5 HOUSING ELEMENT

This Policy Document presents the goals, policies, and actions that will guide Butte County's efforts in housing production, rehabilitation, and preservation over the next eight-year Housing Element planning period. This document represents the second of two documents that comprise the Butte County Housing Element. The first document, the Housing Needs Assessment, reviews the County's progress in implementing the 2014 Housing Element, and 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 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.
- Goal H-2: Encourage the provision of affordable housing in the Unincorporated Area.
- Goal H-3: Partner with property owners to preserve and rehabilitate the existing supply of housing.
- Goal H-4: Collaborate with existing service providers to meet the special housing needs of homeless persons, elderly, large families, disabled persons, and farmworkers.
- Goal H-5: Ensure equal housing opportunity.
- Goal H-6: Promote energy conservation.

A. Goals, Policies, Actions, and Objectives

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 reuse 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. Apply for available state and federal funding for water, sewer, and storm drainage improvements.

b. Seek financial assistance of developers in preparing community plans or specific plans which can address public service and facilities for new developments.

c. Work out appropriate financing arrangements with applicable special districts to charge reasonable fees on new development to pay for the expansion of water and sewer services within their spheres of influence.

d. Provide technical assistance to developers interested in establishing community facilities and community service districts to finance needed infrastructure and services where these are financially feasible.

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: Administrative Office
Funding: Community Development Block Grant Program (CDBG), USDA Rural Development, state Clean Water grants or loans, developer fees
Time Frame: Ongoing; apply for funding as available, as NOFAs are released.

H-A1.2 **Development of Sites for Multifamily 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 Department of

Development Services 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: Department of Development Services
Funding: Administrative Overhead
Time Frame: Ongoing

H-A1.3 **Negotiate Transfer of a Portion of the County's Regional Housing Need Allocation in Conjunction with Annexations:** If cities plan to 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: Department of Development Services
Funding: No special funds are needed
Time Frame: In conjunction with annexation proceedings

H-A1.4 **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: Department of Development Services
Funding: No special funds are needed
Time Frame: Next regional housing needs determination process

H-A1.5 **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 only subject to the same restrictions as other residential dwellings of the same type in the same zoning district.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Within one year from adoption of the Housing Element

H-A1.6 **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. 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: Department of Development Services
Funding: Administrative Overhead
Time Frame: Ongoing, as projects are processed through the Department of Development Services

H-A1.7 Zoning for Lower-Income Housing Development: The County has a shortfall of sites to accommodate their 4th cycle Housing Element RHNA. To address this shortfall the County will rezone/redesignate 13 acres of APN 025-380-013 (Smart Property) from Rural Residential (RR) to Very High Density Residential (VHDR) to accommodate 195 units (current shortfall of 191 units). A minimum density of 20 dwelling units per acre will be required for development in the rezoned area and only residential uses will be allowed. The site rezoned will be able to accommodate a minimum of 16 units per site and will allow high density multifamily residential development by right up to 30 units an acre, without a conditional use permit or other discretionary action or approval.

Responsibility: ~~Administrative Office, Planning Division,~~ Department of Development Services
Funding: Administrative Overhead
Timeframe: Complete rezone within one year of Housing Element adoption.

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 nonprofit 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)
Time Frame: Ongoing, as development proposals for large-scale development come forward

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 pursue available funding under those state and federal programs that require its direct participation, such as CDBG and HOME.

Responsibility: Administrative Office

Funding: Administrative Overhead
Time Frame: Ongoing; apply for funding annually, as NOFAs are released

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: General Services Department will select sites and issue a developer RFP.
Funding: Some additional staff time would be required.
Time Frame: Receive list of sites from the General Services Department in 2016.

H-A2.4 **Work with Cities**: Thus far, all subsidized housing projects 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
Funding: Administrative Overhead
Time Frame: Butte County will set up an annual meeting to discuss potential projects with the Housing Authority and the cities of Oroville and Chico in 2017.

H-A2.5 **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
Time Frame: Directly following adoption of the Housing Element

Goal H-3 **Partner with property owners to preserve and rehabilitate the existing supply of housing.**

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 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.

[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.

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: Department of Development Services
Funding: Under the current budget, five dwelling units can be removed annually. This does not include potential funds from property owners.
Time Frame: Ongoing

H-A3.2 **Rehabilitation of Substandard Dwelling Units:** The County 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 identified in the 2013 Housing Survey completed as part of the Housing Element Update Needs Assessment. Therefore, the County will seek additional funding for rehabilitation.

Responsibility: Department of Development Services
Funding: CDBG and additional public funds
Time Frame: Apply as funds become available and as NOFAs are released

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 gaining an understanding of all of the housing assistance programs to assist special populations, develop a list or brochure, and have that info available on the County's website.

Responsibility: Administrative Office
Funding: Administrative Overhead
Time Frame: Ongoing, 2014–2022 The County Administrative Office will develop a list or brochure and have that info available on the County's website by June 2015.

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 Office
Funding: To be determined
Time Frame: Ongoing, 2014–2022

H-A4.3 **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: 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)

Time Frame: Continue annual funding for the Homeless Task Force

H-A4.4 **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: Office of Education and Behavioral Health
Funding: Administrative Overhead
Time Frame: Annually, starting in January 2015

H-A4.5 **Farmworker Housing:** The County shall 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: Department of Development Services
Funding: Administrative Overhead
Time Frame: Ongoing, County staff will meet with farmworker housing developers and advocates on an annual basis to discuss their needs and offer assistance in the form of letters of recommendation for grant applications.

H-A4.6 **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: Department of Development Services
Funding: Administrative Overhead
Time Frame: Ongoing assistance as requested by Housing Authority. The County can offer assistance in the form of letters of

recommendation for grant applications for funding on an annual basis.

H-A4.7 **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: Department of Development Services
Funding: Administrative Overhead, CDBG, HOME, USDA Rural Development, development agreements for major projects
Time Frame: Ongoing, as projects are processed through the Planning Division and Department of Development Services.

H-A4.8 **Extremely Low-Income Households:** The County will encourage the development of housing for extremely low-income households through a variety of activities such as coordinating with potential housing developers, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, considering local funding, and/or offering additional incentives beyond the density bonus. The County will support the development at least 40 extremely low-income units (the number was determined by the extremely low-income RHNA allocated to the County).

Responsibility: Department of Development Services
Funding: Administrative Overhead, CDBG, HOME, USDA Rural Development
Time Frame: Ongoing; at least annually monitor NOFAs and consider applying, as projects are processed through the Planning Division and Department of Development Services.

H-A4.9 **Persons with Developmental Disabilities:** The County will work with the Far Northern Regional Center to implement an outreach program that informs families within the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the County's website, and providing housing-related training for individuals/families through workshops**.**

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Development of outreach program within one year of adopting the Housing Element

Goal H-5 Ensure equal housing opportunity.

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-A.5.1 **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.
Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Ongoing, 2014–2022

H-A.5.2 **Family Definition:** Amend the Butte County zoning ordinance to define "family" to include groups of residents living together as a household unit, and residents of group homes, community care facilities, emergency or transitional housing, residential care facilities, or other special needs housing and remove the requirement of six or fewer.
Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Amend code by December 2014.

Goal H-6 Promote energy conservation.

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.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Ongoing, 2014–2022

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 shall collect information from program participants on an annual basis regarding the number of households assisted with weatherization assistance.

Responsibility: Administrative Office
Funding: Administrative Overhead
Time Frame: Ongoing, 2014–2022

Quantified Objective

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

H-A6.3 **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: Department of Development Services
Funding: Administrative Overhead
Time Frame: Ongoing, 2014–2022

B. Summary of Quantified Objectives for the Housing Element Planning Period (January 1, 2014, through June 15, 2022)

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-O6.2.

Income Category	Unit Objective
Extremely Low	20
Very Low	10
Low	10
Moderate	10
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.~~Quantified objectives for preservation include those addressed by programs for weatherization, code enforcement and energy efficiency.

Income Category	Unit Objective
Extremely Low	2
Very Low	4
Low	8
Moderate	0
TOTAL UNITS	**14**

3. Production of New Housing Units

These objectives are based upon the number of 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	250
Above Moderate	500
TOTAL UNITS	**920**

County of Butte
2014–2022 Housing Element
Housing Needs Assessment

~~February~~ ~~May~~July 2014

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Executive Summary

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future residents.

Review of Existing Housing Element

The last Butte County Housing Element was reviewed by the California Department of Housing and Community Development on December 1, 2010, and deemed in compliance with California Housing Element Law.[1] The 2009 Housing Element Policy Report established a series of goals, policies, and implementation programs for Butte County to achieve during the Housing Element Planning Period, 2009 through 2014. The County implemented many of the programs from the 2009 Housing Element including completion of zoning ordinance amendments to comply with state law requirements, completion of rezone efforts to provide for all income levels, and the completion of the Butte County Continuum of Care Point in Time Homeless Count Report. Please refer to the Review of Existing Housing Element section of the document for a full review of the 2009 – 2014 Housing Element.

Demographic and Economic Trends

The population and number of households in the Unincorporated Area decreased from 2000 through 2010 by approximately 13 percent, from 96,042 residents to just under 84,000 residents. During the same time frame, the Unincorporated Area of Butte County 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 median household income for a family of four in 2013 for Butte County, for both incorporated and unincorporated areas, is $58,700. According to the US Department of Housing and Urban Development (HUD) 2009 Comprehensive Housing Affordability Strategy (CHAS) data set, in 2009 approximately 12 percent of households fell into the extremely low-income category. Nearly half of all households in the Unincorporated Area were at or below the low-income level. Approximately 23 percent of households fell in the moderate-income category, with an additional 29 percent in the above moderate-income category. Approximately 80 percent of all households in the Unincorporated Area earning 30 percent or less of the area median income (AMI) spent more than 30 percent of their income on housing costs, with 69 percent of households experiencing severe housing costs burdens.

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. In 2013, approximately 68 percent of all housing units in the Unincorporated Area consisted of single-family, detached housing. The percentage of multifamily units, however, is significantly lower and the percentage of mobile homes significantly higher than that in 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

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

1969, only a small number of incidences of overcrowding, and a high vacancy rate. A housing conditions survey was conducted of 400 units in the Unincorporated Area. Of surveyed units, 35 percent were in sound condition or needed minor repairs. Over 30 percent of surveyed units (32 percent, or 126 units) were in dilapidated condition. Data on the housing cost burden of Unincorporated Area residents implies that extremely low-income renters, followed by extremely low-income owners, should be the targets of affordable housing programs.

Special Housing Needs

Numerous special needs populations are present throughout the Unincorporated Area, requiring special needs housing that meets their particular needs, indicating that the greatest unmet needs occur among the elderly, disabled, and the homeless. Currently, 2000 is the most recent year with Census data for disabilities. As of 2000, approximately 27,774 persons in the Unincorporated Area ages 5–64 had a disability. Elderly persons ages 65 years and older comprise 18 percent of the total population in the Unincorporated Area in 2010. In 2011, single female-headed households represented approximately 13 percent of total households. Female-headed households with children constituted 9 percent of total households, whereas female-headed households without children comprised 4 percent of total households. Farmworker data indicate that approximately 5,021 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. Additionally, in 2012, Butte County had roughly 760 homeless individuals, with approximately 513 of these individuals unsheltered. These special needs populations have diverse and unique housing needs. 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 (RHNA) for Butte County mandates that the Unincorporated Area allow for the development of 2,974 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 and zoning districts, 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.

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 15, 2022. The Housing Element consists of two documents: the Housing Needs Assessment, which analyzes the needs of residents of the Unincorporated Area through the eight-year planning period, and the Housing Policy document that establishes policies and programs to help Butte County meet the needs identified in the Housing Needs Assessment. The complete Housing Element document is an update of the 2009 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 ensure that each jurisdiction is doing its part to help meet the state housing goals.

Consistency with the General Plan

State law requires that the Housing Element contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code Section 65583[c][6][B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The Butte County General Plan (adopted 2010) contains several elements with policies related to housing. A review of the other General Plan elements demonstrates consistency with all other policies and programs. The County will maintain this consistency in the future by ensuring General Plan amendments are evaluated for consistency with all other General Plan elements.

[2] California Department of Housing and Community Development. 2008. "Housing Element Compliance Report." Accessed April 17, 2008. http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf.

Data Sources

Data sources for the Housing Element include the 2010 and 2000 Census, 2007–2011 American Community Survey (ACS), 2009 CHAS, California Department of Finance (DOF), HUD, the California Department of Housing and Community Development (HCD), and the 2007 Agricultural Census, as well as information from local data sources including the Butte County Continuum of Care and a survey of online real estate resources such as trulia.com. 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 PMC in December 2013. Projections from Butte County Association of Governments (BCAG) show anticipated trends in population.

The data packet developed by HCD for jurisdictions in Butte County is the primary source of data for this document. Where additional information is required, the US Census is the preferred data source as it provides the most reliable and in-depth data for demographic characteristics of a locality.

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 stakeholder study session on December 18, 2013, and a public workshop on February 5, 2014. The County also solicited input by sending out a community needs survey.

In addition to public input solicited at the meetings described above, the Housing Element was available on the County website during the entire update process.

The following is a list of providers that were invited to participate in this Housing Element update.

- Berry Creek Rancheria
- Butte County Behavioral Health
- Butte County Continuum of Care
- Butte County Department of Development Services
- Butte County Housing Authority
- Caminar
- Catalyst Domestic Violence Services
- Chico Community Shelter Partnership
- Chico Community Shelter Partnership
- City of Biggs
- City of Chico Planning Services Department
- Club Stairways
- Independent Living Services of Northern California, Inc.
- Jesus Center
- Mechoopda Indian Tribe of Chico Rancheria
- Nicole Bateman, Executive Director
- Northern California AIDS Consortium
- Northern California Youth And Family Program
- Northern Valley Catholic Social Service (NVCSS)
- Oroville Rescue Mission
- Regional Housing Authority of Sutter and Nevada Counties
- Rob Hickey

- Community Action Agency of Butte County
- Community Housing Improvement Program (CHIP)
- Eric Almquist
- HERE Program
- Housing Services Town of Paradise
- Independent Living Services
- Sackett Corporation
- SK Management Company
- Steve Orsillo Construction
- The Well (Transitional Housing)
- VECTORS (homeless veterans)
- Youth for Change

Stakeholder Study Session – December 18, 2013

The County held a stakeholder study session on December 18, 2013, at 2:30 p.m. in the Butte County Development Services Training Room. The study session was noticed in the paper and on the County's website, and letters inviting service providers in the region were also sent out. There were two participants at the meeting: Brian Lowden, Executive Director for Chico Rancheria Housing Corporation, and Nicole Bateman, Executive Director for Habitat for Humanity. There was a brief presentation that included the update schedule and 2010 demographic information. The rest of the meeting consisted of a roundtable discussion on community needs. Habitat for Humanity recently opened an office in the region and would like to partner with the County in the future. The representative from the Rancheria Housing Corporation also identified an interest in working with the County in the future.

