, have increased significantly since 2004. It currently takes about 10 months for a use permit requiring a public hearing, 15 months for a rezone, and 24 months for approval of a PUD or an amendment to the Butte County Zoning Code, Specific Plan, or General Plan.

Since single-family developments are permitted as of right in all of the zoning districts except for some Commercial and Industrial zones, only a building permit is required and the development is not subject to the processing and permitting procedures listed in Table 33. The same holds true

⁵¹ Personal Communication. Pete Calarco, Assistant Director Butte County Development Services, March 17, 2009.

for multifamily dwellings that are permitted as of right in R-3 and R-4 zones. Therefore, given the prevalence of land that already allows single-family and multifamily development as of right, the long processing times for zoning and General Plan requirements do not represent an undue constraint on developers' ability to build housing in the Unincorporated Area.

Constraints to Housing for Persons with Disabilities

On January 1, 2002, SB 520 went into effect, requiring local jurisdictions to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities as part of a jurisdiction's housing element update. The County has not adopted a Reasonable Accommodations Ordinance and does not have a formal process for individuals with disabilities to make requests for changing zoning, permit processing, or building laws. Butte County has removed the constraint of obtaining a use permit for certain types of housing that would accommodate the disabled, by allowing group homes with six persons or fewer by right in the residential zones.⁵² Butte County has not taken other steps to remove constraints on housing for persons with disabilities, such as evaluating the zoning code for compliance with the Americans with Disabilities Act (ADA).

Zoning and Land Use

Butte County has not evaluated how the County's policies adhere to fair housing laws, however, Butte County has made some policy concessions for the disabled. The parking standards for certain types of housing in Butte County are unique whereby "convalescent homes, rest homes, nursing homes, sanitariums, etc.[must designate] one space for every four beds plus one space for each two employees (other than the staff doctors) plus one space for each doctor assigned to the staff, but in no case less than one space per seven hundred fifty (750) square feet of gross floor area."⁵³ This is in contrast to the higher parking requirements for traditional multifamily development which requires "one parking space per bedroom but in no case less than two spaces per dwelling unit plus additional guest parking spaces equal to twenty percent of the number of dwelling units on site."^{54 55}

Butte County allows group homes in all of the residential zoning districts either by right or with use permits, dependent upon the number of people in living in the group home. The prevalence of sites zoned for residential use does not unreasonably restrict the siting of group homes. In addition, Butte County Municipal Code does not appear to distinguish between families and unrelated adults, and therefore complies with fair housing laws.

In accordance with State law "licensed family, foster, or group homes in conjunction with six or fewer individuals on a twenty-four (24) hour basis," are permitted in all residential zones, and

⁵² Butte County allows group homes "for mentally disordered or otherwise handicapped persons or neglected children" 24-120 R-1 through R-4 (Residential Zones)

⁵³ Butte County Municipal Code Chapter 24-240 Parking regulations.

⁵⁴ *Ibid.*

⁵⁵ The guest parking requirement only applies to multifamily projects containing more than eight units.

those homes with six or more individuals require a conditional use permit.⁵⁶ Occupancy standards across all zoning districts do not differentiate between families and unrelated adults because the zoning code defines a family as “one or more individuals living together as a single housekeeping unit in a single dwelling unit.”⁵⁷ Finally, the current General Plan Land Use Element does not set a minimum distance between special needs housing facilities.

Permits and Processing

Butte County does not have a special process for retrofitting homes for accessibility, but rather such an improvement or addition would be subject to the general regulations in the Butte County Building Code. As discussed in the previous section, the County does allow group homes with six persons or fewer by right in residential zones, and allows group homes with more than six persons with a use permit. This use permit requirement has not prevented large group homes from being approved in the County, considering that Butte County did approve a 50-unit adult rehabilitation facility operated by the Salvation Army in 2003.⁵⁸ The use permit process for group homes is the same as for all other residential developments that require a use permit. As a final point, Butte County treats all group homes providing on-site services the same as group homes without such services because they allow group homes to provide services on a 24-hour basis.⁵⁹

Building Codes

Butte County has adopted the 2007 Uniform Building Code, and none of the minor local amendments decrease the ability of the County to accommodate persons with disabilities. The County has not adopted a universal design element nor does the County have a formal process of providing reasonable accommodations in the Building Code for persons with disabilities.

Conclusion

Butte County has already made some changes to its County Code to accommodate the disabled, including permitting group homes of six or fewer persons as a right in residential zones, but the County needs to take further steps to comply with SB 520. Specifically, the Draft Housing Element Update proposes a program to adopt a Reasonable Accommodations Ordinance to formalize the process for disabled persons to obtain concessions related to zoning, permit processing, and building laws that will allow them equal access to housing. The Draft Housing Element Update Policy Document proposes a program to clarify that Single-Room Occupancy units are considered multifamily units, and subject to the same requirements as other multifamily units in the same zoning district. The Draft Housing Element Update Policy Document also proposes a program to clarify that transitional and supportive housing units will be treated the same as other comparable housing units that are not designated as transitional or supportive, in the same zone, without any additional regulatory constraints.

⁵⁶ Butte County Municipal Code Chapter 24-120 R-1 through R-4 (Residential Zones)

⁵⁷ Butte County Municipal Code Chapter 24-305 Definitions

⁵⁸ Personal Communication. Dan Breedon. Principal Planner, Butte County Department of Development Services. March 6, 2009.

⁵⁹ Butte County Municipal Code Chapter 24-120 R-1 through R-4 (Residential Zones)

Building Permits

The building permit process in Butte County remains unchanged since 2004. Reviewing and issuing permits consistently take about two weeks for a single-family unit and four weeks for a multifamily unit. If the plans have to be altered the process can take longer, but the standard process allows for a quick turnaround in the Building Division and is not an undue burden.

Codes and Enforcement

As of January 1, 2008 Butte County enforces the 2007 editions of the California Building, Electric, Mechanical, and Plumbing Codes.⁶⁰ Prior to 2008, Butte adhered to the California Building (2001), Electric (2004), Mechanical (2001), Plumbing (2001), and Codes. The County will continue to follow the 2005 Energy Commission Standards and the 1997 Uniform Housing Code (UHC) with California Amendments in 2008 just as the County had during 2007.⁶¹ A series of four meetings between the months of October 2007 and December 2007 presented the changes in the Codes to the building community. The County generally adheres to the 2007 editions of the California Codes, with some minor local changes, and therefore codes and enforcement in Butte County regulate building similar to the rest of California.

Nongovernmental Constraints

Availability of Financing

Butte County is affected by the conditions in the national credit market. High national foreclosure rates and failing banks have tightened the credit market and made it hard for developers to obtain construction and permanent loans to build units. The credit crisis has seriously curtailed the availability of nontraditional mortgage products like adjustable rate mortgages and subprime mortgages.

Quality credit scores, documentable income, and a significant down payment are now crucial to obtaining a home loan, thereby limiting the number of households able to obtain financing to purchase homes. This will exclude certain households that previously could have qualified to buy homes, forcing them into the rental market. This decrease in the availability of credit indicates that Butte County may have to facilitate an increase in the number of rental units available, to provide these households displaced from the for-sale market with adequate rental housing options.

Price of Land

Vacant residential land in Butte County from October 1, 2007 to April 1, 2008 had a median price of about \$16,100 per acre, for a parcel of nearly six acres. The range of price was drastic, from a low of about \$2,190 per acre across 34 acres in Feather Falls to a high of around \$110,100 per acre for 1.09 acres in Magalia. The price of land in the Unincorporated Area does not appear to

⁶⁰ Butte County Department of Development Services “Announcement: New Codes Coming in January” September 6, 2007.

⁶¹ *Ibid.* 1997 is the most recent Californian Uniform Housing Code.

hinder the development of housing.

Cost of Construction

The cost of construction for in Butte County remains reasonable for both single-family and multifamily housing developments.

Single-Family Market Rate Housing

Data from Orsillo Construction and Bidwell Builders indicates that total costs in Butte County, excluding land, can range from a low of \$131 per square foot to around \$210 per square foot, depending upon the size of the home and the quality of the product. Typically, costs for conventionally built single-family market rate housing will be affordable to above moderate-income households; however, it is possible that economically-built, modestly sized single-family homes could be affordable to moderate-income households.

Mobilehome Units

Mobilehome units on individually-owned lots provide an affordable source of housing in Butte County. Based on information from local mobilehome dealers, costs for a basic mobilehome, delivered, set up on a “soft-set” or permanent foundation, with well and septic systems, may range from below \$100,000 for a single-wide unit to about \$130,000 to \$150,000 for a typical double-wide unit. Adding these costs to potential land costs, of \$16,000 per unit (which is taken from the median price for residential land parcels reported above), plus fees of approximately \$11,000 per unit, it is reasonable to expect that mobilehome units could be developed for a total as low as approximately \$125,000 per unit for a smaller unit or \$160,000 for a double-wide unit that would be suitable for a family. These costs would be affordable to moderate-income households with three- and four-person households, as indicated in Table 17.

Affordable Housing

There are a limited number of affordable housing developments in the Unincorporated Area, with the exception of the Gridley FLH, operated by the Butte County Housing Authority, and the 22-unit Palm Crest Subdivision, which is currently under construction. Because it represents a current project, Palm Crest provides the best indicator of the feasibility of developing affordable housing in the Unincorporated Area. According to representatives of the Community Housing Improvement Program (CHIP), the sponsors of the Palm Crest Subdivision that CHIP builds and operates affordable housing throughout Butte County as well as some surrounding Counties.⁶² CHIP has been able to successfully develop housing in the Unincorporated Area of Butte County for lower-income households through their Mutual Self-Help Housing program. The Palm Crest Subdivision is located in Thermalito, an unincorporated community. Since the beginning of 2007 through the end of 2008, CHIP has completed 37 homes in the Palm Crest Subdivision. As of April 2009, an additional seven homes were already complete and pending homebuyer loan closings. The total project size is 79 units, with an overall project density of 4.5 units per acre.

⁶² Personal Communication. Imelda Michel, Community Housing Improvement Program, Self Help Housing Program Manager. April 2, 2009.

The land for the Palm Crest Subdivision has a general plan designation of Low Density Residential (LDR) under the current Butte County General Plan. LDR allows housing development at a density of six dwelling units per acre.⁶³

Phase 2 of the project is currently under construction and all of the following costs are related to this phase of the project. Phase 2 will include a total of 28 units. The unit mix is as follows:

- 20 units: five-bedroom/two-bath units with 1,486 square feet.
- 5 units: four-bedroom/two bath units with 1,342 square feet
- 1 unit: three-bedroom/two bath unit with 1,300 square feet
- 2 units: three-bedroom/two bath units with 1,272 square feet.

These 28 units are on about 7.2 acres making the lot size approximately 6,000 square feet. The cost of the land, which is part of the larger 17.69 acres for the entire development, was around \$67,000 per acre at the time of initial purchase in 2003.⁶⁴ The site improvements, completed in 2005, cost about \$150,000 per acre. The hard construction costs equated to an approximately \$56 per square foot because of the volunteer labor required of all of the homeowners in the Palm Crest Subdivision.⁶⁵ The average soft cost per unit equals about \$68,000 and includes a developer fee and a technical assistance fee. Finally, the profit on the units is about five percent, which goes to cover overhead.⁶⁶ Thus, the total costs of Phase 2 are around \$5.7 million or about \$205,000 per unit or \$142 per square foot. Project subsidies write down the costs to make them affordable to the targeted income households.

