



HOUSING AND NEIGHBORHOOD  
SERVICES DEPARTMENT

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Chico, CA 95927

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June 8, 2011

HCD/Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

RE: Housing Element Annual Progress Report

To Whom It May Concern:

Enclosed is the City of Chico's Housing Element Annual Progress Report for 2010. The current Housing Element was adopted by the City and certified by State HCD in August of 2009. Please contact me at (530) 879-6302 or [jcoles@ci.chico.ca.us](mailto:jcoles@ci.chico.ca.us) with any questions.

Sincerely,

James Coles  
Housing Manager

HOUSING POLICY  
DEVELOPMENT, HCD

JUN 10 2011



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# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction City of Chico  
Reporting Period 01-Jan-10 - 31-Dec-10

**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant  
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with Government Code Section 65583.1	subsection (c)(7) of
	Extremely Low-Income*	Very Low-Income	Low-Income				
(1) Rehabilitation Activity				0			
(2) Preservation of Units At-Risk				0			
(3) Acquisition of Units				0			
(5) Total Units by Income	0	0	0	0			

\* Note: This field is voluntary

**Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	59	64	292			415	

\* Note: This field is voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chico  
 Reporting Period 01-Jan-10 - 31-Dec-10

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
	Name of Program	Status of Program Implementation
	Objective	Timeframe in H.E.
<b>2009-2014 Housing Element</b>		
H.1.1.1	Assist in providing fair housing workshops for tenants and landlords.	Ongoing
H.1.2.1	Support regular fair housing audits to ensure that there are no regulatory constraints impeding persons from obtaining housing.	Annually
H.2.1.1	Develop an Infill Incentive Program.	2010-2011
H.2.1.2	Amend the City's density bonus provision to make it consistent with current State law (GC 65915-65918).	2010-2011
H.2.2.1	Leverage federal and state funding for 130 units of affordable rental housing.	2011-2012
H.2.3.1	Annually complete a Housing Element review with the City Council.	Annually
H.2.3.2	Develop an Affordable Housing Resource Guide.	2010-2011
H.2.4.1	Incorporate an education component to all affordable housing strategies and projects that will increase understanding of the need for affordable housing.	Ongoing

The City funds four fair housing workshops each year: two facilitated by Legal Services of Northern California, and two facilitated by the North Valley Property Owners Association.

Will be conducted annually.

On May 12, 2011, the City adopted the Chico 2030 General Plan that includes: 1) an incentive program that allows priority project processing, deferral of fees, flexibility in development standards, density and intensity bonuses, and City support for infrastructure upgrades for infill development; 2) direction to develop a tiered impact fee program that promotes infill development and redevelopment; and 3) an Opportunity Site Corridor overlay that incentivize infill development. In July 2011, the Municipal Code Update (Phase I) will codify new development standards directed by the recently adopted General Plan aimed at promoting and incentivizing infill.

Phase II of the Municipal Code Update includes this allowance, which is due to be adopted in Fall 2011.

City staff analyzed and pursued four potential projects that could receive an allocation of Low and Moderate Income Housing Funds in 2011.

Annual review is planned for December 2011.

Completed, published and distributed in 2010.

This has been incorporated into the annual Housing Element review with City Council, a written housing market report, community meetings and Council meetings.