To encourage additional public participation, the County sent out a follow-up survey with questions regarding the county's housing needs and how housing programs can be improved.

Public Workshop – February 5, 2014

The County held a Housing Element public workshop on February 5, 2014, at 6 p.m. in the Butte County Development Services Training Room. The meeting was noticed in the paper and on the County's website, and letters inviting service providers in the region were also sent out. There were three participants at the meeting. The meeting started with a brief presentation made by the consultant. The presentation included a summary of Housing Element state law requirements, identification of new laws that affect this Housing Element update, a summary of demographic information from the 2010 Census, and a timeline for the next step in the process for adoption of the 5th ~~round~~cycle Housing Element update that is due to be adopted by June 2014.

Following the presentation was a roundtable discussion about needs throughout the county.

The three participants at the meeting were:

- Thomas Tenorio, Executive Director of Community Action Agency of Butte County, Inc.
- E. M. "Mo" West, Foothill West Associates
- Edward Mayer, Executive Director Housing Authority of the County of Butte

Discussion items from the meeting:
Needs/programs identified by the group:

- There is a need for more senior housing (all types, from independent to assisted care and memory care).
- Create/support housing project with supportive services included.
- Incorporate information from the 10-year plan to end homelessness (draft to be released in March).
- Support the creation of equity pools (i.e., housing trust funds) to create affordable housing (there is a group creating a North Valley Housing Trust Fund).

Community Action Agency

- With the loss of redevelopment funds, they aren't able to secure funding for development.
- Pursuing acquisition/rehabilitation projects using the PACE Program and Cal Debit Limit Allocation Bonds.
- Partnering with Fig Tree out of San Diego on rehab projects.
- Would like to partner with the County on a rehab program.

Housing Authority

- Elderly, disabled, and low income are the groups most in need of housing.
- Butte County has highest per capita foster youth.
- Foster youth phasing out of foster care and onto the street in the county.
- Received a $20,000 grant from Sierra Council to complete a 10-year plan to end homelessness; draft will be available in March 2014.
- Stressed that a common approach, between the County and all cities, on the homeless population needs to be promoted.
- Chronic homelessness has grown, while the marginally homeless has decreased.
- Feds changing emphasis from emergency and transitional housing to "Housing First" model.
- The Housing First model is working for veterans but lacking for the rest of the special needs population, and it does not emphasize transitional housing.
- To make up the gap the North Valley Community Foundation (includes 3Core) is establishing the North Valley Housing Trust Fund that will partner with banks to raise money, with matching funds from the state for new affordable housing.
- Section 8 vouchers were reduced by government cuts over the last two years but are slowly being reinstated.

Foothill – West Associates

- Need more housing with supportive services integrated into the project.

SB 244 Discussion

- Chapman could be a candidate.
- The Gridley Farm Labor Camp in the unincorporated county might be a candidate.

The County will incorporate any comments received into the document.

Review of Existing Housing Element

An important aspect of the Housing Element is an evaluation of achievements under the policies and implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant in addressing current and future housing needs in Butte County. The evaluation also provides the basis for recommended modifications to policies and programs and the establishment of new objectives in the Housing Element.

The following is a summary of accomplishments of Butte County's 2009 Housing Element.

	Action	Responsibility/Funding/ Timing	Result	Continue/ /Modify/Delete
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) Annually apply for available State and federal funding for water, sewer, and storm drainage improvements. b) Seek financial assistance of developers in preparing community plans or specific plans which can address public service and facilities for new developments. c) Work 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) Provide technical assistance to developers interested in establishing community facilities and community service districts 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:** Administrative 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	The County identified appropriate areas for high-density housing as part of the adoption of the Zoning Ordinance. See Butte County Zoning Ordinance Article 10, Overlay Zones. There was a minimal amount of development taking place during this reporting period and very little demand for the items discussed by this housing program. Additionally, many if not all of the cities in Butte County recently updated their General Plans or are finishing an update process. As a result, growth inventories are up to date and there isn't much going on in the way of annexation into sphere areas. Due to the lack of demand, these items did not receive a lot of attention during the last reporting period. It is expected that once the economy recovers, cities will	Continue.

	Action	Responsibility/Funding/ Timing	Result	Continue/ /Modify/Delete
			start looking toward expansions into their spheres in cases where they are identified by their General Plans. Staff does not expect this to happen, however, for five or more years based on historical growth trends.	
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:** Administrative Office, Planning Division **Funding:** No additional staff time would be required **Timeframe:** 2010	This was completed with adoption of the Zoning Ordinance. See Butte County Zoning Ordinance Article 19, Parking and Loading. The County reduced parking for studio apartments from two spaces to one space per unit, and reduced its one-bedroom parking requirements from two spaces to 1.5 spaces per unit.	Delete.
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	Offer of density bonuses was completed with adoption of the Zoning Ordinance. See Zoning Ordinance Article 23, Density Bonuses. The County works with dozens of customers each day regarding development projects. There is a very small percentage (estimate 2–3 individual projects) of these that pertains to multifamily development projects. The County's building permit records do not show a multifamily housing project in the last three years. The County met with one developer and the Butte County	Continue.

	Action	Responsibility/Funding/ Timing	Result	Continue/ /Modify/Delete
			Housing Authority to discuss a plan to provide low-income housing at the Tuscan Ridge Development (a Planned Development under the General Plan). It has been determined that this idea is not being pursued by the developer.	
H-A1.4	Negotiate 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 **Timeframe:** In conjunction with annexation proceedings	The County did not transfer any portion of its RHNA to surrounding jurisdictions. The County received the final 2012 allocations for the Regional Housing Needs Plan (RHNP). Staff worked with the Butte County Association of Governments to evaluate the possibility of completing a joint Housing Element with other jurisdictions within the county.	Modify. Combine with Program H-A1.5.
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 **Timeframe:** Next regional housing needs determination process	The County did not transfer any portion of its RHNA to surrounding jurisdictions.	Modify. Combine with Program H-A1.4.
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	This was completed with adoption of the Zoning Ordinance. See Part 2 – Zoning Districts, Land Uses, and Development Standards, and Part 7 – Definitions (Multiple-Family Dwelling).	Delete.

	Action	Responsibility/Funding/ Timing	Result	Continue/ /Modify/Delete
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	This was completed with adoption of the Zoning Ordinance. See draft Butte County Zoning Ordinance Article 6, Residential Zones, and Part 7 – Definitions (Residential Care Homes).	Continue. While the County amended the Zoning Ordinance to include transitional and supportive housing, to further address the requirements, the County will continue this program.
H-A1.8	General Plan Land Use Designations and Zoning for Lower-Income Housing Development: Given that many sites identified to accommodate the County's RHNA for construction of units affordable to lower-income households currently lack appropriate zoning to support high density multifamily development, 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, zoning designations that will, 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	**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, 2010; conforming zoning amendments, Rio D' Oro Specific Plan adoption, etc., by March 2011.	Responsive General Plan land use designations were adopted with the comprehensive General Plan update on October 26, 2010 and the zoning was codified in November 2012. General Plan designations were adopted with the General Plan update in October 2010. Conforming zoning amendments were adopted with the Zoning Ordinance in November 2012. See Zoning Ordinance Article 3, Zones and Zoning Map, and Article 6, Residential Zones. The County completed General Plan land use amendments and appropriate zoning changes to sites 1 and 4–7. These sites now allow for High Density Residential at 14-20 units per acre. The County is now proposing additional zoning and General Plan amendments to meet the current shortfall.	Delete.

	Action	Responsibility/Funding/ Timing	Result	Continue/ /Modify/Delete
	planning period..			
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 **Timeframe:** 2010 and ongoing	While sites 2, 4, and 5 were not subdivided, the County did implement zoning to support the General Plan in 2012 and continues to work with the developers of site 2 on development.	Continue.
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) **Timeframe:** Ongoing	In conjunction with the Rio D' Oro project (site 2), the County worked with developers to include affordable units and also explored low-income housing in conjunction with the Tuscan Ridge development (APN: 040-520-100).	Continue.
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:** Administrative Office, Development Services Department **Funding:** Administrative Overhead **Timeframe:** Ongoing; apply for funding annually.	The County applied for housing rehabilitation funds through CDBG, HOME, and CalHOME. Due to the high level of need from the competition, the County was unable to secure additional funds.	Continue.
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 and Department of Development Services will select sites and issue a developer RFP **Funding:** Some additional staff time would be required **Timeframe:** Receive list of sites from the County's Administration Office and Issue an RFP in 2010	This program was not completed due to lack of demand.	[Pending]

	Action	Responsibility/Funding/ Timing	Result	Continue/ /Modify/Delete
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, Department of Development Services **Funding:** Administrative Overhead **Timeframe:** Butte County will set up a meeting to discuss this program with the Cities of Oroville and Chico in 2009	This program was not completed due to lack of demand.	[Pending]
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 2010 and outline a strategy for how the County can assist with housing development in the Greater Chico Redevelopment Project Area.	**Responsibility:** Administrative Office, Department of Development Services and Chico Redevelopment Agency **Funding:** Administrative Overhead **Timeframe:** 2010	Per AB 26, RDA has been dissolved in California. Only those projects and programs that are determined to be “enforceable obligations” by the Department of Finance are allowed to be implemented by the successor agency to the RDA. Therefore, no new housing projects or programs have been pursued.	Delete.
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, Department of Development Services **Funding:** Administrative Overhead **Timeframe:** 2010	No projects came forward that have necessitated such conversations.	Continue.
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	**Responsibility:** Administrative Office, Department of Development Services and water and sewer providers **Funding:** Administrative	This was completed in November 2010.	Continue.

	Action	Responsibility/Funding/ Timing	Result	Continue/ /Modify/Delete
	limited.	Overhead **Timeframe:** 2009		
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 **Funding:** Under the current budget, five dwelling units can be removed annually. This does not include potential funds from property owners. **Timeframe:** Ongoing	The Department of Development Services completed numerous code enforcement and abatement actions in 2010/2011. In 2010, the County completed 17 abatement actions and demolished one structure. In 2011, the County completed nine abatement actions and demolished one structure.	Continue.
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 Office, Department of Development Services **Funding:** CDBG and additional public funds. **Timeframe:** Ongoing	The County applied for funds through CDBG, HOME, and CalHOME but was unsuccessful due to the level of competition. Currently housing rehabilitation projects are being funded as funds become available through the County's Housing Revolving Loan Fund from monthly payments and payoffs.	Continue.
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 Office **Funding:** Administrative Overhead **Timeframe**: Ongoing	The County's Development Services staff worked with a representative of the Community Action Agency (CAA) and CHIP to identify mobile home parks for possible rehabilitation activities. County staff also fielded various inquiries from Habitat for Humanity concerning rehabilitation work in the Chapman neighborhood and applicability rules under the	Continue.

	Action	Responsibility/Funding/ Timing	Result	Continue/ /Modify/Delete
			Chapman Mulberry Plan.	
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 Office, Department of Development Services **Funding:** To be determined **Timeframe:** 2010	Accessibility improvements are eligible under the CDBG Housing Rehabilitation Guidelines.	Continue.
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	This was completed with adoption of the Zoning Ordinance. See Article 33, Reasonable Accommodations.	Delete.
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	County staff participated in two meetings hosted by the Housing Strategy Team. The Housing Strategy Team is currently working on a 10-year strategy related to housing and homelessness.	Continue.
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 Behavioral Health **Funding:** Administrative Overhead **Timeframe:** Annually	The County annually participates in the Butte County Continuum of Care Point in Time Homeless count.	Continue.
H-A4.6	Emergency Shelters: The County shall amend the Butte County	**Responsibility:** Administrative	This was completed with	Delete.

	Action	Responsibility/Funding/ Timing	Result	Continue/ /Modify/Delete
	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.	Office, Planning Division, Department of Development Services **Funding:** Administrative Overhead **Timeframe:** 2010	adoption of the Zoning Ordinance. See Zoning Ordinance Article 8, Industrial Zones, and Section 24-161, Emergency Shelters-Permanent.	
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	This was completed with adoption of the Zoning Ordinance. See Butte County Zoning Ordinance Part 2 – Zoning Districts, Land Uses, and Development Standards.	Delete.
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 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)	The County was not contacted by any developers looking to complete applications for farmworker housing.	Continue.
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 Office, Planning Division, Department of Development Services **Funding:** Administrative Overhead **Timeframe:** Ongoing assistance as requested by Housing	On August 10, 2010, Butte County provided a letter to the California Department of Housing and Community Development supporting a $2.5 million grant for the Jose Serna Farmworker Housing program. On December 2, 2010, DDS staff	Continue.

	Action	Responsibility/Funding/ Timing	Result	Continue/ /Modify/Delete
		Authority	met with Gridley Farm Labor Housing Development staff to discuss assisting in the rehabilitation of homes in the area for farm labor housing.	
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 Office, Planning Division, Department of Development Services **Funding:** Administrative Overhead, CDBG, HOME, USDA Rural Development, development agreements for major projects. **Timeframe:** Policy will take effect upon adoption of the Housing Element, targeted for first quarter 2010.	The County was not contacted regarding any such developments.	Continue.
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.	**Responsibility:** Administrative Office, Department of Development Services **Funding:** Administrative Overhead **Timeframe:** Ongoing	Fair Housing information is available on all material and public notices related to the County's CDBG program.	Continue.
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 **Timeframe:** 2010	The County adopted CalGreen Building Code Standards in November 9, 2010.	Continue.
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	**Responsibility:** Administrative Office, Department of Development Services **Funding:** Administrative	The County provides information on the CAA weatherization program and utility payment assistance	Continue

	Action	Responsibility/Funding/ Timing	Result	Continue/ /Modify/Delete
	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.	Overhead **Timeframe:** Ongoing	program on the County's website: www.buttebusinessresources.com	
H-A6.3	Develop site design guidelines for energy conserving development patterns.	**Responsibility:** Administrative Office, Department of Development Services **Funding:** Administrative Overhead **Timeframe:** Ongoing	This program was not completed, and the County is no longer interested in developing site design guidelines under the Housing Element. In its place the Butte County Climate Action Plan (pending adoption) sets forth supportive measures to accomplish the same goals.	Delete.
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 **Timeframe:** Ongoing	The County approved offering a Property Assessed Clean Energy program for nonresidential properties as a way to encourage energy efficiency and energy generation.	Continue.