Cost data on recent affordable housing developments were also gathered for the incorporated cities of Butte County. Cost information from Murphy Commons in Chico, and the 1200 Park Ave. Senior Apartments in Chico serve as a proxy for the potential cost of new affordable housing development that could occur in the Unincorporated Area. Murphy Commons is an 86-unit multifamily development consisting of two-, three-, and four-bedroom apartments. Excluding the cost of land, the total cost per unit for the Murphy apartments amounted to around \$208,000 or \$214 per square foot. The other development, 1200 Park Ave. Senior Apartments, contains 107 units of two- and three-bedroom apartments and had a total cost per unit, minus land costs, of about \$146,000 per unit, or \$224 per square foot.

⁶³ Butte County Land Use Element. Adopted October 20, 1979 and last revised 2000. Pg. L-55

⁶⁴ Personal Communication. Imelda Michel, Community Housing Improvement Program, Self Help Housing Program Manager. April 2, 2009.

⁶⁵ *Ibid.*

⁶⁶ Personal Communication. Imelda Michel, Community Housing Improvement Program, Self Help Housing Program Manager. June 2, 2009.

Housing Sites Inventory and Analysis

This section determines whether the Unincorporated Area has a sufficient amount of land available for the development of housing to meet the Unincorporated Area's Regional Housing Need Allocation (RHNA), as determined by the Regional Housing Needs Plan (RHNP). The analysis begins with a [review of the County's progress towards accommodating its RHNA# assessment of the area's RHNP](#), and then provides a list of sites suitable to produce the [remaining unmet RHNA required housing units](#). Government Code Section 65583.2 defines the process of identifying the adequate sites.⁶⁷ This section also analyses the zoning regulations in relation to the provision of housing affordable to all income levels, emergency shelters and transitional housing, and other variations in housing types. Data for this section come from the Butte County Association of Governments (BCAG), Butte County Department of Development Services, and Butte County Zoning and Second Dwelling Unit ordinances.

Regional Housing Needs Allocation

The Department of Housing and Community Development (HCD) identifies the supply of housing necessary to meet the existing and projected growth in population and households in California. Each of the 38 Councils of Governments (COGs) in the State receives a Regional Housing Needs Allocation (RHNA) from HCD that specifies the number of units, by affordability level, that the COG region must plan to accommodate during its Housing Element planning period. Each COG then distributes the allocations throughout the cities and counties pursuant to article 65584 of the California Government Code. The allocation must be consistent with the following objectives:

- 65584(d)(1) "Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low and very low-income households"
- 65584(d) (2) "Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns."
- 65584(d) (3) "Promoting an improved intraregional relationship between jobs and housing."
- 65584(d)(4) "Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census."⁶⁸

HCD determined the RHNA for the BCAG region, consistent with the objectives above.

⁶⁷ Amendment of State Housing Element Law, Chapter 724, Statutes of 2004, AB 2348. Chapter 724 established Government Code Section 65583.2

¹⁶ California Government Code Section 65584.

Regional Housing Needs Allocation, 2007-2014

On June 24, 2008, the Butte County Association of Governments finalized the RHNA for the current planning period. Table 34 presents the RHNA for the January 1, 2007 through June 30, 2014 compliance period, a seven and a half year time span. The unit allocation for the Unincorporated Area (3,402) is significantly lower than in 2001-2008, and the distribution of units among income categories is also different. For 2007-2014, the total units are divided up between very low-income (20 percent), low-income (24 percent), moderate-income (26 percent), and above moderate-income (26 percent). Of the very low-income allocation, approximately 50 percent (or 10 percent of the total RHNA) can be assumed to reflect the needs of extremely low-income households). In 2001-2008, the distribution of units heavily leaned towards above moderate-income units (46 percent), and then very low- income (20 percent), low-income (16 percent), moderate-income (18 percent). The reasoning behind BCAG's lower unit allocation for the Unincorporated Area for 2007-2014 lies in data on population growth, the condition of the housing stock, and relative income distribution.⁶⁹

Housing Units Constructed and/or Permitted to Date

Since January 1, 2007, Butte County has permitted a number of housing units that fulfill a portion of the County's RHNA. This includes 37 low-income housing units in the self-help Palm Crest Subdivision, 38 second units (which are presumed to be affordable to low-income households due to their size and their being rental units), plus 338 mobilehome units (which are presumed affordable to moderate-income households due to the low development costs) and 253 additional single-family units which are presumed to be affordable to above moderate-income households. See discussion in section below on Zoning to Accommodate the Development of Affordable Housing to Lower Income Households, for analysis documenting the affordability of the various types of housing for lower- and moderate-income housing.

Net Outstanding RHNA

As a result of the units already produced, Butte County's net outstanding RHNA that must be accommodated on available sites for housing development in the Unincorporated Area is: 1,163 very low-income units and low-income units, 274 moderate, and 1,299 above moderate-income units.

Inventory of Land Suitable for Residential Development

To determine the development capacity of the land currently available in the Unincorporated Area to meet the County's net outstanding RHNA, State housing law mandates an analysis of suitable land. Table 35 presents a list of vacant land available for residential development with a General Plan land use designation of HDR, or MDR, in various zoning districts appropriate to accommodate new housing development that can be affordable to households with a range of income levels. In addition to the specific HDR and MDR parcels listed in Table 35, County GIS records indicate that there are approximately 2,006 parcels with LDR residential designations

⁶⁹ Butte County Association of Governments "DRAFT Butte County Regional Housing Needs Plan January 1, 2007 – June 30, 2014" http://www.bcag.org/_planning/documents/RHNP_FINAL_2007.pdf. Accessed on April 16, 2008.

where at least one additional single-family dwelling unit could be constructed. A total of about 787 acres with the HDR and MDR land use designations is potentially available for housing. Given that HDR allows for up to 20 du/ac, and the MDR up to 13 du/acre, the General Plan designations result in a potential unit capacity well in excess of the remaining outstanding RHNA.

Not all of the vacant residential land, however, is suitable for development. State law also requires further analysis that refines the unit capacity the available land. The other factors that determine the suitability of the vacant land include:

- Infrastructure capacity such as water, sewer (both on-site and distribution facilities) throughout Butte County
- Environmental constraints like floodplains, and watershed protection zones.
- Viability of the sites within the Housing Element planning period through June 30, 2014.

It is necessary to examine these additional constraints in order to arrive at a realistic estimate of residential development capacity in the Unincorporated Area. The realistic unit capacity reduces the potential unit capacity because of environmental constraints and/or limited infrastructure capacity. In response to HCD's comments, the realistic unit capacity of each site shown on the housing sites inventory (Table 35 of the Housing Element Needs Assessment) has been reduced by 25 percent from the maximum allowable density, to accommodate the possibility that developers might significantly under-build on the available sites. The purpose of the 25 percent reduction is to reflect the reality that often times developers build housing in Butte County at lower densities than land use and development controls allow. This reduction reflects current and historic development patterns in the County. Although the County has no experience to suggest that there are any existing constraints to developers wishing to build at the maximum allowable densities, the County believes that this 25 percent reduction from unit yields at maximum densities provides a conservative estimate of the total unit capacity on the identified sites. The following sections include an analysis of both infrastructure capacity and environmental constraints for the sites listed in Table 35.

While some of the sites in the land inventory are large (greater than 15 acres) these sites are still appropriate for affordable housing development because of the opportunity for Specific Plan development followed by subdivision of the property into smaller parcels which could be acquired and developed by affordable housing developers. Butte County is currently working through the approval process for the Rio D'Oro Specific Plan on 689 acres.⁷⁰ The Specific Plan calls for a variety of commercial and residential uses, including 324 acres of residential development. A total of 26 acres of the residential acreage will allow for housing at a density of 13-20 dwelling units per acre and six acres will be zoned for a density of 20 to 30 dwelling units per acre.⁷¹ Similarly, Specific Plans for other large sites could also be developed to facilitate

⁷⁰ Rio D'Oro Specific Plan Draft. March, 2009. http://www.buttecounty.net/dds/Planning/specific_plans/Rio_d_Oro/2009-03-05/07375_SPB_March%202009.pdf Accessed August 10, 2009.

⁷¹ *Ibid*

housing development in the future. The Housing Element Update includes a program to facilitate the subdivision of large sites into smaller sites that could more easily be acquired and developed by affordable housing developers.

HDR Land Use Designation

Existing sSites with a land use designation of HDR and residential zoning total approximately 38 acres of land in the Unincorporated Area.

Infrastructure Availability

All of the sites have both water and sewer service available. The Lake Oroville Area Public Utility District provides sewer service to all of the sites, and South Feather Water and Power Agency and California Water Service Company – Chico District both serve the HDR sites.

Environmental Constraints

The sites do not have any known environmental constraints. The sites are not within a watershed protection zone or the 100-year flood plain.

MDR Land Use Designation

Based on an evaluation of sites with the MDR land use designation, a subset of sites listed in Table 35 indicate a total of about 270 acres that are potentially available for residential development with the Housing Element planning period ending June 30, 2014.

Infrastructure Availability

Only selected sites with a MDR designation currently have both water and sewer service available on site. There is no water and sewer service on 11 of the sites, and an additional 10 sites have water service, but no sewer service on site. All sites either lacking water or sewer service have a realistic unit capacity of zero units, although the sites could be developed in the future if water and/or sewer service expanded onto these sites. The remaining sites all have water provided by South Feather Water and Power Agency, Paradise Irrigation District, Durham Irrigation District, Lake Madrone Water District, Thermalito Irrigation District, California Water Service Company – Oroville District, or the California Water Service Company – Chico District, and sewer service from the Lake Oroville Area Public Utility District or the Thermalito Irrigation District.

Environmental Constraints

None of the sites identified are within the Butte County watershed protections zones, but some of the sites are within the 100-year flood plain. Sites that lay completely within the 100-year floodplain have a realistic unit capacity of zero, and sites lying partially within a 100-year floodplain have a reduced realistic unit capacity that coincides with the portion of the site within the 100-year floodplain.

Land Inventory after Accounting for Infrastructure and Environmental Constraints

As summarized in Table 356, after accounting for the environmental and infrastructure constraints in each of the study areas, and reducing the resulting unit yields by an additional 25

percent to accommodate the possibility of developers significantly under-building on the available sites, the total number of potential units decreases, leaving the Unincorporated Area with a total of at least 2,544 units that could be developed within the RHNA time horizon, assuming all sites are built at the allowable densities. This unit count takes into consideration reductions in potential units due to the elimination of sites that have no sewer or water service, or are located completely within a 100-year flood zone. Additionally, as discussed below, land use changes that are pending as part of the Butte County General Plan Update will result in some alterations to the land use inventory. The most significant effect will be to substantially increase the County's capacity to accommodate housing development potentially affordable to lower-income households on land that can be developed at densities up to 20 dwelling units per acre, or more. Additionally, implementation of the updated Housing Element will result in bringing zoning for a number of sites listed in Table 35 into alignment with their current HDR and MDR General Plan designations.