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction	City of Chico	Reporting Period	01-Jan-10 - 31-Dec-10
H.2.5.1	Set up a Housing Trust Fund.	2011-2014	In process.
H.2.5.2	Implement an Inclusionary Zoning program.	2011-2012	City staff will initiate a review of options beginning in 2011.
H.2.5.3	Pursue an Employer Assisted Housing Program.	2012-2013	City will form a working group to research options in 2012.
H.2.5.4	Assure the provision of affordable housing units within newly developed Special Planning Areas.	Ongoing	No new development plans within Special Planning Areas were proposed in 2010, however, as directed by the Housing Element, master planning in the City's four Special Planning Areas will require the inclusion of affordable housing units as they go through the entitlement process.
H.3.1.1	Consider expanding the City's Sphere of Influence to increase available land for housing.	2010-2012	The Sphere of Influence update can proceed with adoption of the Chico 2030 General Plan. Currently there is significant land available to meet the City's near-term and mid-term housing needs, so the SOI update may not proceed for several years.
H.3.1.2	Continue to implement the Transit Corridor Overlay zone to encourage higher density and mixed uses in underutilized transit corridors.	2010-2011	In 2010, City staff inventoried housing opportunities in the Transit Corridor Overlay, which will be updated annually, in the updated General Plan, development along the "Corridor" Opportunity Sites has been incentivized with policy language, but there is also directive language about meeting densities in the "mid-point" of the density range to promote higher densities. Following the lead of the updated General Plan, the Municipal Code update (due for adoption in July 2011) expands the City's "transit corridor" overlay to include three additional underdeveloped corridors. All of the parcels along these corridors have been given mixed use designations or the the designation allows some form of mixed use.
H.3.2.1	Maintain an inventory of vacant and underutilized parcels that could potentially be developed with housing.	2010-2014	An inventory was completed and will be continually updated.
H.3.2.2	Offer incentives to develop affordable housing, including expedited review, financial assistance, and variances.	Ongoing	In process.
H.3.3.1	Implement measures within adopted Neighborhood Plans, Master Plans and Specific Plans that encourage mixed-income housing near transit.	Ongoing	New General Plan policy for the Special Planning Areas (where master plans and Specific Plans are required for development) requires a mix a housing units, as well as the provision of affordable housing.
H.3.3.2	Continue to implement the Traditional Neighborhood Development Code.	Ongoing	In process. The first project within a Traditional Neighborhood Development Code subdivision was an RDA-assisted 90-unit affordable rental project that completed construction in 2011. A courthouse is now underdevelopment as well, and it is hoped that it will promote commercial activity that will help the Meriam Park Traditional Neighborhood Development move forward with other residential development.
H.3.3.3	Modify the zoning code to promote greater design flexibility for residential developments in unique settings.	2010-2011	The Municipal Code allows and promotes design flexibility through the Planned Development process. In addition, greater flexibility is being integrated into the Code through the Municipal Code Update. Further, the City's Design Guidelines provide a range of design options for a variety of residential and non-residential projects.

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction	Reporting Period	01-Jan-10 -	31-Dec-10
H.3.3.4	Facilitate mixed residential-commercial development in commercial corridors served by transit.	2010-2011	All of the parcels along the City's commercial corridors have been given mixed use designations or the designation allows some form of mixed use. The Municipal Code Update includes supporting mixed use zoning districts. In addition, there are City incentives that support mixed use projects (see status of H.2.1.1). Two affordable projects to be developed on transit corridors have received a commitment of RDA funds and are in the pre-development.
H.3.4.1	Amend the City's Design Review Manual to provide a more predictable and transparent entitlement process.	2009-2010	Complete. Design Guidelines Manual was adopted in 2010.
H.3.5.1	Increase zoning densities around the CSU Chico campus to encourage construction of additional housing for students near campus.	2010-2011	New land use designations and an Opportunity Site overlay has been applied to the South Campus area that increases residential densities, increases non-residential intensities, and promotes mixed use.
H.3.6.1	Provide necessary infrastructure to support residential development.	Ongoing	In process and ongoing.
H.4.1.1	Develop a reasonable accommodation procedure for persons with disabilities.	2009-2010	Phase II of the Municipal Code Update includes this allowance, which is due to be adopted in Fall 2011.
H.4.2.1	Encourage integration of childcare into family-oriented residential development.	2010-2012	In process.
H.4.3.1	Provide an inventory of accessible and adaptable units and a "visability" brochure.	2009-2010	Completed in 2010. The inventory and brochure were completed in 2010 in coordination with Independent Living Services of Northern California. The brochure was distributed to the City Building Department, architects and builders.
H.4.4.1	Encourage the development of a variety of housing options for the elderly.	Ongoing	In process.
H.4.5.1	Continue the Tenant Based Rental Assistance Program (TBRRA).	Ongoing	In 2009 and 2010, expanded program capacity and improved program performance.
H.4.6.1	Amend zoning code to allow emergency shelters as a permitted use in the ML district without discretionary review.	2009-2010	Phase II of the Municipal Code Update includes this allowance, which is due to be adopted in Fall 2011.
H.4.6.2	Amend zoning code to allow supportive and transitional housing in all residential zones.	2009-2010	Phase II of the Municipal Code Update includes this allowance, which is due to be adopted in Fall 2011.
H.4.7.1	Support the development of Single Room Occupancy (SRO) units.	Ongoing	City staff is pursuing opportunities in coordination with potential developers.