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 2009 Butte County Housing Element Background Report.

It should 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 unrelated 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 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

Table A-1 provides population growth in the Unincorporated Area and Butte County from 2000 to 2013. From 2000 to 2010, the population in the Unincorporated Area declined by 13 percent. The population loss in the Unincorporated Area is partially attributable to annexations by cities of developed areas that were previously unincorporated. Population in the Unincorporated Area remained relatively steady from 2010 to 2013, with less than 1 percent decline over this time frame. In contrast, Butte County experienced 8 percent growth from 2000 to 2010, and 1 percent growth from 2010 to 2013.

Table A-1
Population Trends, 2000–2013

	2000 Population	2010 Population	Percentage Change 2000–2010	2013 Population	Percentage Change 2010–2013
Unincorporated Area	96,042	83,758	-13%	83,357	0%
Butte County	203,171	220,000	8%	221,485	1%

Source: 2000 US Census; Butte County Housing Element Data Packet, 2013

Population and Household Projections

Table A-2 presents the Butte County Association of Governments' population growth projections between 2006 and 2035 for Butte County, including the Unincorporated Area. The BCAG *Butte County Long-Term Regional Growth Forecasts* provide low, medium, and high population projections for all cities in Butte County and the Unincorporated Area. **Table A-2** reports low-level BCAG projections. Over this period, BCAG forecasts total countywide population growth of 33 percent and 43 percent for the Unincorporated Area and Butte County, respectively. Similarly, by 2035 BCAG forecasts the number of households to grow by 51 percent and 56 percent for the Unincorporated Area and Butte County, respectively. BCAG projections are consistent with the growth expectations of the Butte County 2030 General Plan, accounting for the annexations of key growth areas into incorporated cities that are identified in the Butte County General Plan 2030 Environmental Impact Report.

As shown in **Table A-2**, the regional BCAG forecasts assume total population in the Unincorporated Area of 111,560 by 2035. This regional growth is consistent with the growth expectations identified in the Butte County General Plan, which assumes buildout population of 114,700. By 2035, households in the Unincorporated Area will grow 51 percent above 2010 levels to 49,228 households. In comparison, households throughout all of Butte County are expected to grow by 56 percent above 2010 levels to 136,782 households.

Table A-2
Growth Trends, 2010–2035 Low Growth Scenario

	2010	2020	2030	2035	Percentage Change 2010–2035
Population					
Unincorporated Area*	83,758	94,493	105,550	111,560	33%
Butte County	220,000	251,890	293,285	315,698	43%
Households					
Unincorporated Area*	32,526	41,696	46,576	49,228	51%
Butte County	87,618	109,513	127,210	136,782	56%

Source: 2010 US Census; Butte County Housing Element Data Packet, 2013; BCAG Butte County Long-Term Regional Growth Forecasts, 2011.

**Note: Forecast figures for Unincorporated Butte County exclude growth in areas anticipated for annexation identified in the Butte County General Plan 2030 Environmental Impact Report as Bell Muir/Chico Area, Doe Mill/Honey Run Specific Plan, Thermalito Afterbay, Biggs Area, and Gridley Area and includes shared growth (50%) of Thermalito, Southern Oroville, and Eastern Oroville.*

Household Type and Composition

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, while non-family households generally occupy smaller apartments or condominiums. As shown in **Table A-3**, the number of households in the Unincorporated Area fell from 2000 to 2010 by approximately 4,680 units, or 13 percent.

Owner-occupied households comprised 74 percent of total households in 2010, with renter-occupied households comprising 26 percent. **Table A-3** shows changes in household numbers by tenure since 2000. Both owner-occupied and renter-occupied households experienced a decline, with a 16 percent decrease in renter-occupied households and an 11 percent decrease in owner-occupied households. The decrease in total households from 2000 to 2010 was proportional with the decrease in population, with both indicators experiencing a 13 percent decrease over the 2000 to 2013 time frame.

Table A-3
Existing Households by Tenure, 2000–2010 Unincorporated Area

Household Type	2000		2010		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
Occupied Housing Units	37,206	100%	32,526	100%	-4,680	-13%
Owner Occupied	27,077	73%	24,061	74%	-3,016	-11%
Renter Occupied	10,129	27%	8,465	26%	-1,664	-16%

Source: 2000 US Census; Butte County Housing Element Data Packet, 2013

Table A-4 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 2010 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 2010, the average household size in the Unincorporated Area grew to approximately 2.56 people per household. **Table A-4** displays household composition as reported by the 2010 Census. Within the Unincorporated Area, families comprised 69 percent of all households, of which 25 percent have children less than 18 years of age. Butte County as a whole has a slightly lower percentage of families (60 percent) and the same percentage of families with children less than 18 years of age (25 percent).

Table A-4
2010 Household Characteristics

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families With Children Under 18	Non-Family
Unincorporated Area	32,526	2.56*	69%	25%	31%
Butte County	87,618	2.45*	60%	25%	40%

Source: 2010 US Census
**Note: Average household for the Unincorporated Area is provided by the California Department of Finance. The US Census does not provide average household size for the Unincorporated Area.*

The distribution of households by size has changed little since 2000. **Table A-5** shows the percentage of each household size within the Unincorporated Area. From 2000 to 2010, the percentage of two-person households increased by 1 percent, while the percentage of four-person households decreased by 1 percent. Otherwise, the distribution of percentages by household size was unchanged. According to the estimates provided by the American Communities Survey, the total number of households declined by approximately 15 percent, from approximately 37,206 households in 2000 to 31,553 households in 2010.

Table A-5
Household Size, 2000–2010 –Unincorporated Area

Household Size	2000		2010		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
1 person	8,845	24%	7,471	24%	-1,374	-16%
2 person	14,215	38%	12,424	39%	-1,791	-13%
3 person	5,584	15%	4,752	15%	-832	-15%
4 person	4,694	13%	3,766	12%	-928	-20%
5+ person	3,868	10%	3,140	10%	-728	-19%
Total*	**37,206**	**100%**	**31,553**	**100%**	**-5,653**	**-15%**

Source: 2000 US Census; Butte County Housing Element Data Packet, 2013
**Note: Total households figure may differ from the total reported in other parts of this document. The Butte County Housing Element Data Packet uses American ACS data for this table. The ACS is an estimate based on a sample and therefore may vary from Census figures, which count the entire population. Although the absolute numbers may vary, this information is the best available householder data.*

Household income

The 2010 Census does not provide information on the median household income in the Unincorporated Area. The median household income for Butte County was $43,170 in 2010. Median household income for the incorporated cities in Butte County ranged from a low of $37,141 in Oroville to a high of $52,125 in Biggs. The average median income for all incorporated cities in Butte County was $42,260, slightly lower than the Butte County median income of $43,170. Due to the similarity of median income for all of Butte County in comparison to the incorporated cities, it is reasonable to expect that median income in the Unincorporated Area is similar to the ranges presented below.

The median family income for Butte County was $54,924. In comparison, the average of median household family income levels for incorporated cities was $52,741. Similarly, the median non-family income for Butte County was higher than the average of median non-family income for the incorporated cities ($26,364 in Butte County, versus the average of $23,701 for incorporated cities).

Table A-6
Area Median Incomes in Incorporated Cities and Butte County, 2010

	Average for Incorporated Cities*	Butte County
Area Median Household Income	$42,260	$43,170
Area Median Family Income	$52,741	$54,924
Area Median Non-Family Income	$23,701	$26,364

Sources: US Census Bureau, 2006–2010 American Community Survey
**Presents the average levels of incorporated cities of Biggs, Chico, Gridley, Oroville, and Paradise within Butte County. Median income for the Unincorporated Area is unavailable through the American Communities Survey.*

Household Income Categories

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by HCD. For Butte County, the Area Median Income for a family of four in 2013 is $58,700.

HCD has defined the following income categories for Butte County, based on the median income for a household of four persons:

- Extremely low income: 30 percent and below ($0–$17,600)
- Very low income: 31 to 50 percent of median income ($17,601–$29,350)
- Low income: 51 to 80 percent of median income ($29,351–$46,950)
- Moderate income: 81 to 120 percent of median income ($46,951–$70,450)
- Above moderate income: 121 percent or more of median income ($70,450+)

Based on the 2013 income limits HCD has defined for Butte County, **Table A-7** shows the maximum annual income level for each income group adjusted for household size for Butte County. The maximum annual income data is used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

Table A-7
State Income Limits for Butte County, 2013

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	$12,350	$14,100	$15,850	$17,600	$19,050	$20,450	$21,850	$23,250
Very Low	$20,550	$23,500	$26,450	$29,350	$31,700	$34,050	$36,400	$38,750
Low	$32,900	$37,600	$42,300	$46,950	$50,750	$54,500	$58,250	$62,000
Median	$41,100	$46,950	$52,850	**$58,700**	$63,400	$68,100	$72,800	$77,500
Moderate	$49,300	$56,350	$63,400	$70,450	$76,100	$81,700	$87,350	$93,000

Source: California Department of Housing and Community Development 2013

Extremely Low Income Households

The HUD 2009 Comprehensive Housing Affordability Strategy (CHAS) data set provides information on households by income group for the Unincorporated Area. According to the CHAS data, in 2009 approximately 2,985 households (9 percent of total households) in the Unincorporated Area were extremely-low income, including both renter-occupied and owner-occupied households. Of owner-occupied households, 1,690 were within the extremely low-income category. Of renter-occupied households, 1,295 were within the extremely low-income category. Approximately 78 percent of extremely low-income owner-occupied households paid greater than 30 percent of income for housing costs, whereas 83 percent of extremely low-income renter-occupied households paid greater than 30 percent of income for housing costs.

Employment Trends

Jobs by Industry

Table A-8 presents data on the number of jobs in establishments located in the Unincorporated Area. Overall, in 2010 there were approximately 29,000 jobs across all industries in the Unincorporated Area. Approximately half of the County's jobs are attributed to the Services sector, including finances, professional, scientific, management, educational, arts and entertainment, and other non-public services.

The primary employers within Butte County lie within the spheres of influence of Oroville and Chico. Agriculture has traditionally served as the primary economic influence. However, the role of agriculture has declined since the 1990s, with services and information-based sectors playing an increasingly important role in the County's economic development.

Table A-8
Employment by Industry, Unincorporated Area, 2010

Industry	2010	
	Number	Percentage
Agriculture, Forestry, Fishing, Hunting and Mining	1,809	6%
Construction	2,440	8%
Finance, Insurance and Real Estate	1,400	5%
Government	1,134	4%
Information	416	1%
Manufacturing	1,951	7%
Retail Trade	3,287	11%
Services	15,366	51%
Transportation, Communications and Public Utilities	1,409	5%
Wholesale Trade	684	2%
Total*	**28,896**	**100%**

*Source: Butte County Housing Element Data Packet, 2013 * Total represents all employed civilians 16 years of age and over.*

Table A-9 shows employment projections from 2010 through 2020 as related to occupation growth for the Chico Metropolitan Statistical Area (MSA), which includes all of Butte County. The California Employment Development Department (EDD) does not provide employment projections for the Unincorporated Area; accordingly, the Chico MSA data is the best available employment projection data. Over the next seven years, the Chico MSA expects new employment to be concentrated in a variety of occupations ranging from personal care aides to laborers. When comparing annual incomes to the median income for Butte County for 2013 ($58,700), only the Registered Nurses occupational category is above the median income. The remainder of the occupations would provide an income for a family of four that is "very low."

Table A-9
Fastest-Growing Occupations (Projected), 2010–2020
Chico Metropolitan Statistical Area, Butte County

Occupational Title	Estimated Employment (2010)	Estimated Employment (2020)	Numeric Change	Percentage Change	Annual Salary	Income Category
Personal Care Aides	2,330	3,340	1,010	43%	$18,724	Very Low
Retail Salespersons	2,930	3,570	640	22%	$20,139	Very Low
Combined Food Preparation and Serving Workers, Including Fast Food	1,980	2,470	490	25%	$18,839	Very Low
Registered Nurses	2,090	2,530	440	21%	$90,888	Above Moderate
Home Health Aides	780	1,190	410	53%	$18,756	Very Low
Cashiers	2,260	2,660	400	18%	$19,936	Very Low
Waiters and Waitresses	1,000	1,190	190	19%	$18,516	Very Low
Receptionists and Information Clerks	680	840	160	24%	$24,025	Very Low
Landscaping and Groundskeeping Workers	580	710	130	22%	$23,998	Very Low
Laborers and Freight, Stock, and Material Movers	670	800	130	19%	$24,709	Very Low

Source: California Employment Development Department, 2013; 2013 HCD Income Limits (based on a four-person household)

More precise jobs forecasts are unavailable for the Unincorporated Area. The Butte County General Plan does not provide forecasts for the Unincorporated Area. Under a low growth scenario, the BCAG *Long-Term Regional Growth Forecasts 2010–2035* (2011) project the number of jobs countywide will grow 49 percent by 35,189 jobs. Across all industries, BCAG projects the number of jobs will grow from 71,501 in 2010 to 106,690 by 2035. BCAG does not forecast jobs for the Unincorporated Area.

Commute

Commute distance is important to look at when determining options for housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while communities with short average commutes tend to have a strong jobs/housing balance or a greater balance between jobs and housing available in the community. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on transportation-related expenses. This, in turn, affects a household's ability to occupy decent housing without being overburdened by cost. Data on commute patterns are unavailable for the Unincorporated Area. However, because the same industries generally employ both residents of incorporated cities and unincorporated communities, commute patterns for all of Butte County are expected to generally reflect commute patterns of residents in Unincorporated Areas. The 2007- 2011 American Communities Survey shows that residents in Butte County in 2010 had a mean travel time to work of just 21.5 minutes. **Table A-10** indicates that the majority of residents in Butte County (77 percent) travel less than 30 minutes from home to work. This figure indicates that the majority of jobs are within 20 miles of where residents live. Only 23 percent of Butte County residents travel more than 30 minutes to work.

Table A-10
Butte County Commute Profile, 2010

Travel Time to Work	Percentage
Less than 15 minutes	48%
15 to 29 minutes	29%
30 to 59 minutes	17%
60 minutes or above	6%

Source: 2007–2011 American Communities Survey

Housing Conditions

Existing Housing Conditions

Overcrowding

The US Census defines overcrowding as more than one person per room in a given housing unit (not including kitchens and bathrooms). Overcrowding can be a result of a low supply of affordable and adequate housing. Households that are unable to afford larger housing units, or face a lack of vacant larger housing units in an area, may be forced to rent or purchase housing that is too small to meet their needs. From 2000 to 2010, the percentage of housing units that were overcrowded declined from 7 percent to 4 percent of total housing units. **Table A-11** shows that in 2010 overcrowding is generally similar between both renter-occupied and owner-occupied units. A total of 706 renter-occupied units were overcrowded in 2010, just slightly higher than the number of owner-occupied units that were overcrowded (619 units). In 2010, 4 percent of total housing units were overcrowded, while 1 percent of total housing was severely overcrowded (with 1.5 or more persons per room).

