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Housing Policy Department  
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Department of Housing & Community Development  
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 2013. The current Housing Element was adopted by the City and certified by State HCD in August of 2009. Please contact me at (530) 879-6303 or [marie.demers@chicoca.gov](mailto:marie.demers@chicoca.gov) with any questions.

Sincerely,

Marie Demers  
Housing Manager



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Chico  
 Reporting Period 1/1/2013 - 12/31/2013

Table A

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information				Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Very Low-Income	5 Low-Income	6 Moderate-Income	7 Above Moderate-Income	8 Assistance Programs for Each Development See Instructions			9 Deed Restricted Units See Instructions	10 Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
Habitat 19th Street	SF	O		1			1	1				
Harvest Park	MF	R	24	65			89	89	RDA, TCAC, CDLAC	89		
(9) Total of Moderate and Above Moderate from Table A3					0	300	300					
(10) Total by Income Table A/A3			24	66		300	390	90				
(11) Total Extremely Low-Income Units*			9									

\* Note: These fields are voluntary

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**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 RHVA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(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)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	No. of Units Permitted for Above Moderate	227	35	38			300

\* Note: This field is voluntary

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**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.	RHNA Allocation by Income Level									Total Units Issued to Date (all years)	Total Remaining RHNA by Income Level	
	2007	2008	2009	2010	2011	2012	2013	2014	2015			
Very Low	Deed											
	Restricted Non-deed restricted	192	14	30		60	37	24			357	1,203
	Deed											
Low	Restricted Non-deed restricted	17	2	9	1	44	67	66			206	801
	Deed											
	Restricted Non-deed restricted											
Moderate	Deed											
	Restricted Non-deed restricted											960
Above Moderate												
		310	219	172	415	338	130	300			1,884	305
Total RHNA by COG. Enter allocation number:		5,716										
Total Units		519	235	211	416	442	234	390			2,447	
Remaining Need for RHNA Period												3,269

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

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**Table C  
Program Implementation Status**

Program Description (By Housing Element Program Names)	Objective	Timeframe In H.E.	Status of Program Implementation	
<b>2009-2014 Housing Element</b>				
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.	2010-2011	On May 12, 2011, the City adopted the Chicago 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 incentivizes infill development. In July 2011, the Municipal Code Update (Phase I) codified new development standards directed by the recently adopted General Plan aimed at promoting and incentivizing infill.	
H.2.1.2	Amend the City's density bonus provision to make it consistent with current State law (GC 65915-65918).	2010-2011	Phase II of the Municipal Code Update includes this allowance, and was adopted in November 2012.	
H.2.2.1	Leverage federal and state funding for 130 units of affordable rental housing.	2011-2012	The Chicago Redevelopment Agency committed Low and Moderate Income Housing Funds to two projects totaling 150 units in 2011.	
H.2.3.1	Annually complete a Housing Element review with the City Council.	Annually	Annual review was completed in March 2014.	
H.2.3.2	Develop an Affordable Housing Resource Guide.	2010-2011	Completed, published and distributed. Updated in 2011 and will be updated in 2014.	
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 has been incorporated into the annual Housing Element review with City Council, a written housing market report, community meetings and Council meetings.	
H.2.5.1	Set up a Housing Trust Fund.	2011-2014	In process. Currently recruiting for start-up board and fund raising is underway in order to apply for the COIN program, as well as, to the State Local Housing Trust Fund Program in 2014.	

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H.2.5.2	Implement an Inclusionary Zoning program.	2011-2012	City Council has not yet considered this policy. It will be up for consideration as part of the Housing Element Update for 2014-2022.
H.2.5.3	Pursue an Employer Assisted Housing Program.	2012-2013	Due to elimination of proposed funding source, this program has not been pursued.
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 2013. 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 City's Sphere of Influence was expanded with adoption of the Chicago 2030 General Plan. Currently there is significant land available to meet the City's near-term and mid-term housing needs, so the "official" 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, and 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 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 in 2010 and will be continually updated.
H.3.2.2	Offer incentives to develop affordable housing, including: expedited review, financial assistance, and variances.	Ongoing	Completed as incorporated into the 2030 General Plan and the Municipal Code Update.
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 50-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 was 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.