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction	Reporting Period	01-Jan-10 -	31-Dec-10
H.4.8.1	Encourage Chico State University to involve the community and coordinate with City government on plans for campus housing.	City of Chico	City Housing staff meet with Chico Campus Housing Department annually to discuss student housing plans.
H.5.1.1	Continue to implement the neighborhood planning program.		City staff has secured funding to assess and redevelop a key brownfield site within the Southwest Chico Neighborhood Plan. In addition, RDA monies have utilized for priority projects identified in the City's three neighborhood plans.
H.5.2.1	Maintain a list of affordable housing development that are at risk of losing affordability covenants and work to preserve these units.		The list of at-risk developments was updated.
H.5.3.1	Continue to implement Infill Residential Flag Lot Standards.		Ongoing as proposals are received.
H.5.4.1	Conduct a Rental Rehabilitation Inspection Program to develop program for rehabilitating rental complexes.		Will conduct initial inspection in 2012 if funding is available.
H.5.5.1	Continue the City's owner-occupied rehabilitation program.		Program was continued through 2010.
H.5.6.1	Establish an ongoing program to monitor and inventory housing conditions in the Chico Urban Area.		Will conduct housing condition survey by December 2012 if funding is available.
H.6.1.1	Facilitate the development of an attached ownership housing demonstration project, such as townhouses or condominiums.		Lots have been assembled for development. Planning to build associated infrastructure improvements in 2011. Currently in process of finding a developer and refining development concept.
H.6.2.1	Promote homeownership through the Mortgage Subsidy Program.		City staff continued to assist low and moderate income first-time homebuyers in 2010 with the Mortgage Subsidy Program.
H.6.3.1	Assist the Urban Self-Help program for low-income first-time homebuyers.		City completed construction of six self-help homes in partnership with CHIP, and completed six self-help homes in partnership with Habitat for Humanity. Construction will begin another 13 CHIP self-help homes in 2011.
H.6.4.1	Promote home buyer education.		Continued to fund the Community Housing and Credit Counseling Center to provide homebuyer education counseling and workshops.
H.6.5.1	Consider a land trust program to preserve housing affordability.		In process.

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction	City of Chico	Reporting Period	01-Jan-10 - 31-Dec-10
H.7.1.1	Disseminate informational materials to developers and project designers about green building strategies.	2009-2014	Information was collected from PG&E and is distributed to builders on an ongoing basis at the Planning and Building Department counters.
H.7.1.2	Add provisions to the code that promote energy conservation and renewable energy systems.	2009-2014	The 2030 General Plan directs revisions to the Municipal Code to allow deviations from normal development standards such as height limits, setbacks, or screening when doing so is necessary to allow the efficient use of renewable energy devices. This will be completed as part of the Phase II Code Updates. In addition, the General Plan directs the incorporation of passive solar design principles (e.g., building materials, high-albedo roofs, eaves, window placement, landscaping, and building orientation) into the City's Design Guidelines Manual. This effort will be undertaken in the next 2 years.
H.7.1.3	Explore financing options for installation of energy efficient measures and renewable energy systems in all new and existing housing projects.	2009-2014	In process. Began coordination of owner-occupied rehabilitation program with a Community Action Agency weatherization program that received federal stimulus funds. Two existing affordable rental developments have upgraded to solar power. In addition, the 2030 General Plan commits the City to explore implementation of a City-sponsored clean energy program to provide low-interest loans to property owners for the installation of energy efficiency improvements or renewable energy devices.
H.7.1.4	Incorporate green building into projects receiving City funds that exceed current building code standards.	2009-2014	The newly adopted General Plan directs the incorporation of green building materials and techniques in projects financed by the City. There are also green building systems and materials in proposed for three housing projects, including: efficient tankless hot water systems; ample bike parking; drought-tolerant landscaping; and low-VOC paints and carpets.
H.7.2.1	Partner with the local weatherization partner, Community Action Agency, to increase the energy efficiency of homes that receive assistance through the City's Housing Rehabilitation Program.	2009-2010	MOU with Community Action Agency drafted.

**General Comments:**

The updated 2009-2014 City of Chico Housing Element was adopted in August, 2009.