Table A-11
Overcrowded Housing in Unincorporated Area, 2010

	Overcrowded (1.01–1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)		Total	
Type	**Number**	**Percentage of Total Housing Units**	**Number**	**Percentage of Total Housing Units**	**Number**	**Percentage of Total Housing Units**
2000						
Owner	672	2%	353	1%	1,025	3%
Renter	739	2%	686	2%	1,425	4%
Total	**1,411**	**4%**	**1,039**	**3%**	**2,450**	**7%**
2010						
Owner	523	2%	96	0%	619	2%
Renter	474	2%	232	1%	706	2%
Total	**997**	**3%**	**328**	**1%**	**1,325**	**4%**

Source: 2000 US Census; Butte County Housing Element Data Packet, 2013

Housing Cost Burden

Table A-12 exhibits the housing cost burden experienced by households in the Unincorporated Area. The table reports 2010 CHAS data for households by HUD-defined household income categories. Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered "cost-burdened" and households that pay more than 50 percent are considered "severely cost-burdened." Measuring the number of households paying more than these percentages helps define an area's affordability problem. The HUD CHAS database reports information on overpayment by tenure. Income limits are defined relative to the Area Median Income (AMI). 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.[3]

In the Unincorporated Area, approximately 80 percent of households earning 30 percent or less of the area median income (AMI) spent more than 30 percent of their income on housing costs, with 69 percent of households that spent more than 50 percent of their income on housing costs, experiencing severe housing cost burdens. Approximately 65 percent of households earning between 30 and 50 percent of AMI were also burdened by the cost of housing. Rates of housing cost burden are higher for renter-occupied households, as shown in **Table A-12**. For households at all income levels, approximately 37 percent of households spent more than 30 percent of their income on housing costs, with 17 percent of all households experiencing severe cost burdens.

Table A-12
Households Overpaying by Income – Unincorporated Area, 2009

	Total Renters		Total Owners		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Household Income ≤30% AMI	**1,295**	**100%**	**1,690**	**100%**	**2,985**	**100%**
% Cost Burden >30%	1,073	83%	1,319	78%	2,392	80%
% Cost Burden >50%	1,008	78%	1,058	63%	2,066	69%
Household Income >30 to ≤50% AMI	**1,550**	**100%**	**2,350**	**100%**	**3,900**	**100%**
% Cost Burden >30%	1,235	80%	1,286	55%	2,521	65%
% Cost Burden >50%	727	47%	677	29%	1,404	36%
Household Income >50 to 80% AMI	**1,480**	**100%**	**3,980**	**100%**	**5,460**	**100%**
% Cost Burden >30%	818	55%	1,636	41%	2,454	45%
% Cost Burden >50%	145	10%	730	18%	875	16%
All Households	**7,050**	**100%**	**24,175**	**100%**	**31,225**	**100%**
% Cost Burden >30%	3,483	49%	8,191	34%	11,674	37%
% Cost Burden >50%	1,890	54%	3,373	14%	5,263	17%

Source: CHAS 2009

Housing Stock Characteristics

Table A-13 provides information on the type of housing in the Unincorporated Area. Although the Unincorporated Area lost approximately 1,320 single-family detached units from 2000 to 2013, the percent of single-family detached units grew from 65 percent of housing in the Unincorporated Area in 2000 to 69 percent of total housing stock in the Unincorporated Area in 2010 and 68 percent in 2013. As shown in **Table A-13**, the percent of two- to four-unit structures declined from 5 percent of total housing stock in 2000 to 2 percent of total housing stock in 2013. The percent of five- or more unit structures from

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

2000 to 2010 experienced a similar decline, dropping from 3 percent of total housing stock in 2000 to just 1 percent in 2013. From 2000 to 2013, the County experienced a 10 percent decline in the total housing stock with declines in all categories. Decreases by category range from a 5 percent decline in single-family detached housing stock to a 58 percent decline in five- or more unit structures.

Table A-13
Housing Units by Type, 2000–2013

Units in Structure	2000		2010		2013		Number Change, 2000–2013	Percentage Change, 2000–2013
	Number	Percentage	Number	Percentage	Number	Percentage		
Single-family, detached	26,326	65%	25,065	69%	25,006	68%	-1,320	-5%
Single-family, attached	870	2%	689	2%	689	2%	-181	-21%
2 to 4 units	1,928	5%	880	2%	872	2%	-1,056	-55%
5 or more	1,060	3%	444	1%	444	1%	-616	-58%
Mobile home, other	10,599	26%	9,509	26%	9,625	26%	-974	-9%
Total	**40,783**	**100%**	**36,587**	**100%**	**36,636**	**100%**	**-4,147**	**-10%**

Source: 2000 US Census, Butte County Housing Element Data Packet, 2013

Occupancy Rates

Table A-14 depicts the vacancy rate for the Unincorporated Area in 2000 and 2010. 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 11 percent vacancy in the Unincorporated Area in 2010, approximately 4 percent is attributable to housing units whose primary use is seasonal, recreational, or occasional. The 11 percent vacancy rate in the Unincorporated Area represents a slight increase above the 2000 vacancy rate of 9 percent. It is likely that seasonal dwelling units will continue to account for a proportion of Unincorporated Butte County's vacant housing stock.

Table A-14
Vacancy Rates in the Unincorporated Area, 2000–2010

Description	2000		2010	
	Number	Percentage	Number	Percentage
Total Units	**40,768**	**100%**	**36,587**	**100%**
Vacant Units				
For rent	728	2%	639	2%
For sale only	509	1%	575	2%
Rented or sold, not occupied	262	1%	229	1%
For seasonal, recreational, or occasional use	1,154	3%	1,484	4%
For migrant workers	8	0%	0	0%
Other vacant	901	2%	1,134	3%

Description	2000		2010	
	Number	Percentage	Number	Percentage
Total vacant units	**3,562**	**9%**	**4,061**	**11%**
Effective Vacancy Rate	**9%**		**11%**	

Source: 2000 US Census; Butte County Housing Element Data Packet, 2013

Age of Housing Stock

Table A-15 indicates that in 2010, the Unincorporated Area had a slightly newer housing stock relative to Butte County. In the Unincorporated Area, 28 percent of the housing stock was built before 1970, while 35 percent of Butte County's housing stock was built prior to 1970. Almost 30 percent of housing units in the Unincorporated Area were built between 1970 and 1979, totaling 9,954 units. Since the 1970s, the number of housing units produced has declined in each decade in the Unincorporated Area, with 7,951 units from 1980 to 1989, 4,390 units from 1990 to 1999, and just 3,072 since 2000.

Table A-15
Age of Housing Units

Year Constructed	Number	Percentage
Built 1939 or earlier	2,322	7%
Built 1940–1949	1,546	4%
Built 1950–1959	2,661	8%
Built 1960–1969	3,395	10%
Built 1970–1979	9,954	28%
Built 1980–1989	7,951	23%
Built 1990–1999	4,390	12%
Built 2000–2004	2,052	6%
Built 2005 or later	1,020	3%
Total	**35,291**	**100%**

Source: 2006–2010 American Communities Survey

Housing Conditions Survey

The connection between housing conditions and the age and tenure of housing can be confirmed with a survey of housing conditions. In December 2013, Butte County conducted a housing conditions survey of 400 housing units. To identify the greatest portion of substandard units, the survey focused on areas known to have a higher concentration of older housing stock and then randomly selected sites with units built prior to 1980. The areas selected were the unincorporated areas of Chapman/Mulberry, Magalia, Palermo, and South Oroville. Please refer to the Appendix for more detailed results.

The condition of housing was assessed by an exterior survey of the quality and condition of the building and what improvements (if any) were needed. Each structure was scored according to criteria established by HCD in five categories: foundation, roofing, siding, windows, and electrical. Based on scores assigned to the five categories, each structure was classified as being in sound or dilapidated condition, or in need of minor, moderate, or substantial repairs (as defined on the next page). Interior conditions were not assessed.

Housing Condition Terms	Definition
Sound	A building that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.
Minor	A building that shows signs of deferred maintenance or which only needs repair or replacement of one major component, such as a roof.
Moderate	A building in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.
Substantial	A building that requires replacement of several major systems and possibly other repairs, such as complete foundation work, roof structure replacement and re-roofing, painting, and window replacement.
Dilapidated	A building suffering from extensive neglect, which appears structurally unsound and maintenance is nonexistent, is not fit for human habitation in its current condition, may be considered for demolition, or major rehabilitation will be required at a minimum.

Results

Nearly one-quarter of all homes surveyed were categorized as sound (22 percent), with an additional 36 percent of the homes categorized as minor or moderate. Over 40 percent (169 homes) were observed to be in the substantial or dilapidated categories. **Table A-16** illustrates the overall condition of all of the homes surveyed in the Unincorporated Area. Please refer to Figures 1 through 5 for maps of the survey results.

As shown in **Table A-16**, 35 percent of the homes surveyed in the Unincorporated Area were in sound condition or needed minor repairs. A house in sound condition is well maintained and structurally intact. This includes a good foundation, straight roof lines, good exterior paint condition and siding, and windows and doors that are in good repair. Homes in sound condition may have minor maintenance needs or require some paint or siding repair. Homes deemed to be in need of minor repairs require general maintenance or one major repair such as a new roof. Approximately 23 percent of the remaining homes surveyed were in moderate condition, which means they are in need of one or more major repairs, such as a roof replacement and window repair or replacement. Approximately 43 percent of homes fell into the substantial or dilapidated categories. These homes require many repairs and replacements that often include structural needs (e.g., roofs or foundations). The dilapidated homes were categorized this way because they appeared unfit for human habitation and require major rehabilitation.

Table A-16
Housing Conditions Survey Results

Condition	Number of Units Surveyed	Percentage
Sound	86	22%
Minor	52	13%
Moderate	93	23%
Substantial	43	11%
Dilapidated	126	32%
Total	**400**	**100%**

Source: PMC Housing Conditions Survey, December 2013

Housing Market Conditions

Housing Sales Costs

Table A-17 shows that the median home sales price in September 2012 for Butte County was approximately $140,000 and in September 2013 was approximately $155,000. There was a slight home value increase between 2012 and 2013, which mirrors state trends, although with only two data points, no definitive trend can be drawn from that increase.

Table A-17
Median Home Sales Price, 2012 and 2013

	September 2012	September 2013	Income to Afford 2013 Median Home Price[1]
Butte County	$140,000	$155,000	$46,000

[1] Income to afford median home price assumes a 30-year fixed-rate mortgage with an annual percentage rate (APR) of 5.5 percent and a down payment of 10 percent.
Source: California Association of Realtors 2013, March Home Sales and Price Report, http://www.car.org/newsstand/newsreleases/2013releases/marchsales

A household can typically qualify to purchase a home that is two and one-half to three times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual income.

The qualifying annual income identified above in **Table A-17** is based on a 30-year fixed-rate mortgage with an annual percentage rate (APR) of 5.5 percent and a down payment of 10 percent. In 2013, the qualifying income for the median home sales price ($155,000) would require an approximate income of $46,000. Based on the 2013 HCD income limits, the average home sales price would be affordable to a four-person moderate-income household and may be within the affordable range for low-income households. However, the median home price in Butte County is not affordable to extremely low-income or very low-income households.

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. The County conducted a point-in-time survey using online resources such as trulia.com and rent.com to identify a range of rental costs in the vicinity of the Unincorporated Area, including rentals in incorporated cities. The rental costs of housing 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. Generally, a greater amount of affordable apartment rentals are available in the Chico vicinity, while the areas of Magalia, Paradise, and Oroville have a larger selection of two- to three-bedroom rentals. The rental survey indicated the following prevailing market rents for the incorporated cities and areas of Chico, Magalia, Paradise, and Oroville:

- Studio: No units available at the time of the survey.
- 1-bedroom: $330–$850 ($590 average)
- 2-bedroom: $550–$1,225 ($888 average)
- 3-bedroom: $895–$1,200 ($1,048 average)
- 4-bedroom: $2,500 (only one unit available at the time of the survey)

Housing Affordability

HCD calculates annual income limits by household size. Given the 2013 Butte County median income for a family of four of $58,700, HCD 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 led to an estimate of what households can afford to pay monthly to rent a housing unit. **Table A-18** indicates that the affordable monthly prices for a one-person household range from around $353 for extremely low-income to $1,409 per month for moderate-income households. The affordable rent for a three-person household varies from about $396 per month for extremely low-income households to $1,585 for moderate-income households.

Table A-18 shows the maximum affordable payment for household income levels. The maximum affordable payment for a four-person household with a very low income is $734 monthly, whereas affordable payment for a low-income household is $1,174 monthly. A comparison between the affordable prices based on income limits in **Table A-18** and the market rate rents provided above indicates that a two-bedroom market rate apartment or home rents for $888 per month on average, and it is affordable to four-person low-income households. The average price of a three-bedroom market rate apartment or house is $1,048, which is affordable to four-person low-income households. However, the average two- or three-bedroom market rate apartment is unaffordable to very low-income households. Similarly, the median home sales price in Butte County in 2013 ($155,000) is affordable to low-income households, but unaffordable to very low-income households. The maximum home purchase price for a four-person very low-income household in 2013 was $95,276, indicating that the median home sales price in 2013 is unaffordable to the four-person very low-income household.

Table A-18
Affordable Payments by Household Size (Based on a Four-Person Household)

	Income Level		
	Very Low	**Low**	**Moderate**
Annual Income	$29,350	$46,950	$70,450
Monthly Income	$2,446	$3,913	$5,871
Maximum Monthly Gross Rent[1]	$734	$1,174	$1,761
Maximum Purchase Price[2]	$95,276	$152,249	$228,854

Source: 2013 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web
[1] Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.
[2] Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 5.625% annual interest rate.

Affordable Housing Stock

Table A-19 displays the limited affordable housing stock in the Unincorporated Area, Palm Crest Village Phase I and Phase II, and a Farm Labor Center. The Palm Crest Village Phase 1 included 27 units and Phase II included 29 units. This is the only new affordable housing project in the Unincorporated Area since 2004. The Farm Labor Center continues to operate outside of Gridley and provides 130 beds for farmworkers. Both projects serve low-income households.