Zoning to Accommodate the Development of Housing Affordable to All Income Levels

Sites to Accommodate Housing for Lower Income Households

Government Code Section 65583.2 sets default minimum allowable densities for zoning presumed to accommodate housing that would be affordable for lower-income households. The Government Code classifies jurisdictions in four different categories. Butte County is categorized as a suburban jurisdiction, where the default minimum density to accommodate housing affordable for lower income households is at least 20 dwelling units per acre.⁷² Under the current General Plan, the HDR land use designations allow up to 20 dwelling units per acre/ae. In response to comments from HCD on the Housing Element, the County will include a program in the updated Housing Element to provide additional sites zoned for High Density multifamily residential development, that will be adequate to accommodate the County's entire unmet RHNA for lower lower-income housing units (1,163 units). As summarized on Table 365, the Housing Element Update will implement General Plan and zoning amendments that will provide land zoned for housing development at up to 20 dwelling units or greater, by right, sufficient to accommodate 1,170 lower-income units. The remaining buildout of the Palm Crest affordable housing subdivision accounts for 42 additional lower-income units, and the anticipated development of additional second units in line with historic trends in second unit development will yield another 40 units affordable to lower-income households through June 30, 2104. Together, these actions will give the County a total capacity of 1,252 additional lower-income housing units, available HDR sites have a realistic unit capacity of 758 units.

Butte County could also can accommodate the remainder of its RHNA for lower-income households on land currently designated MDR, -zoned land that which can be developed at densities of up to 13 dwelling units per acre. Although this density is below the default minimum density for housing affordable to lower-income households, the following information

⁷² Department of Housing and Community Development, Division of Housing Policy Development, "Amendment of State Housing Element Law – AB 2348" June 9, 2005.

demonstrates that sites with the MDR land use designation can feasibly accommodate housing for lower-income households. The reasoning behind the default minimum densities laid out by California Government Code section 65583.2(c)(3) is that by allowing developers to build at higher densities, affordable housing developers may purchase less land in order to accommodate a given number of housing units. The code section then assumes that this translates into a lower average land cost, per housing unit produced. When combined with other costs for housing development, this lower land cost is then presumed to contribute to an overall lower average cost per unit to produce housing, thus facilitating affordable housing production. The discussion that follows is intended to explain how the relatively low land values in the Unincorporated Area create a situation where affordable housing can feasibly be built at densities allowed in the MDR land use category.

First, it is necessary to establish a reasonable assumption for the value of residential land that could be developed for medium density housing in the Unincorporated Area. In addition, information was previously provided that demonstrates that residential land costs in the Unincorporated Area are very reasonable, with a median cost of \$16,100 per acre. Based on this price, at densities of 13 dwelling units per acre, land costs might average approximately \$1,250 per housing unit compared with an average land cost of about \$800 per housing unit at 20 dwelling units per acre. The median cost per acre for sites zoned at 13 dwelling units per acre is indeed over 50 percent higher than zones zoned at 20 dwelling units per acre. While that percentage is significant, this percentage translates into an actual increase in cost of only \$450 per housing unit. Therefore, a subsidy in the amount of \$450 per unit would make the cost of building housing at 13 dwelling units per acre equal to the cost to build at 20 dwelling units per acre. This demonstrates that in Unincorporated Butte County, the difference in land cost per unit between 20 dwelling units per acre and 13 dwelling units per acre would have a minimal effect on overall housing production costs.

For MDR sites, the lower density (than the statutory default minimum) allowed may even facilitate some development cost savings, since the lower density would give developers more flexibility in siting and designing their units to economize in the construction process. In fact, information was previously presented on the Palm Crest Subdivision, in which Community Housing Improvement Program is developing self-help single-family detached housing units at densities of just under five units per acre for lower-income households on land that has a Low Density Residential designation.

Considering that: (a) residential land costs in Butte County are minimal; (b) these costs mean that a reduced maximum density from 20 dwelling units per acre to 13 units per acre has a minimal effect on overall housing production costs; and, (c) market conditions, as demonstrated by Community Housing Improvement Program's choice to develop affordable housing on land designated at lower densities suggest that there may even be a feasibility advantage to developing affordable housing at lower densities than the default minimum densities prescribed by State law, Butte County believes that land available for multifamily housing development at up to 13 dwelling units per acre is suitable to accommodate a portion of its RHNA for lower-income households. Nevertheless, to ensure that developers have a range of options to develop affordable

housing within Butte County, the County will provide sufficient land zoned for development at 20 dwelling units per acre or more, to accommodate the County's entire unmet RHNA for lower-income households, and MDR sites are shown in Table 37 as available to accommodate moderate-income housing demand, through the development of multifamily rental housing.

Table 35 lists sites with MDR land use designations ~~and residential zoning~~ that would permit multifamily residential development. The table excludes many vacant sites that are relatively small in size, instead focusing on parcels that are large enough to facilitate projects of a size that would achieve economies of scale in planning and production. As summarized on the table, the estimated realistic unit capacity of these sites is 12,851,097 units. These sites, combined with the available and proposed HDR sites could more than accommodate the County's remaining outstanding RHNA for lower-income and moderate-income units.

Additional Lower-Income Unit Capacity Based on Anticipated Second Units

Butte County has finalized construction permits for an average of eight second units per year since adopting the 2004 housing element. Based on this track record, Butte County anticipates that for the five-year planning period from July 1, 2009 through June 30, 2014, it can continue to average eight second units per year, for an additional 40 units. As discussed previously, based on the market findings that rental housing tends to be affordable to low-income households, and because second units cannot be sold separately from the property on which the primary residential unit sites, second units are presumed to be affordable to lower-income households. It should be pointed out that Butte County does not need to rely on any second units already produced, or anticipated in the next five years, to accommodate its RHNA; rather, these units are highlighted in Table 36 because they do represent a useful source of affordable housing.

Sites for Development of Housing Affordable to Moderate-Income Households

As discussed previously, MDR sites are assumed to be capable of accommodating development of housing affordable to moderate-income households, such as market rate multifamily rental units. In addition, mobilehomes represent a valuable source of housing in Butte County, because they can be developed at costs that are affordable to moderate-income households. The vacant land inventory on Table 35 has identified vacant sites covering approximately 1034 acres of vacant land in the MDR land use category on smaller parcels that ~~that have zoning that~~ would be appropriate for single-family residential development, including mobilehomes. The estimated realistic unit capacity of this land is 1251,672 units. Based on the County's experience with single-family units permitted since the beginning of January 2007, approximately 57 percent of single-family units are mobilehomes, and the remainder are conventionally built dwellings. Assuming that this proportion remains, the County expects that this subset of MDR sites can accommodate development of 71956 mobilehome units that would be affordable to moderate-income households.

In addition, mobilehomes can also be constructed on parcels with LDR land use designations. Butte County GIS records indicated that there are at least 2,006 vacant parcels with LDR land use designations and residential zoning in the Unincorporated Area, where at least one housing unit could be built. Assuming that 58 percent of the units that could be constructed on these sites

would be mobilehomes, Table 376 estimates that 1,147 of these units could be affordable to moderate-income households. In total, Table 37 estimates that Butte County has capacity to accommodate development of 2,795 additional moderate-income housing units. This is well in excess of the County's net outstanding RHNA of 274 units for moderate-income households.

Sites for Development of Housing Affordable to Above Moderate Income Households

The remaining unit capacity on the MDR and LDR parcels that are suitable for single-family development after accounting for the anticipated mobilehome production is available to accommodate the County's remaining unmet RHNA for above moderate-income housing. As indicated in Table 376, this amounts to capacity for at least additional 912 housing units. This figure falls short-exceeds of the County's outstanding unmet RHNA for above-moderate income units by a healthy margin; however, it should be noted that while each LDR parcel is counted only as accommodating one new housing unit, many parcels will be capable of supporting more than one unit, if subdivided. Additionally, excess capacity for lower-income and moderate-income housing units can provides more than sufficient additional-back-up capacity to fully accommodate the County's outstanding RHNA for above-moderate income for above-moderate-income needs households.

Summary

Based on housing sites inventory presented in Tables 35 and 36 and the accompanying analysis above indicating the potential affordability of housing units constructed in various General Plan land use categories and zoning districts, Butte County has adequate vacant land capacity to accommodate its outstanding unmet RHNA, for households at all income levels. Table 376 summarizes the County's ability to accommodate its RHNA through a combination of units already built, and units that could be built on sites that are currently available or that will be made available through programs included in the HousignHousing Element Update. available sites. The County easily accommodates its RHNA at all income levels on land that is already designated and zoned for residential development.

Zoning for Emergency Shelters and Transitional Housing

Emergency Shelter

As of January 1, 2008, Government Code Section 65583(a)(4) requires the County to accommodate the development of at least one, year-round, emergency shelter within its jurisdiction and have capacity in the Unincorporated Area's emergency shelters for homeless residents.^{73 74} As previously mentioned, the Unincorporated Area can meet this requirement in one of two ways: 1) designate zone(s) within one year that allow emergency shelters as a permitted use or, 2) by "adopting and implementing a multi-jurisdictional agreement, with no

⁷³ Building Block for Effective Housing Elements, "Adequate Sites Inventory and Analysis: Zoning for Emergency Shelters and Transitional Housing". http://www.hcd.ca.gov/hpd/housing_element/index.html. Accessed on April 25, 2008.

⁷⁴ Senate Bill 2, Chapter 633. Amendment to Acts 655582, 65583 and 65589.5. Approved by Governor on October 13, 2007. Effective January 1, 2008.

more than two adjacent jurisdictions, to develop at least one year-round emergency shelter within two years.”⁷⁵ If the County decides to fulfill the requirement by supporting the development of a shelter, then it must also designate a zone in the Unincorporated Area that allows for development of an emergency shelter with a conditional use permit.⁷⁶ Therefore, the County has until August 31, 2010 to establish a zone that allows for emergency shelters as a permitted use, or work towards and then implement an agreement by August 31, 2011 with neighboring jurisdictions to establish an emergency shelter that can accommodate the needs of the homeless in all involved jurisdictions. The Board of Supervisors, at the May 29th Housing Element meeting determined that the most appropriate way to address this requirement is to provide a zoning district where emergency shelters can be developed as of right. County staff has determined that the most appropriate zone to fulfill this requirement is the Light Industrial zone. There is adequate vacant land in this zone. County staff estimates that there are approximately 342 acres on 25 vacant parcels within this zone. Much of the land is located along major highways and transportation corridors that would allow access to transit, and adjacent to the incorporated cities so clients would have access to services. There are sites in both the Chico and Oroville urban areas. The light industrial zone is an appropriate location to allow emergency shelters by right, since the zone is compatible with the operation of emergency shelters, whose clients may arrive and leave at various hours of the day and night on a transient basis. Additionally, the other uses allowable within the Light Industrial zone are limited such that their operations would be compatible with the operation of emergency shelters. The Draft Housing Element Update contains a program to effectuate the change in zoning regulations to allow emergency shelters by right in the Light Industrial zoning district.