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# Department of Housing and Community Development

## ANNUAL HOUSING ELEMENT PROGRESS REPORT

HOUSING POLICY  
DEVELOPMENT, HCD

OCT 14 2010

City or County Name: City of Chico

Mailing Address: P.O. Box 3420  
Chico, CA 95927

Contact Person: James Coles Title: Housing Manager

Phone: 530-879-6302 FAX: 530-879-6599 E-mail: jcoles@ci.chico.ca.us

Reporting Period by Calendar Year: from 1/1/09 to 12/31/09

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction City of Chico  
Reporting Period 01-Jan-09 - 31-Dec-09

**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program (its housing element) to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with (7) of Government Code Section 65583.1	subsection (c)
	Extremely Low-Income*	Very Low-Income	Low-Income				
(1) Rehabilitation Activity					0		
(2) Preservation of Units At-Risk					0		
(3) Acquisition of Units					0		
(5) Total Units by Income	0	0	0	0	0		

\* Note: This field is voluntary

**Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

No. of Units Permitted for Moderate	1.	2.	3.	4.	5.	6.	7.
	Single Family	2 - 4 Units	5+ Units	Unit	Mobile Homes	Total	Number of Infill units*
No. of Units Permitted for Above Moderate	114	10	48			172	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chicago  
 Reporting Period 01-Jan-09 - 31-Dec-09

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Income Level	RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,560	192	14								206	1,354
	Non-deed restricted												
Low	Deed Restricted	1,007	17		9							26	981
	Non-deed restricted												
Moderate	Deed Restricted	960											960
	Non-deed restricted												
Above Moderate		2,189	310	219	172							701	1,488
Total RHNA by COG:		5,716											
Enter allocation number:			519	233	181							933	
Total Units													4,783
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chicago  
 Reporting Period 01-Jan-09 - 31-Dec-09

Table C  
 Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe In H.E.	Status of Program Implementation
<b>2004-2009 Housing Element</b>			
H-1-1	Provide fair housing workshops.	Ongoing	Two workshops conducted each year during H.E. period.
H-1-2	Complete an Analysis of Impediments.	Ongoing	Completed in 2003 and subsequently assisted the Housing Authority of the County of Burke in preparing this report as required by HUD.
H-1-3	Amend second-unit provisions of code.	2004-2005	Code amended to provide specific development standards for second units.
H-1-4	Adopt a code that allows greater flexibility in mixed housing types.	2004-2005	Traditional Neighborhood Development (TND) code adopted which promotes higher density, mixed use, and greater flexibility in site and parking design.
H-1-5	Explore code amendments to allow duplexes on corner lots within single-family residential areas.	2004-2006	Code revised to allow duplexes on corner lots.
H-1-6	Prepare and maintain an inventory of vacant and residentially-zoned parcels.		
H-1-7	Adopt the City's revised subdivision ordinance (Title 18).	2009-2010	Subdivision ordinance revised.
H-1-8	Provide financial assistance to acquire rental housing with 55-year affordability covenants.	Ongoing	This type of financial assistance has not been provided, as there have not been any notification of units at risk of converting from affordable to market rate.
H-1-9	Use housing authority to issue bonds to finance residential development.	Ongoing	Bonds have not been used, as other financing sources have been more effective during this period.
H-1-10	Allow buildings up to 65 feet tall in the R2 and R3 zoning districts.	2009-2010	A zoning change is currently under review as part of the General Plan update in 2010 and 2011.
H-1-11	Amend the City's Design Criteria to allow more cost-efficient development.	2004-2005	Design Criteria are being revised on an on-going basis. Requests for deviations from the criteria are now considered on a case-by-case basis in the interest of cost efficiency.
H-1-12	Develop mechanisms to promote mixed residential-commercial development along transit corridors.	2004-2006	The code was revised to add a Transit Corridor Overlay to meet this goal.
H-1-13	Develop an educational program to increase community acceptance of affordable housing.	Ongoing	Neighborhood planning programs have been implemented to increase community understanding of affordable housing needs.
H-1-14	Encourage the integration of childcare into residential developments.	2009-2010	Childcare was not incorporated into residential developments during this period, but the City continues to pursue opportunities.
H-1-15	Evaluate underutilized commercial and industrial areas for rezoning to residential uses.	Ongoing	The Northwest Chicago Specific Plan re-zoned underutilized areas to higher density residential zones.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chico  
Reporting Period 01-Jan-09 - 31-Dec-09