Table A-19
Affordable Housing Stock, Unincorporated Area, 2009

Development	Location	Total Units	Income Limits	Special Needs Served
Palm Crest Village Phase I and Phase II	Thermalito	56	Low income and below	Not applicable
Farm Labor Housing Center	Unincorp. Area surrounding Gridley	130	Low income and below	Farmworkers

Source: 2009 Housing Element; Juan Meza, Housing Authority of the County of Butte, Farm Labor Housing Manager

"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 10 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." The farm labor project contains 130 units for farmworker families. As the Butte County Housing Authority owns and operates the project, they can be assumed to remain affordable.

Special Housing Needs

California Government Code Section 65583 (a) (7) requires 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.

Persons with Disabilities

Table A-20 provides information on the number of non-institutionalized disabled residents in the Unincorporated Area in 2000. 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. Approximately 40,009 persons had disabilities in the Unincorporated Area in 2000, with 69 percent of persons with disability between the ages of 5 and 64. 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, disabled persons are more likely to live alone, earn less, and be homeless.[4]

Table A-20
Persons with Disabilities by Disability Type, 2000

Disability by Type	Number	Percentage
Total Disabilities Tallied*	40,009	100%
Total Disabilities for Ages 5–64	27,774	69%
Sensory disability	2,206	6%
Physical disability	6,834	17%
Mental disability	5,064	13%
Self-care disability	2,010	5%
Go-outside-home disability	4,029	10%
Employment disability	7,631	19%
Total Disabilities for Ages 65 and Over	14,069	35%
Sensory disability	2,858	7%
Physical disability	5,116	13%
Mental disability	1,896	5%
Self-care disability	1,460	4%
Go-outside-home disability	2,739	7%

Source: Butte County Housing Element Data Packet, 2013
**Note that the total does not match the sum of constituent parts because the total aggregates incidents of one person with more than disability.*

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

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

Table A-21 shows disabilities by employment status for working age persons 16–64 years old in the year 2000. Approximately 5,000 persons ages 16–64 were unemployed, or 44 percent of total persons with a disability. In comparison, 14 percent of disabled persons in the Unincorporated Area were employed (1,579 persons).

Table A-21
Persons with Disability by Employment Status, 2000

Disability Category	Number	Percentage
Age 5–64, Employed Persons with a Disability	1,579	14%
Age 5–64, Not Employed Persons with a Disability*	4,950	44%
Persons Age 65 Plus with a Disability	4,539	40%
Total Persons with a Disability*	**11,373**	**100%**

Source: Butte County Housing Element Data Packet, 2013
**Note that the total does not match the sum of its constituent parts because total persons not employed with a disability ages 5–64 excludes persons under the age of five with a disability, whereas total persons with a disability includes persons with a disability under the age of 5.*

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years; continues or can be expected to continue indefinitely; and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center serves Butte County and is one of 21 regional centers in the state of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table A-22**, provided by the *Butte County Housing Element Data Packet* (2013), reports the Unincorporated Area's population of developmentally disabled persons by age; **Table A-23** reports developmentally disabled residents by residence type.

Table A-22
Developmentally Disabled Residents, by Age

Zip Code Area	0–13 Years	14–21 Years	22–51 Years	52–61 Years	62+ Years	Total
95914	2	1	3	0	0	6
95916	3	0	3	2	2	10
95938	8	7	12	1	0	28
95941	1	1	1	1	0	4
95942	4	0	0	1	0	5
Total	**18**	**9**	**19**	**5**	**2**	**53**

Source: Butte County Housing Element Data Packet, 2013. Note: This table presents for all zip codes in the Unincorporated Area available from the data packet. Additional zip codes are within the Unincorporated Area but not available in the data packet: 95901, 95925, and 95932.

Table A-23
Developmentally Disabled Residents by Residence Type

Zip Code	Parent or Guardian	Independent Living	Total
95914	6	0	6
95916	6	4	10
95938	24	4	28
95941	3	1	4
95942	5	0	5
Total	**44**	**9**	**53**

Source: Butte County Housing Element Data Packet, 2013. Note: This table presents for all zip codes in the Unincorporated Area available from the data packet. Additional zip codes are within the Unincorporated Area but not available in the data packet: 95901, 95925, and 95932.

Seniors

The housing needs of seniors depend on a combination of factors related to the aging process. Seniors are identified here as any person 65 years or older. Seniors may have special housing needs that 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 senior 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.

Although the total population and senior population in the Unincorporated Area have declined since 2000, the total percentage of seniors has remained steady. Total population in the Unincorporated Area has dropped by approximately 13,000 since 2000, whereas the senior population of the Unincorporated Area has declined by less than 1,000. As shown in **Table A-24**, seniors comprised approximately 18 percent of population in the Unincorporated Area in 2010, just slightly below the percent of seniors in 2000 (17 percent).

Table A-24
Senior (65+ Years Old) Population in the Unincorporated Area

Age Group	2000		2010	
	Population	Percentage of Total Population	Population	Percentage of Total Population
65 Years and Over	15,996	17%	15,001	18%
Total Population, All Ages	96,630	100%	83,758	100%

Source: 2000 US Census; 2010 US Census

Age of Householder

Households by age and tenure are shown in **Table A-25**. Within the Unincorporated Area in 2010, there were fewer than 10,000 senior households, comprising approximately 31 percent of total households. Of senior households, approximately 90 percent were owner-occupied. Unincorporated Butte County has 8,839 owner-occupied senior households and 943 renter-occupied senior households.

Table A-25
Unincorporated Area Householders by Tenure by Age, 2010

Householder Age	Owner Occupied	Renter Occupied	Total
15 to 24 years	182	706	888
25 to 34 years	1,157	2,010	3,167
35 to 44 years	2,994	1,668	4,662
45 to 54 years	4,941	1,309	6,250
55 to 59 years	2,950	682	3,632
60 to 64 years	2,818	354	3,172
65 to 74 years	5,057	604	5,661
75 to 84 years	2,773	232	3,005
85 years and over	1,009	107	1,116
Total	**23,881**	**7,672**	**31,553**

Source: Butte County Housing Element Data Packet, 2013

Large Families

The US Census defines a large family as containing five or more related members, and HCD recommends using this definition of a large family.[5] Often, large lower-income families live in overcrowded conditions and, due to the presence of minor children, may require affordable child care as well as family-sized living units.

Table A-26 presents the number of large households (5+ family members) by tenure in 2010. Out of 31,553 total households in the Unincorporated Area, approximately 10 percent consisted of large households with five or more family members. Of total households in the Unincorporated Area, approximately 6 percent, or 2,008 households, were large owner-occupied households. In comparison, approximately 4 percent of total households in the Unincorporated Area consisted of renter-occupied households, or 1,132 households. Consideration should be given to the provision of housing with a larger number of rooms. Since larger families tend to have greater expenses than smaller families, affordable housing for large families is an issue. In addition, larger households may require safe outdoor play areas for children.

Table A-26
Large Family (5+ Family Members) Households by Tenure, 2010

	2010	
	Households	Percentage of Total Households
Owner-Occupied Large Households	2,008	6%
Renter-Occupied Large Households	1,132	4%
Total Large Households	3,140	10%
Total Households	31,553	100%

Source: Butte County Housing Element Data Packet, 2013

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. **Table A-27** shows the prevalence of single female-headed households in the Unincorporated Area. In Butte County in 2011, single female-headed households represented approximately 13 percent of total households. Female-headed households with children constituted 9 percent of total households, whereas female-headed households without children comprised 4 percent of total households.

[5] California Department of Housing and Community Development. *Building Blocks for an Effective Housing Element: Special Needs, Large and Female-Headed Households.* Accessed February 6, 2014. http://www.hcd.ca.gov/hpd/ housing_element/index.html.

Table A-27
Female-Headed Households in the Unincorporated Area, 2011

Householder Type	Number	Percentage of Total Households
Total Householders	22,030*	100%
Female-Headed Householders	2,932	13%
Female Heads with Own Children	1,976	9%
Female Heads without Children	956	4%
Female-Headed Householders Under the Poverty Level	874	4%**
Total Families Under the Poverty Level	2,463	11%**

Source: Butte County Housing Element Data Packet, 2013
**Note: Total households figure may differ from the total reported in other parts of this document. The Butte County Housing Element Data Packet uses American ACS data for this table. The ACS is an estimate based on a sample and therefore may vary from Census figures, which count the entire population. Although the absolute numbers may vary, this information is the best available female-headed householder data.*
***Note: The Butte County Housing Element Data Packet presents these figures as a percent of total families under the poverty level. This table presents these figures as a percent of total households in order to provide a relative sense of scale.*

Farmworkers

Farmworker data indicate that approximately 5,021 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.

The US Department of Agriculture (USDA) Census of Agriculture reports farmworkers for all of Butte County, as shown in **Table A-28**. According to the USDA Census of Agriculture, there were 5,021 farmworkers in Butte County in 2007, representing a 26 percent decrease from the 6,786 farmworkers reported by the 2002 Census of Agriculture. The decline in farmworkers is largely due to the 4 percent decrease in total farms, dropping from 2,128 farms in 2002 to 2,048 farms in 2007. Of over 2,000 farms in Butte County, the majority employed fewer than 10 workers. Only 118 farms had 10 or more workers; the total number of workers employed by these farms declined by more than 2,500 employees between 2002 and 2007. This decline may be primarily explained by the mechanization of agriculture, which reduces the number of workers needed for farm operations.

Table A-28
Number of Farmworkers, Butte County

Description	2002	2007
Total Farms	2,128	2,048
Hired Farm Labor		
Farms	-739	671
Workers	6,786	5,021
Farms with 10 Workers or More		
Farms	220	118
Workers	5,838	3,249
Laborers Working 150 Days or More		
Farms	412	354
Workers	1,972	1,439
Farms with 10 or More Laborers Working 150 Days or More		
Farms	54	32
Workers	1,008	586
Laborers Working Fewer Than 150 Days		
Farms	752	534
Workers	4,814	3,582

Source: 2002 and 2007 USDA Census of Agriculture; Butte County Housing Element Data Packet, 2013

Approximately 71.3 percent of county farmworkers worked fewer than 150 days in a year, or less than about 60 percent of the year. There were 1,439 farmworkers that were known to work more than 150 days. These indicators suggest that farmworkers need housing that is not exclusively located near work on farms, but that can accommodate work at other locations. The 2007 Census of Agriculture did not indicate the number of farmworkers living in the Unincorporated Area. The *Butte County 5th Cycle Housing Element Data Packet* states that 1,809 persons age 16 and over in the Unincorporated Area were employed in the agriculture, forestry, fishing and hunting industry. However, this count does not likely include seasonal or temporary employees, nor does it include migrant workers who may reside temporarily in the Unincorporated Area during harvest time.

One farmworker housing facility is located in the Unincorporated Area outside of Gridley and is administered by the Housing Authority of Butte County. The facility offers 130 units of year-round housing to farmworkers. Currently, this facility in the Unincorporated Area provides housing for approximately 450–500 residents. Of these residents, an estimated 85 percent are farmworkers and their families.[6] 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-Approximately 90 rental units are currently assisted through the USDA Rural Development program. The length of time that

[6] Meza, Juan. 2013. Farm Labor Housing Manager. Personal communication. December 2.

farmworkers live at Gridley Farm Labor Housing (FLH) varies greatly, as around one-third of residents have been living there for anywhere from five to more than 20 years, while other families only stay for one or two years. Gridley FLH 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.[7]

Families and Persons in Need of Emergency Shelter

State law requires that Housing Elements estimate the need for emergency shelter for homeless people. Homeless individuals and families, along with those needing emergency shelter, have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. Among the primary groups that comprise the homeless population are traditional single male transients, deinstitutionalized mental patients, teen runaways, evicted families and individuals, battered women and their children, victims of disaster, and alcohol and drug addicts.

Table A-29 provides a snapshot of the homeless population in Butte County in 2011 and 2012. The data is reported by *The Butte County 5th Cycle Housing Element Data Packet*, which provides information on homeless individuals. **Table A-29** presents total numbers for the Butte, Chico, and Paradise Continuum of Care network areas for which Butte County is a participating number. In 2012, Butte County had roughly 760 homeless individuals, with approximately 513 of these individuals unsheltered. In 2012, Butte County also had approximately 137 homeless persons in families. Of all homeless persons and families, approximately 263 are chronically homeless, with 236 chronically unsheltered.

Table A-29
Homeless Needs in Butte County, 2011

	2011	2012
Individuals		
Total Homeless	753	760
Total Sheltered	240	247
Total Unsheltered	513	513
Persons in Families		
Total Homeless	144	137
Total Sheltered	117	110
Total Unsheltered	27	27
Total Chronically Homeless	258	263
Total Chronically Sheltered	22	27
Total Chronically Unsheltered	236	236

Source: Butte County Housing Element Data Packet, 2013

[7] Meza, Juan. 2013. Farm Labor Housing Manager. Personal communication. December 2.

The data packet does not include homeless data for the Unincorporated Area. It is expected that within the Unincorporated Area exclusively, very few people are homeless. The Continuum of Care indicates that 16 homeless persons in total reside in Butte County outside of Chico, Gridley, Oroville, and Paradise. Of these 16 homeless persons in other areas of Butte County, six people are unsheltered and 10 people in the "other" category. These 16 homeless persons can reside either within the Unincorporated Area or other incorporated areas of Butte County such as the City of Biggs. The small number of other homeless persons outside of Chico, Gridley, Oroville, and Paradise is potentially due to the fact that there are no homeless services in the Unincorporated Area.

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 Very High Density Residential (20 to 30 units per acre), High Density Residential (HDR, 14 to 20 units per acre), Medium High Density Residential (MHDR, up to 14 units per acre), Medium Density Residential (MDR, up to six units per acre), and Low Density Residential (LDR, up to 3 units per acre).[8] Residential development is also permitted in the Agriculture, Timber Mountain, Resource Conservation, Foothill Residential, Rural Residential, land use designations at rural densities and the Mixed Use land use designations at urban densities.

Zoning

Butte County's 2012 General Plan Land Use Element, included in the Butte County Zoning Code, updated in 2013, establishes 11 different residential zoning designations. Residential uses are allowed in multiple land use categories, including Rural Zones (Agriculture and Natural Resource Zones) and Urban Zones (Residential Zones, Commercial, and Mixed Use Zones). Allowed residential densities range from 1 housing unit per 40 acres to 1 housing unit per acre in Foothill Residential Zones, and 1 housing unit per 5-10 acres in Rural Residential Zones, with single-family homes and accessory units allowed as of right. Residential Zones allow for 1 unit per acre in Very Low Density Residential (VLDR) and Very Low Density Country Residential (VLDCR) zones to 30 units per acre in Very High Density Residential (VHDR) zones. Multiple-family dwellings are allowed as of right without a use permit in MHDR, HDR, and VHDR zones. Duplex homes are also allowed by right in MHDR, HDR, and VHDR, in addition to the MDR zone.