Transitional Housing

As discussed earlier, transitional housing consists of housing that former homeless individuals are living in for up to two years while they strive to live on their own. Typically, residents of transitional housing are provided with various services that facilitate their eventual relocation to permanent housing, which may or may not include various support services. State housing law mandates that neither zoning nor development standards can place an unnecessary burden on the production and operation of transitional housing. The current Butte County zoning code already allows for “use of a single-family residence as a small family day care home, licensed family care home, foster home, or group home for mentally disordered or otherwise handicapped persons or neglected children. Said homes shall serve six or fewer persons.”⁷⁷

Zoning for a Variety of Housing Types

Single Room Occupancy Units

The Butte County Zoning Code does not currently provide a zone that specifically allows for single room occupancy (SRO) residential dwelling units either as of right or with a conditional

⁷⁵ Senate Bill 2, Chapter 633. Amendment to Acts 655582, 65583 and 65589.5. Approved by Governor on October 13, 2007. Effective January 1, 2008.

⁷⁶ Senate Bill 2, Chapter 633. Amendment to Acts 655582, 65583 and 65589.5. Approved by Governor on October 13, 2007. Effective January 1, 2008.

⁷⁷ Butte County Zoning Code 24-120

use permit. However, there are no provisions in the zoning code for R-3 and R-4 zones that would prohibit SRO units. The Draft Housing Element Update proposes a program to amend the zoning regulations to conform to State law and allow SRO units where multifamily units are allowed, subject to the same standards as other multifamily units in the same zone.

Transitional and Supportive Housing

The Butte County Zoning Code does not currently provide a zone that specifically allows for transitional and supportive housing units either as of right or with a conditional use permit. The Draft Housing Element Update proposes a program to amend the zoning regulations to conform to State law and clarify that transitional and supportive housing developments are residential uses, and that transitional and supportive housing units will be treated the same as other similar residential uses in the same zone, with no additional regulatory requirements.

Manufactured Housing

California Government Code Section 65852.3(a) requires that local jurisdictions “allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S. C. Secs. 5401 Et. Seq.) on a foundation system, pursuant to section 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings.”⁷⁸ Subsequently, manufactured dwellings, certified by this 1974 Act, and the lots on which they are situated, cannot be subject to development standards, like lot setback requirements, parking standards or minimum lot size requirements, different from those required for regular residential development. However, additional standards may be set for architectural features such as roof overhangs and siding or roofing materials.

The Butte County Zoning Code currently complies with section 65862.3(a) of the Government Code by allowing installation of modular homes, defined as a mobile home, certified under the National Manufactured Housing Construction and Safety Standards Act, in all zones that permit single-family residential dwellings. In addition, the Mobile Home Park (MHP) zone permits mobile homes with 500 or more square feet of gross area as a primary uses, subject to the approval of a master development plan. Development requirements for the MHP zone include a minimum of ten contiguous acres and divided into no fewer than fifty mobile home lots, with a maximum density of ten lots for every 750 square feet in gross area per acre. Development standards for mobile home lots within the MHP zone include a minimum site area of 2,700 square feet, an average width of 42 feet, or 30 feet plus the width of the mobile home for sites designed for double width or larger units, and a minimum frontage of 30 feet.⁷⁹

Second Units

The Second Dwelling Ordinance 24-280 outlines the requirements and standards for development of second units in compliance with California Government Code Section 65852.2. According to the ordinance, a second dwelling unit is a residential structure built in addition to a main

⁷⁸ California Government Code Section 65854.3 (a). Accessed September 5, 2008. <http://www.leginfo.ca.gov/cgi-bin/waisgate?WAISSdocID=6578427152+0+0&WAISaction=retrieve>.

⁷⁹ Butte County Code Chapter 24.205. Accessed September 5, 2008. <http://municipalcodes.lexisnexis.com/codes/butteco/>

residential dwelling, that is either attached or detached from the main structure, and can involve new construction or re-use of existing buildings, as well as designation of an existing residential unit to allow construction of a new, larger primary residence. A second unit must be equipped with its own separate entrance, in addition to private kitchen and bathroom facilities.

The County's second dwelling unit ordinance permits the construction of second units as an accessory use, subordinate to the primary use, on any legal lot in a residential zone, and in some non-residential zones including Highway Commercial (H-C), Neighborhood Commercial (N-C), Residential Professional (R-P), Timber Mountain (TM), Planned Unit Development (PUD), and Scenic Highway and Unclassified (U).⁸⁰ County code states that second units cannot be constructed on parcels already occupied by more than one residential dwelling and are “prohibited on: (1) Land Subject to Land Conservation Act Contracts and per the County Resolution implementing the Williamson Act; (2) Where specific findings are made that due to adverse health, safety and welfare impacts a particular area or a particular project cannot (for reasons enumerated) support second dwelling units; (3) Land within Zones B1, B2 and C1 of the 2000 Airport Land Use Compatibility Plan; (4) North Chico Specific Plan area (5) Agricultural zones, i.e. A-5 through A-160; (6) Land within the “WP” (Watershed Protection) Overlay Zone.”⁸¹

Development standards require the provision of one off-street parking space for second units with one or two bedrooms, and two spaces for units with more than two bedrooms. Second unit parking requirements are in addition to those for the primary residence. Second units are not subject to size limitations, providing all necessary improvements and site development standards are met, including those typical for residential building permits and the applicable zoning district. Residency for second units is unrestricted, except that either the primary residence, or the second dwelling unit, must be occupied by the owner of the property. A deed restriction must be executed stating this occupancy requirement before the owner can receive a building permit.⁸²

Farmworker Housing

The Agricultural Zones, A-5 through A-160 allow by right one single-family dwelling unit or modular home, as well as farmworker housing, including mobile homes, for up to 12 workers and their families.

Summary

A comparison between the preliminary sites inventory analysis and the RHNA indicates that overall the County has more than enough sites to accommodate the outstanding unmet RHNA of 2,736 units. In addition, considering market conditions and trends and the potential feasibility of developing affordable housing units in HDR and MDR zones, as well as accounting for a small number of additional second units that could be affordable at the lower-income level, [and](#)

⁸⁰ Butte County Second Dwelling Unit Ordinance 24-280.

⁸¹ *Ibid.*

⁸² *Ibid.*

additional HDR sites that will be provided through implementation of the programs contained in the Housing Element Update, the County will have more than ~~as~~-adequate sites to accommodate its outstanding RHNA for households at each income level, as summarized in Table 376.

Table 30: Butte County Zoning (Page 1 of 4)

Zoning District	Minimum Lot Size (a)	Dwelling Units per Acre (b)	Residential Uses Permitted as of Right (c) (d) (e)	Use Permits and Minor Use Permits Associated with Residential Development
A-5 through A-160 (Agricultural)	Varies between 5 and 160 acres	0.01 to 0.2	One single-family dwelling unit or modular home, and farmworker housing (including mobile homes) for up to twelve workers and their families	n.a.
AR through AR-10 Zones (Agricultural Residential)	Varies between 0.15 and 10 acres	0.10 to 6.70	One single-family dwelling unit or modular home, and one second dwelling unit	Duplex dwellings, multiple residences, multiple-family dwellings require use permits in all zones. Mobile home parks are permitted in the AR, AR-1/2, and AR-1 zones, require use permits and are subject to General Plan Densities
A-SR Zone (Agricultural Suburban Residential)	At least 0.15 acres	6.70	One single-family dwelling unit or modular home, and one second dwelling unit	Mobile home parks require a use permit and are subject to General Plan densities.
FR-1 through FR-160 Zones (Foothill Recreational)	Varies between 1 and 160 acres	0.01 to 1.00	One single-family dwelling unit or modular home, and one second dwelling unit	Mobile home parks are permitted in the FR-1 zone only; require a use permit.
M-R Zone (Mountain or Recreation Subdivision-Residential)	5 acres	0.2	One single-family dwelling unit or modular home, and one second dwelling unit	n.a.
R-1 Zone (Residential)	Varies between 0.15 and 0.16 acres	6.70	(f) One single-family dwelling unit or modular home, and one second dwelling unit	Mobile home parks, rest homes, convalescent homes, or sanitariums require a use permit.
R-2 Zone (Residential)	Varies between 0.09 and 0.16 acres	13.40	(g) One single-family dwelling unit modular home, duplexes, halfplexes, dwelling groups, , and one second dwelling unit.	Mobile home parks, rest homes, convalescent homes, or sanitariums require a use permit.
R-3 Zone (Residential)	Varies between 0.09 and 0.16 acres	13.40	(g) One single-family dwelling unit modular home, duplexes, halfplexes, dwelling groups, multifamily dwellings, apartments, condos, or townhomes, and one second dwelling unit.	Mobile home parks, rest homes, convalescent homes, or sanitariums require a use permit.

Notes:

- (a) Minimum lot size for parcels connected to an approved public water supply system. For lots that are served by individual wells and/or individual sewage disposal systems, a minimum lot size of 8,125 square feet, or the area necessary to accommodate the structure and the necessary systems, is required.
- (b) Based upon the minimum lot size for each given zoning district.
- (c) Accessory dwelling units are considered an accessory use that is subordinate to the primary permitted use and are constructed in addition to a primary dwelling unit.
- (d) 4,000 square feet for a halfplex or the area necessary to accommodate the structure and the necessary public systems.
- (e) A dwelling Group is a cluster of more than one residential building of such type as is permitted by the zoning district, located on one lot.
- (f) Based upon the minimum building site area of 6,500 sq. ft./unit.
- (g) Based upon the minimum building site area of 3,250 sq. ft./unit.
- (h) Based upon the minimum building site area of 2,150 sq. ft./unit.

Sources: Butte County Zoning Code, 2008; Butte County Housing Element, 2004; BAE, 2008.

Table 30: Butte County Zoning (Page 2 of 4)

Zoning District	Minimum Lot Size (a)	Dwelling Units per Acre (b)	Residential Uses Permitted as of Right (c) (d) (e)	Use Permits and Minor Use Permits Associated with Residential Development
R-4 Zone (Residential)	Varies between 0.09 and 0.16 acres	20.30	(h) One single-family dwelling unit modular home, duplexes, halfplexes, dwelling groups, multifamily dwellings, apartments, condos, or townhomes, and one second dwelling unit.	Mobile home parks, rest homes, convalescent homes, or sanitariums require a use permit.
R-N Zone (Residential-Nonconforming)	At least 0.15 acres	6.70	One single-family dwelling unit or modular home, and one second dwelling unit	Duplex dwellings, multiple single-family dwellings, and multi-family dwellings require a use permit.
RT-1 through RT-1A Zone (Residential-Mobile Home)	At least 0.15 acres	6.70	One single-family dwelling unit or modular home, and one second dwelling unit	n.a.
SR through SR-5 (Suburban Residential)	Varies between 0.15 and 5 acres	0.20 to 6.70	One single-family dwelling unit or modular home, and one second dwelling unit	n.a.
C-1 Zone (Light Commercial)	Varies between 0.15 and 5 acres	0.20 to 6.70	One single-family dwelling unit or modular home as an accessory to a commercial use	Residential uses not associated with a permitted use, multi-family dwellings and mobile home parks require a use permit.
C-2 Zone (General Commercial)	Varies between 0.15 and 5 acres	0.20 to 6.70	One single-family dwelling unit or modular home as an accessory to a commercial use	Residential uses not associated with a permitted use, multi-family dwellings and mobile home parks require a use permit.
C-C Zone (Community Commercial)	n.a.	n.a.	n.a.	One single-family dwelling per parcel or attached to the main commercial use if occupied by owner, multiple dwellings and dwelling groups with special development standards, and mobile home parks not to exceed ten dwelling units per acre, all require use permits.
H-C Zone (Highway Commercial)	Varies between 0.15 and 5 acres	0.20 to 6.70	One single-family dwelling unit or modular home, and one second dwelling unit	Duplex dwellings, multiple single-family dwellings, and multi-family dwellings require a use permit.