H-1-16	Encourage the development of a variety of housing options for the elderly.	Ongoing	The City assisted in the development of 50-unit and 108-unit senior developments during the plan period.
H-1-17	Explore opportunities to develop a SRO.	2009-2010	The City did not assist in the development of an SRO during the plan period, but will continue to pursue opportunities to do so. The City permits SROs within all multi-family zones.
H-1-18	Continue to allow shelters and transitional housing in office, commercial and light manufacturing districts. Permit transitional housing of less than 7 units in all residential districts.	Ongoing	Several shelter and transitional housing projects have been approved through the use permit process.
H-1-18a	Amend the code to allow residential care homes greater than 7 persons in all residential zones with a use permit.	2005-2006	Code amendments adopted.
H-1-19	Provide an inventory of accessible and adaptable units to agencies assisting the disabled.	2004-2008	The inventory has been provided, and will be updated in the future.
H-1-20	Assist the disabled in modifying existing units for accessibility.	Ongoing	The City funds a program administered by Independent Living Services of Northern California to make accessibility improvements to existing units.
H-1-21	Encourage visibility in new residential construction for disabled.	2008-2009	The City is working with Independent Living Services of Northern California to produce a brochure for distribution to developers.
H-1-22	Continue the Tenant Based Rental Assistance Program.	Ongoing	This program was implemented and continues to assist those at-risk of becoming homeless.
H-1-23	Consider expanding the City's Sphere of Influence to increase available land for housing.	2009-2010	The Northwest Chico Specific Plan, adopted in 2005, directs development in a 700-acre area, including 2,445 new housing units, to expand the City's Sphere of Influence.
H-1-24	Continue policies that require affordability restrictions on assisted housing units and establish policies to preserve existing assisted units.	Ongoing	The City continued to establish affordability restrictions through regulatory agreements secured by deeds of trust. The City tracks potentially expiring rent restrictions throughout the City so that it can strategically preserve affordability.
H-1-25	Maintain a system to monitor assisted housing units at risk of conversion to market rate.	Ongoing	The City maintains a monitoring system and coordinates response with the Housing Authority of the County of Butte.
H-1-26	Continue the City's owner-occupied rehabilitation program.	Ongoing	The City continues to allocate funds and operate this program.
H-1-27	Consider establishing a rental rehabilitation program.	2009-2010	The City considered feasibility of this program but did not establish one during the planning period.
H-1-28	Monitor and inventory housing conditions in the City.	2009-2010	The City was unable to establish a housing condition monitoring program due to budget constraints.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chico  
Reporting Period 01-Jan-09 - 31-Dec-09

H-1-29	Revise code for infill development to reduce conflicts with surrounding land uses.	2004-2005	In 2007, the City adopted Infill residential flag lot standards that allow infill development while protecting the character of existing neighborhoods.
H-1-30	Consider implementing a neighborhood planning program to encourage infill development.	2008-2009	Two neighborhood plans were adopted that identified infill strategies and infrastructure improvements to support them.
H-1-31	Encourage development of small residential infill projects.	Ongoing	The City works with developers to encourage appropriate infill with its Planned Development and Flag Lot code elements.
H-1-32	Promote homeownership through the Mortgage Subsidy Program.	Ongoing	Homeownership was promoted through the Mortgage Subsidy Program, providing assistance to 160 first-time homebuyers during the Housing Element period.
H-1-33	Assist the Urban Self-Help program for low-income first-time homebuyers.	Ongoing	The City has collaborated with Habitat for Humanity to build a new eight-home subdivision and with CHIP to build a new six-home subdivision.
H-1-34	Promote home buyer education.	Ongoing	The Chico Redevelopment Agency provides funding to the Community Housing and Credit Counseling Center, which provides home buyer education for Mortgage Subsidy Program recipients and other first-time homebuyers.
H-1-35	Consider a land trust program to preserve housing affordability.	Ongoing	The City has made land available for affordable housing through land banking and plans to further investigate feasibility of a classic land trust model in the next Housing Element planning period.
H-1-36	Facilitate the development of an attached ownership housing demonstration project, such as townhouses or condominiums.	2004-2008	The City assembled 11 contiguous lots and facilitated an initial neighborhood workshop to develop a 11-13 unit ownership project.
H-1-37	Reduce impediments to constructing attached housing imposed by construction defect liability issues.	2004-2008	The City determined that this program is not appropriate for the City to pursue since it does not have an impact on insurance industry practices.
H-1-38	Provide information to developers to improve construction energy efficiency and add code provisions where appropriate to promote energy efficiency.	2009-2010	In 2006, a Planning Commission workshop focused on expanding opportunities for energy efficiency in project design. Currently, planning staff is reviewing options for code amendments concurrent with the update of the general plan.
H-1-39	Require natural gas hookups on the patios of all new single-family residential construction.	2009-2010	Incorporated into the 2008 building code.
H-1-40	Amend the City's Design Review Manual to reflect changes to land use regulations.	2009-2010	The City has initiated an amendment to the Design Review Manual in order to consolidate existing design guidelines into a single, user-friendly document.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chico  
 Reporting Period 01-Jan-09 - 31-Dec-09