Table A-30 examines the site development requirements for residential zones. The minimum lot width and minimum yard setbacks deviate little between the residential zones. The minimum parcel area varies, with the largest minimum parcel area associated with the FR-40 designation at 40 acres per parcel and the smallest minimum parcel area for MHDR, HDR, and VHDR at 3,500 square feet per parcel. All primary structures are limited to a maximum of 35 feet for all residential zones. **Table A-31** provides parking standards by housing type. The County's parking is not considered a constraint to development.

[8] Butte County 2030 General Plan. 2012.

Table A-30
Butte County Residential Site Development Regulations by Zoning District

	FR/ FCR	RR/ RCR	VLDR, VLDCR	LDR	MDR	MHDR	HDR	VHDR
Maximum Density (Units)	1 unit/acre to 1 unit/40 acres	1 unit/5 acres to 1 unit/10 acres	1 unit/acre to 1 unit/2.5 acres	3 units/acre	6 units/acre	14 units/acre	14-20 units/acre	20-30 units/acre
Minimum Parcel Area (a, b)	1 acre – 40 acres (d)	5 acres – 10 acres (e)	1 acre – 2.5 acres (f)	13,500 sq. ft.	6,000 sq. ft.	3,500 sq. ft.	3,500 sq. ft.	3,500 sq. ft.
Minimum Parcel Width (a, c)	65 ft.	65 ft.	65 ft.	50 ft.	50 ft.	35 ft.	35 ft.	35 ft.
Minimum Yard Setback for Primary Structure (Feet)								
Front	20	20	20	20	20	20	10	10
Interior Side	10	10	5	5	5	5	5	5
Street Side	10	10	10	10	10	10	10	10
Rear	10	10	105	10	10	5	5	5
Primary Structure Height (Max, feet)	35	35	35	35	35	35	35	35

(a) Applies only to the creation of new parcels through the subdivision process.
(b) Corner parcels may exceed maximum permitted parcel area by up to 10 percent.
(c) A minimum 40-foot parcel width is permitted for cul-de-sac parcels.
(d) Minimum parcel area ranges from 1 acre for FR-1 to 40 acres for FR-40.
(e) Minimum parcel area ranges from 5 acres for RR-5 to 10 acres for RR-10/RCR-10.
(f) Minimum parcel area ranges from 1 acre for VLDR to 2.5 acres for VLDR-2.5

Table A-31
Parking Standards

Housing Type	Parking Requirements
Duplex Homes	2 per dwelling
Mobile Home Parks	1 per dwelling plus 1 guest space for every 5 dwellings and 1 recreational vehicle parking space for every 5 dwellings
Multiple-Family Dwellings	Studio units: 1 per dwelling One-bedroom units: 1.5 per dwelling Two-or-more bedroom units: 2 per dwelling
Residential Care Homes	1 per 4 beds plus 1 per 300 sq. ft. of office and other nonresidential areas
Second Units	1 per dwelling
Single-Family Homes	2 per dwelling

Zoning for a Variety of Housing Types

The Zoning Ordinance that became effective on October 11, 2013, allows for a variety of housing types across residential and nonresidential categories and MU zoning districts. **Table A-32** shows housing types in residential zoning districts. “P” notes permitted uses; “M” notes uses that require a Minor Use Permit; and “C” notes uses that require a Conditional Use Permit.

Table A-32
Housing Types Permitted by Zone

Land Use	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	MU	LI
Agricultural Worker Housing Center (a)													
Caretaker Quarters (b)													
Duplex Homes								P	P	P	P	P	
Emergency Shelters (c)												C	P
Mobile Home Park									C	C	C		
Multiple-Family Dwelling (d)									P	P	P	P	
Residential Care Homes, Large (7 or more persons) (e) (f)					M		M	M	M	M	M	C	
Residential Care Homes, Small (6 or fewer persons) (e) (f)	P	P	P	P	P	P	P	P	P	P	P	P	
Second Units	P	P	P	P	P	P	P	P	P	P	P		
Single-Family Home	P	P	P	P	P	P	P	P	P	P	P	P	
Single Room Occupancy Units (d)									P	P	P	P	

(a) Permitted in AG zoning districts as an accessory use.
(b) Permitted in AS zoning districts as an accessory use subject to an Administrative Use Permit.
(c) Also permitted in GC, NC, CC, and LI zoning districts.
(d) The Zoning Code defines single-occupancy units as a type of multiple-family use, but single-occupancy units are also presented separately in this table for reference (see Zoning Code Part 7, Article 42).
(e) Residential care homes include supportive housing and transitional housing, including orphanages, rehabilitation centers, and self-help group homes.
(f) Supportive and transitional housing are defined as types of residential care home use (see Zoning Code Part 7, Article 42). Supportive and transitional housing for six or fewer persons is permitted as small residential care homes in all residential zoning districts; supportive and transitional housing for seven or more persons is permitted subject to a Minor Use Permit in the VLDR, LDR, MDR, MHDR, HDR, and VHDR districts as a large residential care home.

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.[9] [10] 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 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.

The updated Zoning Code that went into effect October 11, 2013, allows emergency shelters by right in the Light Industrial zone. Emergency shelters are also allowed with a Conditional Use Permit in several Commercial and Mixed Use zones: GC, NC, CC, and MU. County staff previously determined that the LI zone alone provides adequate vacant land for emergency shelters. County staff estimates that there are approximately 342 acres on 25 vacant parcels within the LI zone, much of which 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.

Transitional and Supportive Housing

The Butte County Zoning Code defines residential care home facilities, regardless of size, as inclusive of transitional and supportive housing needs.[11] These housing types may include children's homes, transitional houses, orphanages, rehabilitation centers, and self-help group homes either as of right or with a Conditional Use Permit. Residential care home facilities with six or fewer persons (small residential care homes) are allowed by right in all residential districts, whereas residential care homes of seven or more persons (large residential care homes) are permitted in VLDR, LDR, MDR, MHDR, HDR, and VHDR zoning districts. The Housing Element update includes program H-A1.5 to amend the zoning regulations to conform to state law and clarify that transitional and supportive housing developments will be treated as a residential use, and will be treated the same as other similar residential uses in the same zone, with no additional regulatory requirements.

Single-Room Occupancy Units

As noted above, single-room occupancy (SRO) residential dwelling units are allowed as a multiple-family dwelling unit in MHDR, HDR, and VHDR as of right, based on the definitions of the Zoning Code. These provisions 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.

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

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

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 USC Section 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."[11] 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 defining manufactured housing as a single-family residential dwelling.

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 Zoning Code, a second unit is "an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons."[12] 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 one second unit as an accessory use, subordinate to the primary use, on any parcel a residential zone.[13] County code states that second units cannot be constructed on parcels already occupied by more than one residential dwelling and are "not allowed in the North Chico Specific Plan area, Timber Production (TPZ) zones, or on Williamson Act contracted property."

Development standards for second units require one parking space per dwelling unit, in addition to those for the primary residence. Otherwise, second units are subject to the development standards that apply to the primary dwelling, "including, but not limited to, building setbacks, parcel coverage, and building height." A deed restriction must be executed stating the second unit cannot be sold separately, and that the property owner shall reside in either the primary or second unit, and that these restrictions shall be binding on successors in ownership.

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11 California Government Code Section 65854.3(a). Accessed September 5, 2008. http://www.leginfo.ca.go v/cgi-bin/waisgate?WAISdocID=6578427152+0+0+0&WAISaction=retrieve.

12 Butte County Zoning Code, Part 7, Section 24-304. Accessed December 2013. http://www.buttecounty.net/dds/Planning/Zoning.aspx

13 Butte County Zoning Code, Part 3, Section 24-173. Accessed December 2013. http://www.buttecounty.net/dds/Planning/Zoning.aspx

Farmworker Housing

The AG Zoning District allows by right agricultural worker housing centers as an accessory use. Agricultural worker housing centers are defined as "housing for agricultural employees, consisting of no more than 36 beds in a group quarters or 12 units for use by a single family or household subject to a permit from the State."[14]

Drainage

The Butte County Improvement Standards, updated in 2006, state that all development projects, residential and nonresidential, "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."[15] 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 community sewer system for the subdivision, to include treatment and disposal facilities.[16] In areas where a 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 10 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.

When public water and sewer services are not available, the developer is permitted to install individual well water and septic waste disposal systems. Installation of these systems requires percolation and soil depth tests that determine the minimum allowable lot size for each parcel. This is necessary in order to promote a healthy water supply for the property owner and surrounding residents.

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[14] Butte County Zoning Code, Part 7, Section 24-304. Accessed December 2013. http://www.buttecounty.net/dds/Planning/Zoning.aspx

[15] Butte County Improvement Standards. Accessed February 18, 2014. http://www.buttecounty.net/publicworks/Services/ImprovementStandards.aspx

[16] Butte County Improvement Standards. Accessed February 18, 2014. http://www.buttecounty.net/publicworks/Services/ImprovementStandards.aspx

To comply with Government Code section 65589.7, the County has included program H-A2.6 which states it will deliver the completed Housing Element to all area water and sewer providers within one month of adoption in accordance with. 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.

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 home. For multifamily dwellings, the County requires a minimum of 1 space per studio unit, 1.5 spaces per each one-bedroom unit, and 2 spaces per each two-or-more bedroom unit (see **Table A-31**).[17]

Minimum surfacing guidelines require a dust minimizing treatment or installation of paved asphalt, concrete or permeable paving materials such as porous concrete/asphalt, open-jointed pavers, and turf/gravel grids as permitted surface material. Parking lots adjacent to a public private street or with a main drive aisle that functions as a street require a 10-foot landscaped strip between the parking area and the street or drive aisle. Parking lots adjacent to a residential zone shall provide an eight-foot landscaped strip between the parking area and the street, drive aisle, or residential property. Additionally, all parking lots shall be landscaped as required by Table 24-95-2 of Article 19 of the Zoning Code, with a minimum landscaping requirement that ranges from 5 to 15 percent of the total project site area, depending on the size of the project.

Street Widths

For subdivisions, a minimum of 60 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.[18] 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.[19]

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[17] Butte County Zoning Code, Part 3, Article 19, Section 24-93. Accessed November 2013. https://www.buttecounty.net/Development%20Services/Zoning%20Code%20Ordinances%20-%20Butte%20County%20Code.aspx.

[18] Butte County Code Chapter 20.134. Accessed February 18, 2014. http://library.municode.com/index.aspx?clientid=16065

[19] Butte County Code Chapter 20.136. Accessed February 18, 2014, http://library.municode.com/index.aspx?clientid=16065

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.[20]

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 10 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.[21]

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."[22] 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 2 and 2.5 acres of dedicated land per 1,000 residents. In the case that the dedication is less than 1 acre, an in-lieu fee is substituted. For projects with fewer than 50 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."[23] If the developer chooses to provide privately owned parks and open space, the equivalent acres or in-lieu fee may be subtracted from the total amount required by the County.

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[20] Butte County Code Chapter 20.152. Accessed February 18, 2014. http://library.municode.com/index.aspx?clientid=16065

[21] Butte County Code Chapter 20.140 and Chapter 20.141. Accessed February 18, 2014. http://library.municode.com/index.aspx?clientid=16065

[22] Butte County Code Chapter 20.74. Accessed February 18, 2014. http://library.municode.com/index.aspx?clientid=16065

[23] Butte County Code Chapter 20.79. Accessed February 14, 2014. http://library.municode.com/index.aspx?clientid=16065

Watershed Protection Overlay Zone

As noted in the Butte County Zoning Code, the Watershed Protection Overlay zoning designation provides additional development standards and requirements in Butte County's unique watershed areas. These additional requirements are designed to maintain and improve water quality in sensitive watershed areas. This is done through additional regulation of land uses, vegetative buffers, septic system regulations, and measures for erosion control and timber harvesting.

Site Development Regulations

Table A-30 reports site development regulations for all residential zoning designations. Multifamily and high density residential development is permitted by right in MHDR, HDR, and VHDR. The lowest density is the FR-40 zone with a maximum density of one unit per 40 acres. The highest density is in the VHDR zone with maximum density of 30 units per acre. Both the HDR and VHDR zones are the only two zones with minimum residential densities, at 14 units and 20 units per acre, respectively. 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.

Tables A-33 and **A-34** calculate the total fees on both a per unit and per square foot basis for single-family detached homes and multifamily or mobile home units in Butte County and in areas covered by the North Chico Specific Plan. Impact fees became effective on December 8, 2013, whereas planning and building fees became effective on December 7, 2012. Impact fees are determined based on impact fee area: Chico Urban Area, El Medio Fire District, North Chico Specific Plan, and County areas that fall outside of these areas. For single-family detached homes in the Unincorporated Area, the lowest fees apply to the El Medio Fire District area, with fees of approximately $5,170 per unit, or $3.45 per square foot. The highest fees for single-family detached homes are within the Chico Urban Area, which includes unincorporated areas, with fees of approximately $8,467 per unit, or $5.64 per square feet. Building permit fees and sheriff fees are among the highest categories of fees for all areas within the county. Other types of impact fees also present among the highest permit costs, but the applicability of impact fees varies by area. For instance, the average single-family detached development with 20 units is subject to a transportation of fee of $21,400 if within the County area or El Medio Fire District, whereas the same development in the Chico Urban area is subject instead to additional fees of $73,743 for trails, roads/bridges, and other services. The amount of fees for a single-family detached home in the Chico Urban Area, the area with the highest single family costs in the county, represents approximately 5 percent of the median sales price for single-family units in Butte County ($155,000). 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 lower per unit cost than single-family detached units, largely because of lower impact fee costs per unit across all impact fee categories. Similar to the areas with the lowest and highest single-family development fees, the lowest fees for multifamily or mobile home units fall within the El Medio Fire District at approximately $4,050 per unit, or $4.50 per square foot, with the highest fees within the Chico Urban Area at $6,400 per unit or $7.11 per square foot.

Tables A-33 and **A-34** also include additional fees applicable under special circumstances. These additional fees include Planning and Administration fees for variance, use permits, and Zoning Ordinance amendments, as well as environmental fees for mitigated/negative declarations. While these additional fees do not apply to every residential project, **Table A-33 and A-34** contains a complete list of these additional fees. These additional fees are calculated on a time and materials basis, with varying time maximums and deposit requirements.