Notes:

- (a) Minimum lot size for parcels connected to an approved public water supply system. For lots that are served by individual wells and/or individual sewage disposal systems, a minimum lot size of 8,125 square feet, or the area necessary to accommodate the structure and the necessary systems, is required.
- (b) Based upon the minimum lot size for each given zoning district.
- (c) Accessory dwelling units are considered an accessory use that is subordinate to the primary permitted use and are constructed in addition to a primary dwelling unit.
- (d) 4,000 square feet for a halfplex or the area necessary to accommodate the structure and the necessary public systems.
- (e) A dwelling Group is a cluster of more than one residential building of such type as is permitted by the zoning district, located on one lot.
- (f) Based upon the minimum building site area of 6,500 sq. ft./unit.
- (g) Based upon the minimum building site area of 3,250 sq. ft./unit.
- (h) Based upon the minimum building site area of 2,150 sq. ft./unit.

Sources: Butte County Zoning Code, 2008; Butte County Housing Element, 2004; BAE, 2008.

Table 30: Butte County Zoning (Page 3 of 4)

Zoning District	Minimum Lot Size (a)	Dwelling Units per Acre (b)	Residential Uses Permitted as of Right (c) (d) (e)	Use Permits and Minor Use Permits Associated with Residential Development
N-C Zone (Neighborhood Commercial)	n.a.	n.a.	One single-family dwelling unit or modular home when attached to the primary commercial use and occupied by the owner, employee or operator of the commercial use	n.a.
R-P Zone (Residential-Professional Office)	n.a.	n.a.	One single-family dwelling unit or modular home, and one second dwelling unit	One single-family dwelling unit modular home, duplexes, halfplexes, dwelling groups (c), mobile home parks, rest homes, convalescent homes, sanitariums and second dwelling units require a use permit.
L-I (Limited Industrial Zone)	n.a.	n.a.	Residence of caretaker or proprietor	n.a.
M-1 (Light Industrial)	n.a.	n.a.	Caretaker or night watchman residence as an accessory to the primary use	Any residential use other than that already listed for this district.
M-2 (Heavy Industrial)	n.a.	n.a.	Caretaker or night watchman residence as an accessory to the primary use	Any residential use other than that already listed for this district.
C-F (Commercial Forestry)	160 Acres	0.01	n.a.	Permanent residential quarters for persons employed on the premises.
TPZ-160 (Timber Preserve)	160 Acres	0.01	Housing units compatible to timber uses	n.a.
A-Z (Airport)	n.a.	n.a.	One caretaker residential dwelling	n.a.
MHP (Mobile Home Park)	10 Acres	0.1	Mobile homes with less than 500 square feet of gross area	n.a.

Notes:

- (a) Minimum lot size for parcels connected to an approved public water supply system. For lots that are served by individual wells and/or individual sewage disposal systems, a minimum lot size of 8,125 square feet, or the area necessary to accommodate the structure and the necessary systems, is required.
- (b) Based upon the minimum lot size for each given zoning district.
- (c) Accessory dwelling units are considered an accessory use that is subordinate to the primary permitted use and are constructed in addition to a primary dwelling unit.
- (d) 4,000 square feet for a halfplex or the area necessary to accommodate the structure and the necessary public systems.
- (e) A dwelling Group is a cluster of more than one residential building of such type as is permitted by the zoning district, located on one lot.
- (f) Based upon the minimum building site area of 6,500 sq. ft./unit.
- (g) Based upon the minimum building site area of 3,250 sq. ft./unit.
- (h) Based upon the minimum building site area of 2,150 sq. ft./unit.

Sources: Butte County Zoning Code, 2008; Butte County Housing Element, 2004; BAE, 2008.

Table 30: Butte County Zoning (Page 4 of 4)

Zoning District	Minimum Lot Size (a)	Dwelling Units per Acre (b)	Residential Uses Permitted as of Right (c) (d) (e)	Use Permits and Minor Use Permits Associated with Residential Development
PUD (Planned Unit Development)	n.a.	n.a.	n.a.	n.a.
S-H (Scenic Highway)	n.a.	n.a.	One single-family dwelling unit or modular home, and one second dwelling unit	n.a.
U (Unclassified)	n.a.	n.a.	One single-family dwelling unit or modular home, and one second dwelling unit	Multi-family dwellings, including duplexes.

Notes:

- (a) Minimum lot size for parcels connected to an approved public water supply system. For lots that are served by individual wells and/or individual sewage disposal systems, a minimum lot size of 8,125 square feet, or the area necessary to accommodate the structure and the necessary systems, is required.
- (b) Based upon the minimum lot size for each given zoning district.
- (c) Accessory dwelling units are considered an accessory use that is subordinate to the primary permitted use and are constructed in addition to a primary dwelling unit.
- (d) 4,000 square feet for a halfplex or the area necessary to accommodate the structure and the necessary public systems.
- (e) A dwelling Group is a cluster of more than one residential building of such type as is permitted by the zoning district, located on one lot.
- (f) Based upon the minimum building site area of 6,500 sq. ft./unit.
- (g) Based upon the minimum building site area of 3,250 sq. ft./unit.
- (h) Based upon the minimum building site area of 2,150 sq. ft./unit.

Sources: Butte County Zoning Code, 2008; Butte County Housing Element, 2004; BAE, 2008.

Table 31: Butte County R-1 through R-4 Site Development Regulations by Zoning District

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>
Minimum Lot Area				
Acres				
Interior Lot (a)	0.15	0.15	0.15	0.15
Corner Lot (a)	0.16	0.16	0.16	0.16
<i>Halfplex (Zero Lot Line)</i>	-	0.09	0.09	0.09
<i>Corner Lot</i>	-	0.11	0.11	0.11
Square Feet				
Interior Lot (a)	6,500	6,500	6,500	6,500
Corner Lot (a)	7,000	7,000	7,000	7,000
<i>Halfplex (Zero Lot Line)</i>	-	4,000	4,000	4,000
<i>Corner Lot</i>	-	5,000	5,000	5,000
Minimum Lot Width (Feet)				
<i>Interior Lot</i>	65	65	65	65
<i>Corner Lot</i>	70	65	55	55
<i>Cul-de-sac (Public Street Frontage)</i>	40	40	40	40
Minimum Yard Setback (Feet)				
Front (b)	20	20	20	20
Side	5	5	5	5
Rear	15	10	5	5
Building Site Area per Dwelling Unit (Square Feet) (c)	6,500	3,250	3,250	2,150
Parking Spaces (per Dwelling Unit)	2	2	2	2

Notes:

- (a) On public sewage disposal service. All other lots meet requirements of the environmental health division for septic systems, the minimum lot sizes may be required to be larger.
- (b) This increases to 25 feet when adjacent to a federal aid road. Measured from the ultimate right of way.
- (c) Including two off-street parking spaces.

Sources: Butte County Zoning Code, 2008; BAE, 2008.

Table 32: Government Fees, Butte County, March 2008 (Page 1 of 2)

Fees	Single-Family Detached Subdivision County (a)	Single-Family Detached Subdivision North Chico Specific Plan (b)	Multifamily Complex County (c)	Multifamily Complex North Chico Specific Plan (d)
General Applicable Fees				
Planning and Administration Fees				
<i>Planning Clearance Reviews</i>	\$76 (f)	\$76 (f)	\$76 (f)	\$76 (f)
Subdivision Fees				
<i>Tentative Subdivision Map (h)</i>	\$7,592	\$7,592	n.a.	n.a.
<i>Final Parcel Map (i)</i>	\$2,448	\$2,448	n.a.	n.a.
<i>Certificate of Compliance</i>	\$2,834	\$2,834	\$2,834	\$2,834
Construction Fees				
<i>Building Permit (l)</i>	\$18,829 (m)	\$18,829 (m)	\$10,207 (n)	\$10,207 (n)
Impact Fees				
<i>Sheriff</i>	\$15,074	\$15,074	\$11,377	\$11,377
<i>Library</i>	\$8,155	\$8,155	\$6,512	\$6,512
<i>Community Water/Sewer (o)</i>	\$8,134	\$8,134	\$8,134	\$8,134
<i>Fire</i>	\$21,470	\$11,740	\$17,143	\$8,800
<i>Public Works (Roads)</i>	\$26,751	\$31,620	\$17,572	\$21,420
<i>General Government</i>	\$19,428	\$19,428	\$15,513	\$15,513
<i>School (p)</i>	\$89,100	\$89,100	\$53,460	\$53,460
<i>Trails</i>	n.a.	\$4,960	n.a.	\$3,700
<i>Storm Drain</i>	n.a.	\$10,360	n.a.	\$2,440
<i>Parks</i>	n.a.	\$21,840	n.a.	\$16,380
<i>Processing</i>	\$100	\$100	\$100	\$100
Total Fees	\$219,991	\$252,290	\$142,926	\$160,951
Total Fees per Square Foot	\$7.33	\$8.41	\$7.94	\$8.94
Total fees per Unit	\$11,000	\$12,614	\$7,146	\$8,048
Additional Applicable Fees in Special Circumstances				
Planning and Administration Fees				
<i>Variance</i>	\$4,605	\$4,605	\$4,605	\$4,605
<i>Conditional Use permit (e)</i>	\$6,472	\$6,472	\$6,472	\$6,472
<i>Rezone</i>	\$9,637 (f)	\$9,637 (f)	\$9,637 (f)	\$9,637 (f)
<i>Planned Unit Development</i>	\$12,772 (f)	\$12,772 (f)	\$12,772 (f)	\$12,772 (f)
<i>Specific Plan Amendment (g)</i>	\$16,352 (f)	\$16,352 (f)	\$16,352 (f)	\$16,352 (f)
<i>Development Agreement</i>	\$7,109 (f)	\$7,109 (f)	\$7,109 (f)	\$7,109 (f)
Subdivision Fees				
<i>Lot line Adjustment (j)</i>	\$1,715	\$1,715	\$1,715	\$1,715
Environmental compliance fees				
Mitigated/Negative Declaration (k)	\$3,387	\$3,387	\$3,387	\$3,387

Sources: Butte County of Development Services, 2008; Butte County Environmental Health Department, 2007; BAE, 2008.