2009-2014 Housing Element			
H.1.1.1	Assist in providing fair housing workshops for tenants and landlords.	Ongoing	The City funds four fair housing workshops each year; two facilitated by Legal Services of Northern California; and two facilitated by the North Valley Property Owners Association.
H.1.2.1	Support regular fair housing audits to ensure that there are no regulatory constraints impeding persons from obtaining housing.	Annually	Will be conducted annually.
H.2.1.1	Develop an Infill Incentive Program.	2011-2014	City staff began to review the zoning and building codes, and fee schedules, in order to recommend amendments.
H.2.1.2	Amend the City's density bonus provision to make it consistent with current State law (GC 65915-65918).	2011-2012	Code will be amended subsequent to adoption of the updated General Plan in 2011.
H.2.2.1	Leverage federal and state funding for 130 units of affordable rental housing.	2011-2012	City staff analyzed and pursued potential projects that could receive an allocation of Low and Moderate Income Housing Funds in 2010.
H.2.3.1	Annually complete a Housing Element review with the City Council.	Annually	First annual review is planned for December 2010.
H.2.3.2	Develop an Affordable Housing Resource Guide.	2010-2011	In process.
H.2.4.1	Incorporate an education component to all affordable housing strategies and projects that will increase understanding of the need for affordable housing.	Ongoing	This will be incorporated into the annual Housing Element review with City Council. The first annual review is planned for December 2010.
H.2.5.1	Set up a Housing Trust Fund.	2011-2014	In process.
H.2.5.2	Implement an Inclusionary Zoning program.	2011-2012	City staff will initiate a review of options beginning in 2011.
H.2.5.3	Pursue an Employer Assisted Housing Program.	2012-2013	City will form a working group to research options in 2012.
H.2.5.4	Assure the provision of affordable housing units within newly developed Special Planning Areas.	Ongoing	No new development plans within Special Planning Areas were proposed in 2009.

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chicago  
Reporting Period 01-Jan-09 - 31-Dec-09

H.3.1.1	Consider expanding the City's Sphere of Influence to increase available land for housing.	2010-2012	In process.
H.3.1.2	Continue to implement the Transit Corridor Overlay zone to encourage higher density and mixed uses in underutilized transit corridors.	Ongoing	City staff will inventory housing opportunities in the Transit Corridor Overlay in 2010.
H.3.2.1	Maintain an inventory of vacant and underutilized parcels that could potentially be developed with housing.	2010-2011	An inventory was completed and will be continually updated.
H.3.2.2	Offer incentives to develop affordable housing, including: expedited review, financial assistance, and variances.	Ongoing	In process.
H.3.3.1	Implement measures within adopted Neighborhood Plans, Master Plans and Specific Plans that encourage mixed-income housing near transit.	Ongoing	In process.
H.3.3.2	Continue to implement the Traditional Neighborhood Development Code.	Ongoing	In process. The first project within a Traditional Neighborhood Development Code subdivision is a RDA-assisted 90-unit affordable rental project that was preparing to begin construction in 2009.
H.3.3.3	Modify the zoning code to promote greater design flexibility for residential developments in unique settings.	2010-2011	In process. New land use designations will be incorporated into the updated General Plan in 2011.
H.3.3.4	Facilitate mixed residential-commercial development in commercial corridors served by transit.	2010-2011	In process. New land use designations will be incorporated into the updated General Plan in 2011. Zoning code revisions will be drafted concurrently. A project to be developed on a transit corridor is in the pre-development stage.
H.3.4.1	Amend the City's Design Review Manual to provide a more predictable and transparent entitlement process.	2009-2010	In process.
H.3.5.1	Increase zoning densities around the CSU Chico campus to encourage construction of additional housing for students near campus.	2010-2011	In process. New land use designations will be incorporated into the updated General Plan in 2011. Zoning code revisions will be drafted concurrently.
H.3.6.1	Provide necessary infrastructure to support residential development.	Ongoing	In process.
H.4.1.1	Develop a reasonable accommodation procedure for persons with disabilities.	2009-2010	In process.
H.4.2.1	Encourage integration of childcare into family-oriented residential development.	2010-2012	In process.
H.4.3.1	Provide an inventory of accessible and adaptable units and a "visibility" brochure.	2009-2010	In process.