Table A-33
Government Fees for Single-Family Development, Butte County, Effective 12/8/13

General Applicable Fees	Single-Family Detached Subdivision *County (a)*	Single-Family Detached Subdivision *Chico Urban Area (a)*	Single-Family Detached Subdivision *El Medio Fire District (a)*	Single-Family Detached Subdivision *North Chico Specific Plan (a, b)*
Planning and Administration Fees				
Pre-Application Meeting (c)	*$1,467 ($163/hour)*	*$1,467 ($163/hour)*	*$1,467 ($163/hour)*	*$1,467 ($163/hour)*
Planning Clearance Reviews(d)	*$326 ($163/hour)*	*$326 ($163/hour)*	*$326 ($163/hour)*	*$326 ($163/hour)*
Planning/Processing Fee	*$400*			
Subdivision Fees				
Parcel Map (e)	$6,846 ($163/hour)	$6,846 ($163/hour)	$6,846 ($163/hour)	$6,846 ($163/hour)
Construction Fees				
Building Permit (f)	$17,766	$17,766	$17,766	$17,766
Impact Fees (g)				
Criminal Justice	$6,000	$6,000	$6,000	$6,000
Fire	$13,600	$13,600	n.a.	n.a.
General Government, County-Wide (GC)	$11,600	$11,600	$11,600	$11,600
General Government, Unincorporated Area (GU)	$10,800	$10,800	$10,800	$10,800
Health & Social Services	$2,200	$2,200	$2,200	$2,200
Library	$4,600	$4,600	$4,600	$4,600
Sheriff	$20,000	$20,000	$20,000	$20,000
Transportation	$21,400	n.a.	$21,400	n.a.
Chico Urban Area Fees (h)		$73,743	n.a.	$73,743
Total Fees	**$117,005**	**$169,348**	**$103,405**	**$155,748**
Total Fees per Square Foot	**$3.90**	**$5.64**	**$3.45**	**$5.19**
Total Fees per Unit	**$5,850**	**$8,467**	**$5,170**	**$7,787**

General Applicable Fees	Single-Family Detached Subdivision *County (a)*	Single-Family Detached Subdivision *Chico Urban Area (a)*	Single-Family Detached Subdivision *El Medio Fire District (a)*	Single-Family Detached Subdivision *North Chico Specific Plan (a, b)*
Additional Applicable Fees in Special Circumstances				
Planning and Administration Fees				
Minor Variances (i)	*$2,934 ($163/hour)*			
Variances (j)	*$4,238 ($163/hour)*			
Use Permit (k)	*$6,194 ($163/hour)*			
Zoning Ordinance Amendment (l)	*$9,780 ($163/hour)*			
Planned Unit Development (m)	*$18,908 ($163/hour)*			
Specific Plan Amendment (n)	*$163/hour*			
Development Agreement (o)	*$163/hour*			
Development Agreement Minor Amendment (p)	*$163/hour*			
Subdivision Fees				
Lot Line Adjustment	*$672*			
Mitigated/Negative Declaration (q)	*$2,934 ($163/hour)*			

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) Fee is billed per hour, with $489.00 deposit. 9 hour maximum. Assumes 9 hour maximum.
(d) Fee is billed per hour with a 1/2 hour minimum and a 2 hour maximum. Assumes 2 hour review time.
(e) Fee is billed per hour, with $3,423.00 deposit. 42 hour maximum. Assumes 42 hour maximum.
(f) Building permit fees for California Building Code occupancy R-3 for house plans that have been "mastered."
(g) Each impact fee includes a 2% administration fee, which is applied to each fee category.
(h) Includes fees for trails, roads/bridges, storm drainage, fire, and parks.
(i) Minor variance fee of $163 per hour, with $1,467.00 deposit. 18 hour maximum; assumes 18 hour maximum.
(j) Variance fee of $163 per hour, with $2,119.00 deposit. 26 hour maximum; assumes 26 hour maximum.
(k) Use permit fee of $163 per hour, with $3,097.00 deposit. 38 hour maximum; assumes 38 hour maximum.
(l) Zoning Ordinance Amendment fee of $163 per hour, per hour, with $4,890.00 deposit. 60 hour maximum; assumes 60 hour maximum.
(m) Planned Unit Development fee of $163 per hour, with $9,454.00 deposit. 116 hour maximum.
(n) Specific Plan fee of $163 per hour, with $14,018.00 deposit.
(o) Development agreement fee of $163 per hour, with $4,890.00 deposit.
(p) Development agreement minor amendment fee of $163 per hour, with $652.00 deposit.
(q) Mitigated/Negative Declaration Fee of $163 per hour, with $1,467.00 deposit. 18 hour maximum.

Sources: Butte County Department of Development Services. 2012. Master Fee Schedule. Accessed December 2013. http://www.buttecounty.net/Development%20Services/Fees.aspx; Butte County Department of Development Services. 2013. Countywide Impact Fee Schedule. Accessed December 2013. http://lf.buttecounty.net/weblink7/Search.aspx?dbid=0&searchcommand=%7B%5BDS-WebSite%5D:%5BDocument%20Name%5D=%22CWIF2013-12-08%22%7D.*

Table A-34
Government Fees for Multiple-Family or Mobile Home Development, Butte County, Effective 12/8/13

General Applicable Fees	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex
	County (a)	*Chico Urban Area (a)*	*El Medio Fire District (a)*	*North Chico Specific Plan (a ,b)*
Planning and Administration Fees				
Pre-Application Meeting (c)	*$1,467 ($163/hour)*	*$1,467 ($163/hour)*	*$1,467 ($163/hour)*	*$1,467 ($163/hour)*
Planning Clearance Reviews(d)	*$326 ($163/hour)*	*$326 ($163/hour)*	*$326 ($163/hour)*	*$326 ($163/hour)*
Planning/Processing Fee	*$400*			
Subdivision Fees				
Parcel Map (e)	*$6,846 ($163/hour)*	*$6,846 ($163/hour)*	*$6,846 ($163/hour)*	*$6,846 ($163/hour)*
Construction Fees				
Building Permit (f)	$14,370	$14,370	$14,370	$14,370
Impact Fees (g)				
Criminal Justice	$4,600	$4,600	$4,600	$4,600
Fire	$10,800	$10,800	n.a.	n.a.
General Government, County-Wide (GC)	$9,200	$9,200	$9,200	$9,200
General Government, Unincorporated Area (GU)	$8,400	$8,400	$8,400	$8,400
Health & Social Services	$1,600	$1,600	$1,600	$1,600
Library	$3,600	$3,600	$3,600	$3,600
Sheriff	$15,800	$15,800	$15,800	$15,800
Transportation	$14,800	n.a.	$14,800	n.a.
Chico Urban Area Fees (h)	n.a.	$50,999.80	n.a.	$50,999.80
Total Fees	**$92,209**	**$128,009**	**$81,009**	**$117,209**
Total Fees per Square Foot	**$5.12**	**$7.11**	**$4.50**	**$6.51**
Total Fees per Unit	**$4,610**	**$6,400**	**$4,050**	**$5,860**
Additional Applicable Fees in Special Circumstances				
Planning and Administration Fees				
Minor Variances (i)	*$2,934 ($163/hour)*			
Variances (i)	*$4,238 ($163/hour)*			
Use Permit (k)	*$6,194 ($163/hour)*			
Zoning Ordinance Amendment (l)	*$9,780 ($163/hour)*			
Planned Unit Development (m)				

General Applicable Fees	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex
	County (a)	*Chico Urban Area (a)*	*El Medio Fire District (a)*	*North Chico Specific Plan (a ,b)*
Specific Plan Amendment (n)	*$18,908 ($163/hour)*			
Development Agreement (o)	*$163/hour*			
Development Agreement Minor Amendment (p)	*$163/hour*			
Subdivision Fees				
Lot Line Adjustment	$672			
Environmental Compliance Fees				
Mitigated/Negative Declaration (q)	$2,934			

(a) Assumes one building with 20 units with each unit 900 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. Presents fees for North Chico Specific Plan R-3 designation because R-3 zoning allows for multifamily development.
(c) Fee is billed per hour, with $489.00 deposit. 9 hour maximum. Assumes 9 hour maximum.
(d) Fee is billed per hour with a 1/2 hour minimum and a 2 hour maximum. Assumes 2 hour review time.
(e) Fee is billed per hour, with $3,423.00 deposit. 42 hour maximum. Assumes 42 hour maximum.
(f) Building permit fees for California Building Code occupancy R-2 Apartment Building and are construction type IIB, IIIB, IV, or VB. Assumes 1,000 sq. ft.
(g) Each impact fee includes a 2% administration fee, which is applied to each fee category.
(h) Includes fees for trails, roads/bridges, storm drainage, fire, and parks.
(i) Minor variance fee of $163 per hour, with $1,467.00 deposit. 18 hour maximum.
(j) Variance fee of $163 per hour, with $2,119.00 deposit. 26 hour maximum; assumes 26 hour maximum.
(k) Use permit fee of $163 per hour, with $3,097.00 deposit. 38 hour maximum; assumes 38 hour maximum.
(l) Zoning Ordinance Amendment fee of $163 per hour, per hour, with $4,890.00 deposit. 60 hour maximum; assumes 60 hour maximum.
(m) Planned Unit Development fee of $163 per hour, with $9,454.00 deposit. 116 hour maximum.
(n) Specific Plan fee of $163 per hour, with $14,018.00 deposit.
(o) Development agreement fee of $163 per hour, with $4,890.00 deposit.
(p) Development agreement minor amendment fee of $163 per hour, with $652.00 deposit.
(q) Mitigated/Negative Declaration Fee of $163 per hour, with $1,467.00 deposit. 18 hour maximum.

Sources: Butte County Department of Development Services. 2012. Master Fee Schedule. Accessed December 2013. http://www.buttecounty.net/Development%20Services/Fees.aspx; Butte County Department of Development Services. 2013. Countywide Impact Fee Schedule. Accessed December 2013. http://lf.buttecounty.net/weblink7/Search.aspx?dbid=0&searchcommand=%7B%5BDS-WebSite%5D:%5BDocument%20Name%5D=%22CWIF2013-12-08%22%7D.*

Processing and Permit Procedures

Table A-35 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.

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 A-3~~5~~6**. The same holds true for multifamily dwellings that are permitted as of right in ~~R-3~~ HDR and ~~R-4~~ VHDR 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' abilities to build housing in the Unincorporated Area.

Since 2010, three Tentative Subdivision Maps (TSM) have been approved with an average processing time of 13.5 months. Eight Tentative Parcel Maps (TPM) have been approved with an average processing time of 8.4 months. The combined (TPM and TSM) processing time averaged 9.8 months. The date on which an application is "complete" is difficult to determine, so these estimates are based on the time span from application date to date of approval.

Single-family dwelling plan reviews average two to three weeks for the initial review and approximately one to two weeks for any subsequent reviews. The County has not had any multifamily projects submitted in the last few years but the time frames would be close to the same.

Table A-35
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 parcel maps	8.7 months
Subdivision maps	13.5 months
Variance	6 months
Appeals to Board of Supervisors	30–90 days
Environmental Documentation	Varies from 180 to 365 days

Sources: Butte County 2014

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 adopted a Reasonable Accommodations Ordinance in 2013, which provides a formal process for individuals with disabilities seeking equal access to housing in the application of the Zoning Code or other land use regulations, policies, and procedures. Reasonable Accommodations applications may request modifications or exceptions to rules, standards, and practices of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. The Zoning Administrator shall take action to approve, approve with modifications, or deny a request for Reasonable Accommodation, subject to the criteria of Section 24-239 of the Zoning Code. Criteria for the review of applications includes factors such as whether the housing will be used by an individual defined as disabled under the Americans with Disabilities Act and whether the request is necessary to make the specific housing available to the individual. [24]

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 residential care homes require 1 parking space per 4 beds, plus 1 space per 300 sq. ft. of office and other non-residential areas. Convalescent homes, rest homes, or nursing homes for the disabled do not otherwise have any unique parking requirements.[25] This is in contrast to the higher parking requirements for traditional multifamily development, which requires a range of one space per dwelling for studio units to two spaces per dwelling for units with two or more bedrooms.[26] [27]

In accordance with state law, Butte County permits small residential care homes with six or fewer persons in all of the residential zoning districts subject to Zoning Clearance. Large residential homes with seven or more persons are allowed subject to a minor use permit in the LVDR, LDR, MDR, MHDR, HDR, and VHDR zoning districts. The prevalence of sites zoned for residential use does not unreasonably restrict the siting of group homes. In addition, Butte County Zoning Code defines a family as up to six related or unrelated persons living in the same household, Housing Element Action H-A.5.2 requires the County to amend the Zoning Code to remove the number of persons from the definition of family,[28] and therefore occupancy standards do not differentiate between families and unrelated adults, thus complying with fair housing laws. Finally, the current General Plan Land Use Element does not set a minimum distance between special needs housing facilities.

Permits and Processing

As discussed above, Butte County provides Reasonable Accommodations to retrofitting homes for equal 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 residential care homes, or group homes, with six persons or fewer by right in residential zones, and allows residential care homes with seven or more persons with a Minor Use Permit in 6 of the county's 11 residential zones.

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24 Butte County Zoning Code, Part 5, Article 33. Accessed November 2013. http://www.buttecounty.net/dds/Planning/Zoning.aspx

25 Butte County Zoning Code, Part 3, Article 19. Accessed November 2013. http://www.buttecounty.net/dds/Planning/Zoning.aspx

26 Ibid.

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

28 Butte County Zoning Code, Part 7, Article 42. Accessed November 2013. http://www.buttecounty.net/dds/Planning/Zoning.aspx

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, which was later annexed to the City of Chico.[29] The Minor Use Permit process for residential care homes is the same as for all other residential developments that require a use permit.

Building Codes

Butte County has adopted the 2010 California Building Standards Code (including 2010 editions of the California Building, Residential, Electrical, Mechanical, and Plumbing Codes, in addition to the 2010 California Energy Standards, 2010 California Fire Code, and 2010 California Green Building Standards). As noted above, the County has adopted a Reasonable Accommodations Ordinance to provide reasonable accommodations for persons with disabilities. In addition, the County has adopted the following amendments to the 2010 California Building Standards Code:

1. FEMA flood mapping requirements based upon the Butte County Flood Hazard Prevention ordinance.
2. A one-year life to building permit issuance with two 1-year time extensions to reduce permitting requirements.
3. ~~1.~~ Limited density owner-built rural dwellings to help facilitate loss of over 200 dwellings in the Concow area of Butte County to the July 2008 Butte Complex Lightning Fires. These regulations help to facilitate the availability of affordable, owner-built homes which is essential to the continued health and welfare of the residents and these rural communities.