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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 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). Three RDA-funded affordable projects have been completed on transit corridors for a total of 178 units.
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 2009.
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. This has been incorporated into the 2030 General Plan and Municipal Code Update.
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	The Municipal Code Update included the addition of a new section entitled "Accommodations for person with disabilities" that allows the staff approval of modifications to standards to accommodate improvements that provide access for persons with disabilities.
H.4.2.1	Encourage integration of childcare into family-oriented residential development.	2010-2012	The City has worked with agencies to identify opportunities to incorporate childcare into affordable housing. Due to funding and economic constraints, no new childcare centers have been built.
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	The city's Housing Rehabilitation and Accessibility Programs assist seniors to maintain their housing. New development of housing for seniors is stalled due to lack of funding sources.
H.4.5.1	Continue the Tenant Based Rental Assistance Program (TBRA).	Ongoing	This program has expanded 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	City Planning staff has determined that the City's zoning code is in compliance with SB 2 and actually does not require amendment, as previously thought.
H.4.6.2	Amend zoning code to allow supportive and transitional housing in all residential zones.	2009-2010	The Municipal Code update included definitions in the "Definitions" section directly from the SB 2 Legislation for transitional and supportive housing.
H.4.7.1	Support the development of Single Room Occupancy (SRO) units.	Ongoing	City staff has pursued opportunities in coordination with potential developers, though without identified funding, no progress has been made.

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H.4.8.1	Encourage Chico State University to involve the community and coordinate with City government on plans for campus housing.	Annually	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.	Ongoing	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.	Annually	The list of at-risk developments was updated. One project, Trans Pacific Gardens, was acquired, rehabilitated and affordability for 149 units was preserved.
H.5.3.1	Continue to implement Infill Residential Flag Lot Standards.	Ongoing	The Municipal Code implements Infill Residential Flag Lot Standards.
H.5.4.1	Conduct a Rental Rehabilitation Inspection Program to develop a program for rehabilitating rental complexes.	2011-2012	Due to lack of funding and reduction in staff, no progress has been made on this goal.
H.5.5.1	Continue the City's owner-occupied rehabilitation program.	Ongoing	Program is being continued.
H.5.6.1	Establish an ongoing program to monitor and inventory housing conditions in the Chico Urban Area.	2011-2014	Housing Conditions Inventory was completed in 2012.
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. Planning to build associated infrastructure improvements in 2012. 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 2010 with the Mortgage Subsidy Program. However, the program was ceased in 2011 due to RDA dissolution.
H.6.3.1	Assist the Urban Self-Help program for low-income first-time homebuyers.	2011-2012	Since 2009, completed 19 self-help homes in partnership with CHIP, and 11 self-help homes in partnership with Habitat for Humanity.
H.6.4.1	Promote home buyer education.	Ongoing	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.	Ongoing	In process. Received HCD Catalyst funds to capitalize this program within Meriam Park.
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.

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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 was completed as part of the Municipal Code Update. In addition, the City's Design Guidelines Manual promotes passive solar design principles (e.g., building materials, high-albedo roofs, eaves, window placement, landscaping, and building orientation).
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	Began coordination of owner-occupied rehabilitation program with a Community Action Agency weatherization program that received federal stimulus funds. In addition, three existing affordable rental developments have upgraded to solar power. Three new self-help subdivisions with a total of 25 homes, incorporated solar voltaics in partnership with GRID Alternatives and PG&E, at no cost to the homeowners. In partnership with PG&E, 91 older, existing homes were given energy conservation upgrades through the Energy Pioneers program.
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. Green building systems and materials were incorporated in all city and RDA financed housing projects, including: solar photovoltaics, 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 executed in 2011.

**General Comments:**

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