Table 32: Government Fees, Butte County, March 2008 (Page 2 of 2)

Notes:

- (a) Assumes a 20 unit development with each unit 1,500 square feet.
- (b) Fees for residential developments within the North Chico specific Plan Area, part of which lies outside of the City of Chico Boundaries. These fees represent the fees applied to areas with R-1 Zoning. There are slightly different impact fee schedules for SR-1, SR-3, SR-1/PD, R-1 and R-3 zoned areas. The example here is of R-1 because it has the highest per unit impact fees of all the zoning designations in the North Chico Specific Plan area.
- (c) Assumes one building with 20 units with each unit 900 square feet.
- (d) North Chico Specific Plan R-3 designation because R-3 zoning allows for multi-family development.
- (e) Includes cost of an environmental health pre application review.
- (f) Minimum fee, additional hourly fee applies if additional time staff time is necessary.
- (g) Additional Environmental Health fee may apply if community water and sewer not being used.
- (h) More than four lots and includes Planning, Environmental Health and Land Development fees.
- (i) Final subdivision map, assumed had tentative subdivision map approval.
- (j) Includes a deed change with the Department of Environmental Health.
- (k) Planning fees as well as Fish and Game Notice of Determination fees.
- (l) Building Department, Environmental Health and Land Divisions fees.
- (m) Construction fees for California Building Code occupancy R-3 for house plans that have been "mastered", i.e. are not custom homes, and are construction type IIB, IIIB, IV, or VB. Assumes 1,500 sq. ft.
- (n) Construction fees for California Building Code occupancy R-2 Apartment Building and are construction type IIB, IIIB, IV, or VB. Assumes 1,000 sq. ft.
- (o) Includes General Sheriff and Jail fees.
- (p) Multiple school districts serve Unincorporated Butte County, the School impact fees here represent the Chico Unified School District Fees.

Sources: Butte County of Development Services, 2008; Butte County Environmental Health Department, 2007; BAE, 2008.

Table 33: Schedule of Residential Processing Times, Butte County

Residential Approval	Approximate Processing Time
Rezoning	15 months
Use Permits Requiring Public Hearing	10 months
Planned Unit Residential Development	24 months
Amendment to the Butte County Zoning Code, Specific Plan or General Plan	24 months
Tentative and parcel maps	10 months
Variance	6 months
Appeals to Board of Supervisors	30 - 90 days
Environmental Documentation	Varies from 180 to 365 days

Sources: Butte County Department of Developmental Services, 2008; BAE, 2008.

Table 34: Final RHNA for Butte County, January 1, 2007 - June 30, 2014

Jurisdiction	All Income Levels		Very Low-Income		Low-Income		Moderate-Income		Above Moderate-Income	
	Allocation	Percentage	Allocation	Percentage	Allocation	Percentage	Allocation	Percentage	Allocation	Percentage
Unincorporated County	3,402	24%	684	20%	554	24%	612	26%	1,552	26%
City of Biggs	155	1%	51	2%	27	1%	22	1%	55	1%
City of Chico	5,716	41%	1,560	46%	1,007	44%	960	40%	2,189	37%
City of Gridley	1,068	8%	258	8%	133	6%	182	8%	495	8%
City of Oroville	2,363	17%	403	12%	362	16%	421	18%	1,177	20%
Town of Paradise	1,240	9%	412	12%	189	8%	174	7%	465	8%
County-wide										
HCD requirement	13,944	100%	3,368	100%	2,272	100%	2,371	100%	5,933	100%

Sources: BCAG, 2008; BAE, 2009.

Table 35: Current Available Land Inventory Summary (Page 1 of 4) (a)

APN	GP Designation	Zoning	Max. Allowable Density (units per acre)	Acres	Potential Unit Capacity	Existing Use	Realistic Unit Capacity (b)	Environmental Constraints (c)	Infrastructure Capacity (d)
HDR Land Use Designation, Residential Zoning, Sites Suitable for Multifamily Developments									
078-170-044-000	HDR	R-3	20	19.93	399	Vacant	299		
078-170-062-000	HDR	R-3	20	6.85	137	Vacant	103		
078-170-055-000	HDR	R-3	20	6.45	129	Vacant	97		
078-100-033-000	HDR	R-3	20	3.91	78	Vacant	59		
043-230-011-000	HDR	R-3	20	0.30	6	Commercial Vacant	4		
043-242-041-000	HDR	R-3	20	0.26	5	Vacant	4		
078-140-047-000	HDR	R-1	20	0.22	4	Vacant	3		
HDR Suitable for Lower-Income Housing Development							569		
MDR Land Use Designation, Residential Zoning, Sites Suitable for Multifamily Developments (sites one acre or larger)									
078-110-039-000	MDR	R-3	13	23.58	307	Residential Vacant	207	Partially within 100-yr flood plain	
078-110-026-000	MDR	R-3	13	19.03	247	Residential Vacant	186		
078-110-036-000	MDR	R-3	13	12.85	167	Residential Vacant	125		
078-110-028-000	MDR	R-3	13	9.91	129	Residential Vacant	97		
078-110-030-000	MDR	R-3	13	9.67	126	Residential Vacant	47	Partially within 100-yr flood plain	
068-230-044-000	MDR	R-3	13	5.06	66	Residential Vacant	0		No sewer service
035-300-036-000	MDR	R-3	13	4.24	55	Residential Vacant	41		
035-130-185-000	MDR	R-3	13	3.25	42	Residential Vacant	32		
035-130-188-000	MDR	R-3	13	1.04	14	Residential Vacant	10		
035-130-186-000	MDR	R-3	13	1.02	13	Residential Vacant	10		
035-300-039-000	MDR	R-3	13	1.02	13	Residential Vacant	10		
035-130-187-000	MDR	R-3	13	1.01	13	Residential Vacant	10		
035-300-038-000	MDR	R-3	13	1.01	13	Residential Vacant	10		
047-710-001-000	MDR	R-2	13	24.00	312	Agriculture	0	Partially within 100-yr flood plain	No water and sewer service
022-180-091-000	MDR	R-1	13	5.33	69	Residential Vacant	0		No water and sewer service
022-180-090-000	MDR	R-1	13	5.07	66	Residential Vacant	0		No water and sewer service
022-170-050-000	MDR	R-1	13	1.81	24	Residential Vacant	0		No water and sewer service
035-130-179-000	MDR	A-R	13	49.79	647	Residential Vacant	485		
030-270-076-000	MDR	A-R	13	20.62	268	Residential Vacant	101	Partially within 100-yr flood plain	
078-290-003-000	MDR	A-R	13	7.08	92	Residential Vacant	69		
078-290-002-000	MDR	A-R	13	6.72	87	Residential Vacant	66		
078-290-059-000	MDR	A-R	13	4.33	56	Residential Vacant	42		
031-290-002-000	MDR	A-R	13	3.85	50	Residential Vacant	38	(e)	
078-290-015-000	MDR	A-R	13	3.47	45	Residential Vacant	34		
078-290-019-000	MDR	A-R	13	3.03	39	Residential Vacant	30		

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Table 35: Current Available Land Inventory Summary (Page 2 of 4) (a)

APN	GP Designation	Zoning	Max. Allowable Density (units per acre)		Potential Unit Capacity	Existing Use	Realistic Unit Capacity (b)	Environmental Constraints (c)	Infrastructure Capacity (d)
			Density (units per acre)	Acres					
078-290-020-000	MDR	A-R	13	2.99	39	Residential Vacant	29		
078-290-071-000	MDR	A-R	13	2.72	35	Residential Vacant	27		
078-290-044-000	MDR	A-R	13	2.07	27	Residential Vacant	20		
078-290-045-000	MDR	A-R	13	1.98	26	Residential Vacant	19		
031-172-057-000	MDR	A-R	13	1.92	25	Residential Vacant	19		
035-180-008-000	MDR	A-R	13	1.64	21	Residential Vacant	16		
078-290-033-000	MDR	A-R	13	1.46	19	Residential Vacant	14		
078-290-062-000	MDR	A-R	13	1.44	19	Residential Vacant	14	(e)	
078-290-065-000	MDR	A-R	13	1.42	18	Residential Vacant	14		
078-290-025-000	MDR	A-R	13	1.16	15	Residential Vacant	11		
078-280-039-000	MDR	A-R	13	1.00	13	Residential Vacant	10	(e)	
078-290-005-000	MDR	A-R	13	1.00	13	Residential Vacant	10		
MDR Suitable for Lower-Income Housing Development							1,851		

MDR Land Use Designation, Residential Zoning, Sites Suitable for Single-Family Units and Mobilehomes (sites under one acre)									
040-234-003-000	MDR	R-3	13	0.55	7	Commercial Vacant	0		No sewer service
007-150-061-000	MDR	R-3	13	0.41	5	Residential Vacant	0		No sewer service
035-130-074-000	MDR	R-3	13	0.34	4	Residential Vacant	3		
030-220-019-000	MDR	R-3	13	0.31	4	Residential Vacant	3		
030-220-023-000	MDR	R-3	13	0.30	4	Residential Vacant	3		
040-232-005-000	MDR	R-3	13	0.26	3	Commercial Vacant	0		No sewer service
030-212-036-000	MDR	R-3	13	0.25	3	Residential Vacant	2		
030-212-025-000	MDR	R-3	13	0.24	3	Residential Vacant	2		
040-250-025-000	MDR	R-3	13	0.24	3	Residential Vacant	0		No sewer service
030-212-034-000	MDR	R-3	13	0.24	3	Residential Vacant	2		
030-212-035-000	MDR	R-3	13	0.24	3	Residential Vacant	2		
030-212-031-000	MDR	R-3	13	0.24	3	Residential Vacant	2		
030-212-033-000	MDR	R-3	13	0.24	3	Residential Vacant	2		
030-212-032-000	MDR	R-3	13	0.24	3	Residential Vacant	2		
030-212-027-000	MDR	R-3	13	0.17	2	Residential Vacant	2		
064-460-002-000	MDR	R-2	13	0.98	13	Residential Vacant	0		No sewer service
064-460-004-000	MDR	R-2	13	0.76	10	Residential Vacant	0		No sewer service
064-410-011-000	MDR	R-2	13	0.64	8	Residential Vacant	0		No sewer service
064-430-005-000	MDR	R-2	13	0.55	7	Residential Vacant	0		No sewer service

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Table 35: Current Available Land Inventory Summary (Page 3 of 4) (a)

