COMMUNITY DEVELOPMENT DEPARTMENT
**HOUSING DIVISION**

411 Main Street
P.O. Box 3420
Chico, CA 95927

(530) 879-6330
Fax (530) 879-6399
http://www.chicoca.gov

Cog

March 23, 2015

Housing Policy Department
Received on:
MAR 27 2015

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 2014. The 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 with any questions.

Sincerely,

Marie Demers
Housing Manager

Made From Recycled Paper

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

**Jurisdiction** City of Chico

**Reporting Period** 1/1/2014 - 12/31/2014

### Table A

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

| Housing Development Information | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes: Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development: See Instructions | Deed Restricted Units: See Instructions | 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 | | 2 | | | 2 | 2 | HOME/RDA | 2 | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 ► | | | | | 0 | 232 | 232 | | | | |
| (10) Total by income Table A/A3 ► ► | | | | 2 | | 232 | 234 | 2 | | | |
| (11) Total Extremely Low-Income Units* | | | | | | | | | | | |

* Note: These fields are voluntary

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

**Jurisdiction** City of Chico

**Reporting Period** 1/1/2014 - 12/31/2014

### 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 whichmeet 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)

| | 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 **Moderate** | | | | | | 0 | |
| No. of Units Permitted for **Above Moderate** | 183 | 30 | 19 | | | 232 | |

* Note: This field is voluntary

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

**Jurisdiction** City of Chico

**Reporting Period** 1/1/2014 - 12/31/2014

### 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. | | | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Income Level | | RHNA Allocation 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 | 30 | | 60 | 37 | 24 | | | 357 | 1,203 |
| | Non-deed restricted | | | | | | | | | | | | |
| Low | Deed Restricted | 1,007 | 17 | 2 | 9 | 1 | 44 | 67 | 66 | 2 | | 208 | 799 |
| | Non-deed restricted | | | | | | | | | | | | |
| Moderate | Deed Restricted | 960 | | | | | | | | | | | 960 |
| | Non-deed restricted | | | | | | | | | | | | |
| Above Moderate | | 2,189 | 310 | 219 | 172 | 415 | 338 | 130 | 300 | 232 | | 2,116 | 73 |
| Total RHNA by COG. Enter allocation number: | | 5,716 | 519 | 235 | 211 | 416 | 442 | 234 | 390 | 234 | | 2,681 | 3,035 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

Note: units serving extremly 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 Chico

**Reporting Period** 1/1/2014 - 12/31/2014

### 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** | **Objective** | **Timeframe in H.E.** | **Status of Program Implementation** |
| **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. They are well-attended. |
| H.1.2.1 | Support regular fair housing audits to ensure that there are no regulatory constraints impeding persons from obtaining housing. | Annually | Regular review will occur. |
| H.2.1.1 | Develop an Infill Incentive Program. | 2010-2011 | An infill incentive program was implemented with the adoption of the 2030 General Plan in April 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 | 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 | 273 units were completed through 2013, exceeding the goal by 143 units. |
| H.2.3.1 | Annually complete a Housing Element review with the City Council. | Annually | Annual review was provided to council. |
| H.2.3.2 | Develop an Affordable Housing Resource Guide. | 2010-2011 | Completed, published and distributed. Updated in 2011 and again in 2014. Available on City website, as of 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 | Complete; local funds being raised and State Housing Trust Funds awarded. |

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

**Jurisdiction** City of Chico

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| H.2.5.2 | Implement an Inclusionary Zoning program. | 2011-2012 | City Council has not yet considered this policy, but it will be presented to Council in 2015. |
| 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 2014. 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 Chico 2030 General Plan. Currently there is signficant land available to meet the City's near-term and mid-term housing needs, so the update is not necessary at this point. |
| 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 | The Corridor Opportunity Site overlay has been implemented with the updated General Plan designations and zoning. |
| 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 Mucipal Code Update. |
| H.3.3.1 | Implement measures within adopted Neighborhood Plans, Master Plans and Specific Plans that encourage mixed-income housing near tranist. | 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 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. |

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

**Jurisdiction** City of Chico

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| 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 suppporting 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. Additional language will be added to comply with State HCD requirements. |
| 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 adpatable units and a "visatibility" 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 tranistional housing in all residential zones. | 2009-2010 | The Municipal Code update included definitions in the "Definitions" section direclty form the SB 2 Legislation for transitional and supportive housing. Additional modification to the Code will be made to comply with State HCD. |
| 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. |

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

**Jurisdiction** City of Chico

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| 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 meets with Chico Campus Housing Department 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 been utilized for priority projects indentified 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 is reviewed and updated annually. |
| 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 aprogram 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 in a limited capacity, mainly to assist with sewer connections in State Mandated Nitrate Compliance areas. |
| 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 identified for development. Associated infrastructure was completed in 2014. Funding is being assembled and construction is likely in 2015-2016. |
| 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 cessated 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 13 self-help homes in partnership with Habitat for Humanity. |
| H.6.4.1 | Promote home buyer education. | Ongoing | Habitat for Humanity provides homebuyer education to homebuyers. Local non-profit ceased to provide counseling services in mid-2014. |
| 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. |

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

**Jurisdiction** City of Chico

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| 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. Two Habitat homes received solar installations in 2014. |
| H.7.1.4 | Incorprate 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 2009-2014 City of Chico Housing Element was adopted in August, 2009. The 2014-2022 Housing Element update was adopted in August 2014 and will be reflected in the 2015 APR.