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H.4.4.1	Encourage the development of a variety of housing options for the elderly.	Ongoing	In process.
H.4.5.1	Continue the Tenant Based Rental Assistance Program (TBRA).	Ongoing	Began the planning process to expand program capacity and improve program performance.
H.4.6.1	Amend zoning code to allow emergency shelters as a permitted use in the ML district without discretionary review.	2009-2010	In process. New land use designations will be incorporated into the updated General Plan in 2011. Zoning code revisions will be drafted concurrently.
H.4.6.2	Amend zoning code to allow supportive and transitional housing in all residential zones.	2009-2010	In process. New land use designations will be incorporated into the updated General Plan in 2011. Zoning code revisions will be drafted concurrently.
H.4.7.1	Support the development of Single Room Occupancy (SRO) units.	Ongoing	City staff is pursuing opportunities in coordination with potential developers.
H.4.8.1	Encourage Chico State University to involve the community and coordinate with City government on plans for campus housing.	Annually	Will meet with Chico Campus Housing Department annually to discuss student housing plans.
H.5.1.1	Continue to implement the neighborhood planning program.	Ongoing	City staff is making plans to secure funding to assess and redevelop brownfields on infill sites identified in neighborhood plans for redevelopment.
H.5.2.1	Maintain a list of affordable housing development that are at risk of losing affordability covenants and work to preserve these units.	Annually	The list of at-risk developments was updated.
H.5.3.1	Continue to implement Infill Residential Flag Lot Standards.	Ongoing	Ongoing.
H.5.4.1	Conduct a Rental Rehabilitation Inspection Program to develop a program for rehabilitating rental complexes.	2011-2012	Will conduct initial inspection by August 2011 if funding is available.
H.5.5.1	Continue the City's owner-occupied rehabilitation program.	Ongoing	Program was continued through 2009.
H.5.6.1	Establish an ongoing program to monitor and inventory housing conditions in the Chico Urban Area.	2011-2014	Will conduct housing condition survey by December 2011 if funding is available.
H.6.1.1	Facilitate the development of an attached ownership housing demonstration project, such as townhouses or condominiums.	2010-2012	Lots have been assembled for development. Currently in process of finding a developer and refining development concept.
H.6.2.1	Promote homeownership through the Mortgage Subsidy Program.	Ongoing	City staff continued to assist low and moderate income first-time homebuyers in 2009 with the Mortgage Subsidy Program.
H.6.3.1	Assist the Urban Self-Help program for low-income first-time homebuyers.	2011-2012	Initiated construction of six self-help homes in partnership with CHIP, and completed one self-help home in partnership with Habitat for Humanity.

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H.6.4.1	Promote home buyer education. Consider a land trust program to preserve housing affordability.	Ongoing	Continued to fund the Community Housing and Credit Counseling Center to provide homebuyer education counseling and workshops.
H.6.5.1	Disseminate informational materials to developers and project designers about green building strategies.	Ongoing	In process.
H.7.1.1	Add provisions to the code that promote energy conservation and renewable energy systems.	2009-2014	Information was collected from PG&E and is distributed to builders on an ongoing basis. Provisions will be incorporated to the new zoning code that is adopted subsequent to adoption of the Updated General Plan.
H.7.1.2	Explore financing options for installation of energy efficient measures and renewable energy systems in all new and existing housing projects.	2009-2014	In process. Began coordination of owner-occupied rehabilitation program with a Community Action Agency weatherization program that received federal stimulus funds.
H.7.1.3	Incorporate green building into projects receiving City funds that exceed current building code standards.	2009-2014	Planned for green building systems and materials in three projects, including: efficient tankless hot water systems; ample bike parking; drought-tolerant landscaping; and low-VOC paints and carpets.
H.7.2.1	Partner with the local weatherization partner, Community Action Agency, to increase the energy efficiency of homes that receive assistance through the City's Housing Rehabilitation Program.	2009-2010	MOU with Community Action Agency drafted.

**General Comments:**

The updated 2009-2014 City of Chico Housing Element was adopted in August, 2009.