APN	GP Designation	Zoning	Max. Allowable Density (units per acre)		Potential Unit Capacity	Existing Use	Realistic Unit Capacity (b)	Environmental Constraints (c)	Infrastructure Capacity (d)
			Density	Acres					
078-180-014-000	MDR	R-1	13	0.54	7	Residential Vacant	5		
078-190-008-000	MDR	R-1	13	0.36	5	Residential Vacant	4		
035-200-021-000	MDR	R-1	13	0.36	5	Residential Vacant	4		
035-173-003-000	MDR	R-1	13	0.20	3	Residential Vacant	2		
035-200-007-000	MDR	R-1	13	0.17	2	Residential Vacant	2		
035-172-014-000	MDR	R-1	13	0.14	2	Residential Vacant	1		
078-180-001-000	MDR	R-1	13	0.11	1	Residential Vacant	1		
078-190-005-000	MDR	R-1	13	0.10	1	Residential Vacant	1		
035-145-001-000	MDR	R-1	13	0.09	1	Residential Vacant	0	Within 100-yr flood plain	
035-143-035-000	MDR	R-1	13	0.08	1	Residential Vacant	0	Within 100-yr flood plain	
078-290-064-000	MDR	A-R	13	0.95	12	Residential Vacant	9		
078-290-021-000	MDR	A-R	13	0.90	12	Residential Vacant	9		
078-290-014-000	MDR	A-R	13	0.78	10	Residential Vacant	8		
078-290-048-000	MDR	A-R	13	0.63	8	Residential Vacant	6		
078-290-047-000	MDR	A-R	13	0.59	8	Residential Vacant	6		
078-290-054-000	MDR	A-R	13	0.58	8	Residential Vacant	6		
078-290-051-000	MDR	A-R	13	0.56	7	Residential Vacant	5		
078-290-007-000	MDR	A-R	13	0.46	6	Residential Vacant	5		
035-180-025-000	MDR	A-R	13	0.41	5	Residential Vacant	2	Partially within 100-yr flood plain	
078-290-026-000	MDR	A-R	13	0.28	4	Residential Vacant	3		
035-180-024-000	MDR	A-R	13	0.27	3	Residential Vacant	3		
078-290-028-000	MDR	A-R	13	0.26	3	Residential Vacant	3		
078-290-011-000	MDR	A-R	13	0.26	3	Residential Vacant	3		
078-290-010-000	MDR	A-R	13	0.26	3	Residential Vacant	3		
078-290-043-000	MDR	A-R	13	0.21	3	Residential Vacant	2		
078-290-027-000	MDR	A-R	13	0.14	2	Residential Vacant	1		
078-290-029-000	MDR	A-R	13	0.13	2	Residential Vacant	1		
031-290-030-000	MDR	A-R	13	0.13	2	Residential Vacant	1		
030-193-026-000	MDR	A-R	13	0.11	1	Residential Vacant	1		
030-194-008-000	MDR	A-R	13	0.11	1	Residential Vacant	1		
030-194-006-000	MDR	A-R	13	0.11	1	Residential Vacant	1		
035-180-002-000	MDR	A-R	13	0.11	1	Residential Vacant	1		
MDR Suitable for Mod. and Above Mod. Income Housing Development							125		
Total							2,544		

- continued next page-

Table 35: Current Available Land Inventory Summary (Page 4 of 4) (a)

Notes:

- (a) Based upon the current General Plan.
- (b) The realistic unit capacity reduces the potential unit capacity because of environmental constraints, limited infrastructure capacity, and further decreases the maximum allowable density by 25 percent to accommodate the possibility of developers significantly under-building on the available sites. The realistic unit capacity provides a conservative estimate of the total unit capacity on the identified sites.
- (c) The environmental constraints analyzed include floodplains and watershed protection zones
- (d) The infrastructure constraints analyzed include water and sewer service. Water service providers include South Feather Water and Power Agency, Paradise Irrigation District, Durham Irrigation District, Lake Madrone Water District, Thermalito Irrigation District, California Water Service Company – Oroville District, and California Water Service Company – Chico District. Sewer providers include Lake Oroville Area Public Utility District, and the Thermalito Irrigation District.
- (e) These three parcels contain very minor development such as small sheds but not dwelling units.

Source: Butte County General Plan, 2009; DC&E, 2009; BAE, 2009.

Table 36: Proposed Inventory of High Density Sites for Lower-Income Housing Developer

Site #:	APN	Location	Current GP LU	Current Zoning	GP 2030 LU	Proposed Zoning	Max. Density	Site Acres	Max. Units	Est. Units	Comments
Buildout of Remaining Lower-Income Units in Palm Crest Subdivision											
Site Currently Designated for High Density Residential that Will Retain HDR Designation in GP 2030 (Vacant Land)											
1	002-050-214-000	Chico Area	HDR	S-H	HDR	HDR	20 du/ac	1.1	22	17 (a)	Existing water and sewer service. Zoning to be updated by March, 2011.
Sites in Specific Plans Targeted for Implementation After General Plan Adoption (Vacant Land)											
2	Misc.	Rio D' Oro S.P.	AR	AR 2 1/2	HDR	HDR	20 du/ac	26.8	536	485	This is estimated unit yield, per Rio D' Oro Specific Plan, anticipated for adoption after General Plan 2030 adoption, by March 2011. Specific Plan details plans for water and sewer. EIR being prepared.
3	Misc.	Rio D' Oro S.P.	AR	AR 2 1/2	VHDR	VHDR	30 du/ac	6.3	189	170	This is estimated unit yield, per Rio D' Oro Specific Plan, anticipated for adoption after General Plan 2030 adoption, by March 2011. Specific Plan details plans for water and sewer. EIR being prepared.
4	007-010-058	North Chico S.P.	LDR	R-1	HDR	HDR	20 du/ac	20	400	300 (a)	GP 2030 includes program to develop infrastructure in area within 5 years. HE will add a program to prioritize HDR site for first phase of infrastructure development, by 2013. Zoning to be updated by March, 2011.
Mixed Use Sites That Will Be Included in GP 2030 (Vacant Land)											
5	078-170-004-000	SE of Oroville	MDR	R-1	MU	MU-3	20 du/ac	18.74	374.8	187 (b)	Water and sewer service in area. Zoning to be updated by March, 2011.
6	078-180-014-000	SE of Oroville	MDR	R-1	MU	MU-3	20 du/ac	0.54	11	5 (b)	Water and sewer service in area. Zoning to be updated by March, 2011.
7	035-226-006-000	SE of Oroville	P	R-N	MU	MU-3	20 du/ac	0.59	12	6 (b)	Water and sewer service in area. Zoning to be updated by March, 2011.
Total								72.94	1,544	1,170	

Notes:

(a) Estimated unit capacity allows for site to be used at 25% less than maximum allowable density times gross acreage.

(b) MU zoning will allow residential at up to 20 du/ac; assumes that an average of 50 percent of acreage will be developed to include residential at 20 du/ac.

Sources: County of Butte, DC&E, BAE.

Table 37: Summary of RHNA and Sites Capacity

	Household Income Level			TOTAL
	Very Low and Low	Moderate	Above Moderate	
Original RHNA Allocation	1,238	612	1,552	3,402
Less Units Already Produced (constructed or permits issued)				
Single-family homes	0	0	253	253
Mobilehomes	0	338	0	338
Second Units (a)	38	0	0	38
Regulated Affordable Units (b)	37	0	0	37
<i>Sub-Total Units Already Produced</i>	75	338	253	666
Net Outstanding RHNA	1,163	274	1,299	2,736
Unit Capacity on Identified Sites				
Mobilehome or SFR on Vacant Low Density Residential Parcels (c)	0	1,147	859	2,006
Mobilehome or SFR on Vacant Medium-Density Sites (d)	0	71	54	125
Projected Additional Second Units (e)	40	0	0	40
Remaining Palm Crest Subdivision Lower-Income Units to be Completed	42	0	0	42
Lower-Income on HDR Sites (permits up to 20 du/acre) (f)	1,170	0	0	1,170
Lower-Income on MDR Sites with multifamily zoning (permits up to 13 du/ac) (f)	0	1,851	0	1,851
Total Unit Capacity on Identified Sites	1,252	3,069	912	5,234
"Buffer" or Excess Capacity	89 (g)	2,795	-387 (h)	2,498

Notes:

- (a) Due to low market rate rental housing rates, second units are considered affordable to low-income households.
- (b) Palm Crest Subdivision self-help housing project. 37 units affordable to low-income households with deed restrictions.
- (c) Unit production on sites allowing a single dwelling are split between mobile homes (moderate) and conventional SFDs (above-moderate), based on proportion of units already produced during this compliance period. Conservatively assumes only one residential unit per parcel.
- (d) See site details and realistic unit capacity on Table 35. Anticipated units are split between mobilehomes (moderate) and conventional SFDs (above moderate) based on proportion of units already produced during this compliance period.
- (e) Projected additional second units are based on average number of second units finalized from 2005 to date (since implementation of 2004 Housing Element). Eight units per year times five years.
- (f) See site details and realistic unit capacity on Table 36. Sites available pending adoption of General Plan Update and conforming zoning, Specific Plan.
- (g) The unit count does not include approximately 312 units on a portion of parcel 047-710-001-000 because the parcel lacks water and sewer service, but the parcel could be developed if water and sewer service were built.
- (h) Above moderate income needs can also be accommodated on excess sites suitable to lower-income and moderate-income housing development.

Sources: BCAG, 2008; BAE, 2008.

Opportunities for Energy Conservation

Energy conservation plays a key role in affordability because low utility costs decrease the costs of owning and renting. Additionally, energy conservation is a key principle of sustainability. Government Code Section 65583 (a) (7) mandates an “analysis of opportunities for energy conservation with respect to residential development.”⁸³ The analysis consists of two parts. The first reports the current planning and development standards in Butte County that promote energy conservation and the second considers the opportunity for new programs that increase conservation.

In 1978, Title 24, Part 6 of the California Code of Regulations, established the *Energy Efficiency Standards for Residential and Nonresidential Buildings* to reduce the California’s energy consumption.⁸⁴ Title 24 is continually updated in response to new technologies, with the latest update occurring in 2005. Butte County adopted these State standards and includes them as part of the County’s General Codes and Ordinances, Chapter 26, Buildings.⁸⁵ In addition, the Butte County Department of Development Services, Building Division, makes the Title 24 Compliance forms readily available on its website.⁸⁶ Through adherence to the Title 24 standards, the County will reduce the electricity and natural gas costs in its new residential buildings.

The 2004 Housing Element recommended that Butte promote energy conservation through a series of three policies.

- *“F.1. The County shall continue to implement state energy-efficient standards.*
- *F.2. The County shall develop site design guidelines for energy conserving development patterns.*
- *F.3. The County shall provide weatherization assistance to low-income households.”*

As discussed in the section of this report entitled “Review of Existing Housing Element” the County has not completed any of these programs. The updated Housing Element Policy Document, however, lists two policies and outlines three actions and a quantified objective for promoting energy conservation over the next five years. The policies in the updated Policy document are carried over from the 2004 Housing Element:

- H-P6.1 Continue to implement State energy-efficiency standards.
- H-P6.2 Provide energy conservation assistance to low-income households

The updated element also has three actions corresponding to the policies including staying informed of the impending regulations related to green building as the State government enacts laws under California’ new Green Building Standard Code, providing links on the County’s

⁸³ HCD Building Block for Effective Housing Elements “Opportunities for Energy Conservation.”

⁸⁴ The California Energy Commission. <http://www.energy.ca.gov/title24/>. Accessed on May 5, 2008.

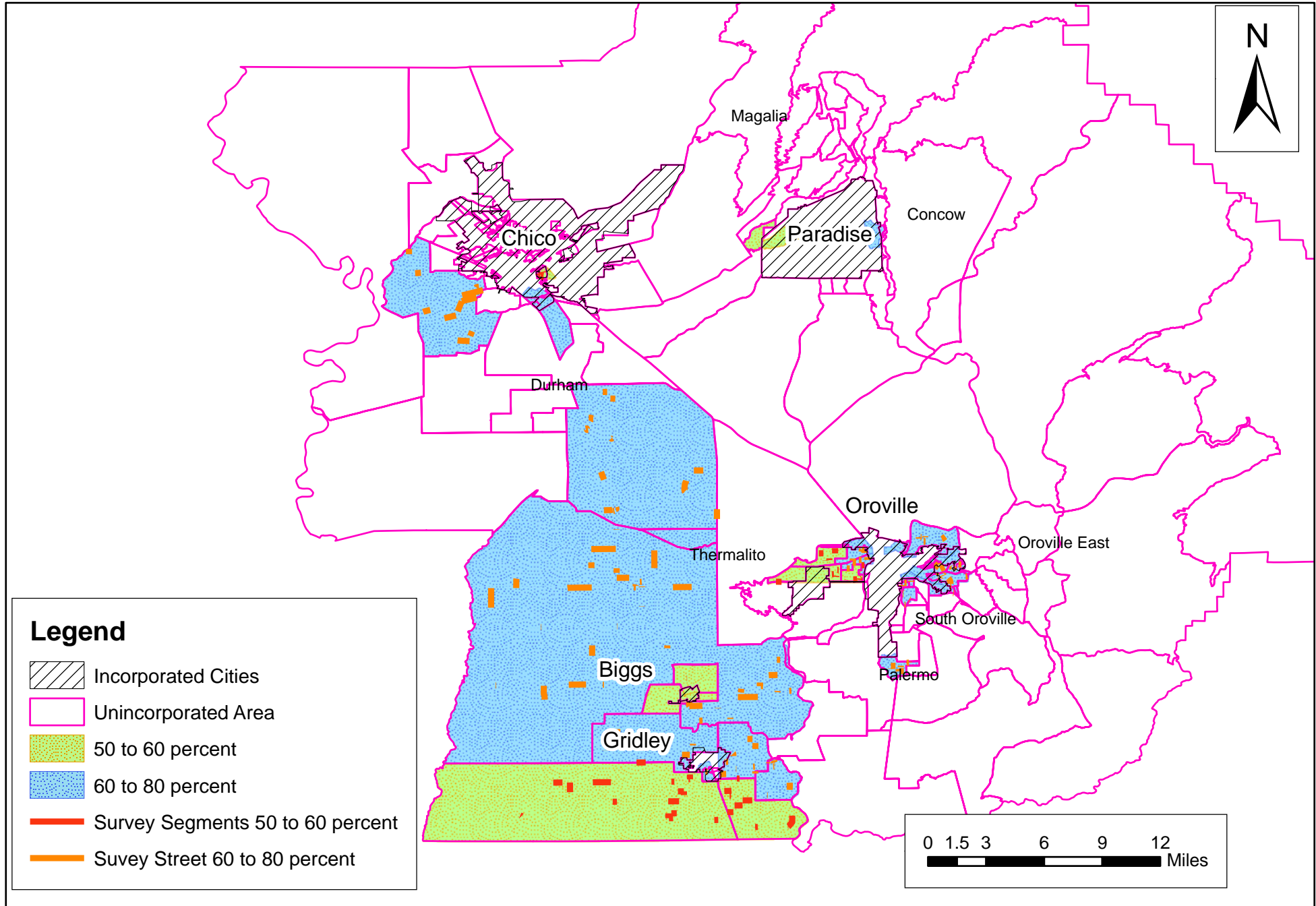
⁸⁵ A Codification of the General Codes of Butte County. <http://municipalcodes.lexisnexis.com/codes/butteco/> Accessed on April 11, 2008.

⁸⁶ Butte County Department of Development Services, Building Division, <http://www.buttecounty.net/dds/building/default.asp>. Accessed on May 5, 2008.

website to weatherization funding programs for low-income homeowners and rental unit owners, and developing site design guidelines for energy conserving development patterns.

In addition to the new Housing Element policies, Butte County is also working to conserve energy through policies in other elements in the pending comprehensive General Plan Update, to be adopted in 2030.

Appendix A: Percent of Butte County Housing Units Built Prior to 1970 by Block Groups



Sources: Census 2000, 2008; BAE, 2007.

Appendix B
CDBG HOUSING CONDITION SURVEY (Sample)

MAP # _____ ADDRESS _____
 Vacant (---Yes/---No)
 For Sale (---Yes/---No) CITY _____

CONSTRUCTION TYPE STRUCTURE TYPE
 Wood Frame _____ Single Family with Detached Garage _____
 Masonry _____ Single Family with Attached Garage _____
 Mobile _____ Duplex _____
 Modular _____ Multi-Family _____ # of Units _____
 Other _____ Other _____

FRONTAGE IMPROVEMENTS IF APPLICABLE:
 _____ CURBS _____ PAVED STREET
 (---Yes/---No) (---Yes/---No)
 _____ GUTTERS _____ SIDEWALKS
 (---Yes/---No) (---Yes/---No)
 _____ ADEQUATE SITE DRAINAGE _____ Driveway
 (---Yes/---No) (---Yes/---No)

#1 - FOUNDATION:

- 0 Existing foundation in good condition.
- 10 Repairs needed
- 15 Needs a partial foundation
- 25 No foundation or needs a complete foundation.

#4 - WINDOWS:

- 0 No repair needed.
- 1 Broken window panes
- 5 In need of repair.
- 10 In need of replacement.

#2 - ROOFING:

- 0 Does not need repair
- 5 Shingles missing
- 5 Chimney needs repair
- 10 Needs re-roofing
- 25 Roof structure needs replacement and re-roofing.

#5 - ELECTRICAL:

- 0 No repair needed.
- 5 Minor repair.
- 10 Replace main panel.

#3 - SIDING/STUCCO:

- 0 Does not need repair.
- 1 Needs re-painting.
- 5 Needs to be patched and re-painted.
- 10 Needs replacement and painting.
- 10 Asbestos/Lead-Based.

Sound 9 or less
 Minor 10 - 15
 Moderate 16 - 39
 Substantial 40 - 55
 Dilapidated 56 and over

56 Dilapidated-a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum, major rehabilitation will be required.

#1 Foundation	#2 Roofing	#3 Siding/ Stucco	#4 Windows	#5 Electrical	TOTAL
Points					

Comments:

Surveyor _____ Date _____

EXHIBIT A-2

Negative Declaration Addendum



ADDENDUM

TO THE

NEGATIVE DECLARATION

for the

BUTTE COUNTY HOUSING ELEMENT

September 2, 2010

BUTTE COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

ADDENDUM NEGATIVE DECLARATION

Project: Butte County Housing Element
Lead Agency: Butte County Department of Development Services
Planning Division
Prepared By: Pete Calarco, Assistant Director

Introduction and Statutory Background

On August 25, 2009, the County of Butte adopted a Negative Declaration pursuant to CEQA for the adoption of an update to the County's Housing Element of the General Plan.

In response to comments received by State Housing and Community Development, and in coordination with adoption of General Plan 2030 for all General Plan elements, modifications to the Housing Element are proposed for adoption in September, 2010.

This Addendum to the previously-adopted Negative Declaration (ND) for the Butte County Housing Element, has been prepared by the Butte County Department of Development Services (DDS). This Addendum identifies minor technical changes and additions to the ND for the Housing Element of the General Plan and discloses changes in the project conditions that do not require the preparation of a subsequent negative declaration (as described in 14 California Code of Regulations (CCR) Section 15162), in accordance with 14 CCR Section 15164 (b).

This Addendum and the adopted Negative Declaration do not need to be recirculated, per 14 CCR Section 15164 (c), but will be filed with the Governor's Office of Planning and Research/State Clearinghouse.

15164. ADDENDUM TO AN EIR OR NEGATIVE DECLARATION

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21166, Public Resources Code; *Bowman v. City of Petaluma* (1986) 185 Cal.App.3d 1065; and *Benton v. Board of Supervisors* (1991) 226 Cal.App.3d 1467.

The Project Description sections below reflect the changes to the ND, that are the subject of this Addendum. This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 *et seq.*, and the State CEQA Guidelines, 14 CCR 15000 *et seq.*

15162. SUBSEQUENT EIRS AND NEGATIVE DECLARATIONS

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in

subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21166, Public Resources Code; *Bowman v. City of Petaluma* (1986) 185 Cal.App.3d 1065; *Benton v. Board of Supervisors* (1991) 226 Cal.App.3d 1467; and *Fort Mojave Indian Tribe v. California Department of Health Services et al.* (1995) 38 Cal.App.4th 1574.

Lead Agency

The Lead Agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines Section 15051 (b) (1), “the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose such as an air pollution control district or a district which will provide a public service or public utility to the project.” The lead agency for this proposed Addendum and the associated ND is the Butte County Department of Development Services, Planning Division.

Availability of Documents

The Initial Study/Negative Declaration was provided to the State Clearinghouse (SCH #2009062086) for a 30-day public review period starting on June 23, 2009 and ending on July 22, 2009. Notice of this public review period was also provided to the local newspaper and sent to property owners in the vicinity of the project. The ND was adopted on August 25, 2009. A Notice of Determination for this project was filed on September 1, 2009. This Addendum will be appended to the adopted Negative Declaration and will be made available upon request at the Butte County Department of Development Services.

Description of Changes to the Housing Element:

Proposed changes to Butte County’s existing Housing Element are shown in underline and strikethrough in Appendix A to this Addendum. Modifications to policies H.A1.1, H.A1.8, H.A2.5, H.A4.8 and additional policies H.A1.9, H.A4.9 and H.A4.10 are included.

Generally speaking, changes proposed in the Housing Element provide additional specificity regarding the ability to construct affordable housing to meet Regional Housing Needs Assessment (RHNA) on parcels previously identified in Table 36 of the RHNA. Parcels identified in Table 36 remain unchanged since the time the Negative Declaration was adopted.

With proposed modifications to Policy H.A1.1, four verbs would change tense (e.g ‘applying’ to ‘apply’)

Policy H.A1.8 of the adopted Housing Element directs that properties within Table 36 of the RHNA be redesignated and/or rezoned to allow the density of development proposed in the RHNA.

Policy H.A1.9 recognizes the typical size of assisted housing developments.

H.A2.5 has added direction to 'outline a strategy' for how the County can assist with housing development in the Greater Chico Redevelopment Area

H.A4.8 has been amended to offer incentives such as expedited permit processing, plan check, and inspections.

New Policies H.A4.9 and H.A4.10 support the rehabilitation and construction of farmworker housing, consistent with existing state law.

Land Uses in Butte County General Plan 2030

General Plan 2030, proposed for adoption in September, 2010, incorporates and integrates policy provided by the 2009-adopted Housing Element, including policy H.A1.8 to designate properties in Table 36 consistent with the density of development proposed in the RHNA. Also, the names of some Land Use Designations are being modified in General Plan 2030. Land Use and density modifications (described in the General Plan2030 project description and implemented by the General Plan2030 Land Use Map) are being implemented with General Plan 2030 and are evaluated in the Final Environmental Impact Report (FEIR) prepared for Butte County General Plan 2030.

Review of Environmental Impacts

If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency is required to review such information and prepare a subsequent environmental document. Alternatively, if the Lead Agency determines that only minor technical changes or additions are necessary, an addendum to the adopted Negative Declaration may be prepared provided none of the conditions calling for the preparation of a subsequent Mitigated Negative Declaration have occurred.

Substantial changes are not proposed within the policies of the Housing Element which will require major revisions of the previous negative declaration or the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Policies additions and modifications do not introduce new significant impacts, nor do the increase the severity of previously-identified impacts. New circumstances or additional information have not been identified which would result in new impacts or an increase n the severity of impacts previously identified.

Development on parcels identified in Table 36 is being assessed for significant environmental impacts under the FEIR for General Plan 2030. The modified policies, noted above, are considered to be a minor change and addition to the previously adopted ND.