Conclusion

Butte County has already made some changes to its County Code to accommodate the disabled, including permitting residential care homes of six or fewer persons as a right in residential zones, and adopting a Reasonable Accommodations Ordinance to comply with SB 520. Specifically, the Reasonable Accommodations process formalizes the process for disabled persons to obtain concessions related to zoning, permit processing, and building laws that will allow them equal access to housing. Single-room occupancy units are considered multiple-family units as defined by the Zoning Code, and subject to the same requirements as other multifamily units in the same zoning district. Transitional and supportive housing units are also defined as residential care homes, with small facilities (six or fewer persons) permitted as of right in all zoning districts and 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.

Building Permits

The building permit process in Butte County remains relatively unchanged since 2004. Reviewing and issuing permits consistently takes 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.

[29] Breedon, Dan. 2014. Principal Planner, Butte County Department of Development Services. Personal communication. February 18.

Codes and Enforcement

As of January 1, 2011, Butte County enforces the 2010 editions of the California Building, Residential, Electrical, Mechanical, and Plumbing Codes, in addition to the 2010 California Energy Standards, 2010 California Fire Code, and 2010 California Green Building Standards.[30] Prior to 2011, Butte adhered to the 2008 editions. In November 2013, Butte County began hosting Building Energy Code Training events for the 2013 Title 24 Energy Code.

Butte County maintains a Code Enforcement Division within its Development Service Department. Butte County Code Enforcement is concerned with complaints pertaining to Planning and Building codes and ordinances in the unincorporated areas of Butte County. Code Enforcement also addresses complaints for the Medical Marijuana Ordinance, the Noise Control Ordinance, and the Abandoned Vehicle Abatement (AVA) program, as well as for Nuisance Abatement clean-up and removals as they occur. The goal of the Code Enforcement Division is always to achieve voluntary compliance. However, if voluntary compliance is not possible, the Ordinance clearly outlines the enforcement process.

[30] Butte County Department of Development Services. 2007. "Announcement: New Codes Coming in January." September 6.

Non-Governmental 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

The cost of developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. This allows the developer to distribute the costs for infrastructure improvements (e.g., streets, sewer lines, water lines) over the maximum number of homes. As of December 2013, a wide range of vacant parcels are available throughout Butte County with a range of prices. Based on listings available on www.trulia.com, the range of price was drastic, from a low of about $2,120 per acre for 66 acres in the Paradise area to a high of around $211,540 per acre for 0.26 acres, also in Paradise. The costs of surveyed vacant land in the Magalia area ranges from $32,610 to $130,010 per acre, whereas the costs in Oroville were much lower, ranging from $6,000 per acre to $11,000 per acre. The price of land in the Unincorporated Area does not appear to hinder the development of housing.

Cost of Construction

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

Single-Family Market Rate Housing

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the per square foot cost of a single-story four-cornered home in the unincorporated county, in 2013, to be approximately $121 per square foot. This cost estimate is based on a 2,000-square-foot house of good-quality construction including a two-car garage, central heating and air conditioning. The total construction costs excluding land costs are estimated at $242,209 for a house built in a housing tract and $470,102 for a custom home.

If labor or material costs increased substantially, the cost of construction could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

Housing Sites Inventory and Analysis

This section discusses ~~that~~ the ~~Unincorporated Area has a sufficient~~ amount of land available for the development of housing in the Unincorporated Area for the County to meet its Regional Housing Need Allocation (RHNA), as determined by the Regional Housing Needs Plan (RHNP).

Regional Housing Needs Allocation

The California 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 (COG) in the state receives a Regional Housing Needs Allocation 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.

Regional Housing Needs Allocation, 2009–2014

In the 4th cycle Housing Element update, the County included Program H-A1.8, stating that the County would accommodate the County's remaining RHNA by rezoning land to allow for lower-income residential development.

> Previous Housing Element Program H-A1.8: General Plan Land Use Designations and Zoning for Lower-Income Housing Development: Given that many sites identified to accommodate the County's RHNA for construction of units affordable to lower-income households currently lack appropriate zoning to support high density multifamily development, 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, zoning designations that will, 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 2012 the County completed General Plan land use amendments and zoning changes to sites 1, 4, 5, 6 and 7, however these amendments were not completed within ~~a year of adoption of the previous Housing Element~~the first year of the 4th cycle Housing Element planning period as required by law (AB 1233). These sites now allow for high-density residential development in the County H~~R~~DR and MU designations at 14-20 units per acre. ~~The County~~Because the County did not complete ~~the~~all the rezones and did not require a minimum of 20 units per acre as stated in Program H~~-~~-A1.8 within the timeframe required to satisfy state law the County is considered to be in a shortfall situation. T~~and t~~herefore, units remain to be accommodated from the 4th cycle RHNA. In order to address this shortfall situation further a~~A~~nalysis ~~is included~~has been included in this section to demonstrate that affordable multifamily development occurs and is financially feasible at 13 dwelling units per acre in the region (less than the 20 unit per acre default density established by the state). By including units from sites allowing up to 13 dwelling units per acre in the lower and moderate income categories of the land inventory, the County has reduced the shortfall of sites below that identified in the 2010 Housing Element. The County has identified a 191 unit shortfall for the 4th ~~round~~cycle (see **Table A-36**). Program H-A1.7 is proposed in this Housing Element to rezone/redesignate land to the County's VHDR (up to 30 units acre with a minimum of 20 units acre) to address the remainder of the unit shortfall that cannot be accommodated by the 4th cycle land inventory.

Appropriate Densities for Multifamily Development

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.[31] Under the General Plan in place during the 4th Housing Element cycle, the HDR land use designation allowed up to 20 dwelling units per acre. **Table A-36** summarizes the regional housing need and the available sites to address the need in the 4th Housing Element Cycle.

Table A-36
4th Cycle: Comparison of Regional Housing Need and Residential Sites

Income Group	4th Cycle RHNA	Units Produced[1]	Remaining RHNA	Land Inventory	Unit Shortfall[4]
Extremely Low	342	75	1,163	1,437[2]	0
Very Low	342				
Low	554				
Moderate	612	338	274		
Above Moderate	1,552	253	1,299	1,108[3]	191
Total	**3,402**	**666**	**2,736**	**2,545**	**191**

Source: Butte County 2010
Notes:
1. *Table 37 from the Previous Housing Element (Units constructed and/or permits issued).*
2. *These units are from vacant sites with HDR (14- 20 units per acre) (569 units, 37.92 acres) and MDR (up to 13 units per acre) (868 units, approximately 115 acres) designations (Table 35 from the previous Housing Element).*
3. *These units are from vacant sites with an MDR (13 units per acre) designation (Table 35 from the previous Housing Element (1,108 units, approximately 152 acres).*
4. *Program H-A1.7 is proposed in this Housing Element to rezone/redesignate land to the County's VHDR designation (up to 30 units acre with a minimum of 20 units acre) to address the remainder of the unit shortfall that cannot be accommodated by the 4th cycle land inventory.*

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

Addressing the shortfall

The County has identified a 191 unit shortfall for the 4th ~~round~~cycle (see **Table A-36**). Program H-A1.7 is proposed in this Housing Element to rezone/redesignate land to the County's VHDR (up to 30 units acre with a minimum of 20 units acre) to address the remainder of the unit shortfall that cannot be accommodated by the 4th cycle land inventory. The County is planning to rezoning/redesignate a portion ~~of the already approved North Chico Specific Plan to accommodate~~of the Smart Property (60 acres) from Rural Residential (RR) to Very High Density Residential (VHDR) to accommodate the 191 unit shortfall. Below is a description of the ~~the status of the North Chico Specifc Plan~~site. The County is proposing through Program H-A1.7 to rezone 13 acres ~~of site 2~~APN 025-380-013 listed below ~~(**Table A-37**)~~ from ~~HDR~~RR to VHDR to accommodate ~~312~~195 units to address the 191 unit shortfall~~, by accommodating 195 units~~.

Smart Property

The County will rezone 13 acres of APN 025-380-013 from RR to VHDR to address the RHNA shortfall as shown in Figure 1. This site is ~~current~~ adjacent to a proposed commercial village and rezoning is consistent with the~~ir~~ owner's vision for the property. The site is also adjacent to the Rio d'~~D~~ Oro Specific Plan that will also include high density sites. The City of Oroville is located less that 1-mile away to the north and east, and offers a full complement of recreational, commercial and educational services. The City of Oroville Sphere of Influence is located adjacent to the north of the property. The property is located in the Oroville Union High School District and the Palermo Union Elementary School District. There are no known environmental constraints on the site, and is not located in a flood zone per FEMA mapping. The State Department of Conservation's Farmland Mapping program indicates that this site is classified as non-prime grazing land, which is similar to the surrounding properties. The site provides a good land use and infrastructure connection with the Rio d'Oro Specific Plan planning area. A portion of the main north-south circulation route through the Specific Plan crosses the subject parcel. Its proximity to the north boundary of the Specific Plan, Pacific Heights Road and State Route 70 gives additional opportunity for design of the main entrance to the Specific Plan from Pacific Heights Road. The current infrastructure concept for the Specific Plan is to connect to South Feather Water and Power Agency (SFWPA) for domestic water and Lake Oroville Area Public Utility District (LOAPUD) for sewer. Both the subject property and the Specific Plan are in the LOAPUD Sphere of Influence. Multi-family and Commercial designations on the subject property connect well with similar land use designations in the Rio d'Oro Specific Plan. The majority of the commercial and high density residential portion of the plan exists in this northern portion of the plan, offering consistent land uses and needed goods and services for the subject area.

Meeting 4th cycle RHNA on sites allowing up to 13 units per acre

The County was in the process of updatinge their General Plan and Zoning C~~c~~ode during the drafting of the 4th ~~round~~cycle Housing Element update. During this two year period when the General Plan was completed but the Zoning Code was not yet complete~~d~~ the County used the General Plan designations as the basis for what was allowed and the General Plan trumped zoning.

For example, under the Helena Chemical project (UP 10-0003), submitted on September 30, 2010, the County relied upon the Agricultural Services (AS) General Plan designation in processing entitlements ~~for~~ which the existing Agricultural zoning did not support. This project consisted of a storage and distribution facility for fertilizer materials and products. The ~~P~~project site was designated Agriculture Services (AS) in the Butte County General Plan. The stated purpose of the AS land use designation in the Butte County General Plan is to protect, maintain, promote, and enhance agriculture as a viable, long-term economic sector by accommodating agricultural uses or compatible commercial and light industrial uses that directly support agricultural activities. The application process was therefore able to proceed on General Plan direction alone, even though the zoning did not support the project. Another example pertains to the Durham Villas Tentative Subdivision Map (TSM 10-0001) submitted on January 27, 2010. This project involved an active senior community consisting of 135 lots for senior housing; four lots for four new large lot single-family residences; a commercial area and community center to serve the senior residential area; open space; a park site; and a recreational vehicle parking area. This project site was zoned A-5 (Agriculture, 5-acre minimum parcel size). However, the General Plan designation was Very Low Density Residential (VLDR), allowing for a 1-acre minimum parcel size. The application process was able to proceed based upon the density provided for under the VLDR General Plan designation, even though the zoning did not support the density.

Butte County has accommodated a significant portion of its 4th cycle RHNA for lower-income households on land currently designated MDR, 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 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. Based on information provided in the 2010 Housing Element, 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 allowing 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.

Multifamily Housing Costs

In addition sales price and cost to rent units contribute to the overall affordable housing picture in the County. Butte County's market rate home prices, rents, and the cost of vacant land are significantly below the regional average. Most low-income households (50–80% AMI) can afford to either rent or purchase a home in Butte County as detailed below. The prices of homes for rent below include newer and older housing units.

A limited number of rental options exist in the Unincorporated Area. The Unincorporated Area contains mostly single-family homes that are offered for rent. As mentioned earlier in this Housing Needs Assessment, the County conducted a point-in-time survey to identify a range of rental costs in the vicinity of the Unincorporated Area, including rentals in incorporated cities. The rental costs of housing 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. Generally, a greater amount of affordable apartment rentals are available in the Chico vicinity, while the areas of Magalia, Paradise, and Oroville have a larger selection of two- to three-bedroom rentals. The rental survey indicated the following prevailing market rents for the incorporated cities and areas of Chico, Magalia, Paradise, and Oroville:

- Studio: No units available at the time of the survey.
- 1-bedroom: $330–$850 ($590 average)
- 2-bedroom: $550–$1,225 ($888 average)
- 3-bedroom: $895–$1,200 ($1,048 average)
- 4-bedroom: $2,500 (only one unit available at the time of the survey)

As shown in **Table A-17** earlier in this document the median home sales price in September 2012 for Butte County was approximately $140,000 and in September 2013 was approximately $155,000. There was a slight home value increase between 2012 and 2013, which mirrors state trends, although with only two data points, no definitive trend can be drawn from that increase.

A household can typically qualify to purchase a home that is two and one-half to three times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual income.

The qualifying annual income identified in **Table A-17** is based on a 30-year fixed-rate mortgage with an annual percentage rate (APR) of 5.5 percent and a down payment of 10 percent. Currently, the qualifying income for the median home sales price ($155,000) would require an approximate income of $46,000. Based on the 2013 HCD income limits, the average home sales price would be affordable to a four-person moderate-income household and may be within the affordable range for low-income households. However, the median home price in Butte County is not affordable to extremely low-income or very low-income households.

A comparison between the affordable prices for renting and purchasing based on income limits in **Table A-18** early in this document and the market rate rents provided above indicates that a two-bedroom market rate apartment or home rents for $888 per month on average, and it is affordable to four-person low-income households. The average price of a three-bedroom market rate apartment or house is $1,048, which is affordable to four-person low-income households. However, the average two- or three-bedroom market rate apartment is unaffordable to very low-income households. Similarly, the median home sales price in Butte County in 2013 ($155,000) is affordable to low-income households, but unaffordable to very low-income households. The maximum home purchase price for a four-person very low-income household in 2013 was $95,276, indicating that the median home sales price in 2013 is unaffordable to the four-person very low-income household.

Multi-Family Housing Trends in Butte County and the Region

Butte County and the surrounding region have several examples of new multi-family development that has provided affordable units since 2007. The Community Housing Improvement Program (CHIP) is developing multiple affordable housing projects consisting of detached single-family housing units at low densities as well as multifamily projects. A few examples in Butte County are described in more detail below. Discussions with CHIP indicated that projects do not become any more financially feasible with densities above 13 dwelling units per acre. CHIP provided the following two examples of affordable single-family self-help housing at densities less than 14 dwelling units per acre. Both the Martha's Vineyard Project and North Biggs Estates consist of single-family housing with average lot sizes of approximately 6,000 square feet that provide guaranteed affordable housing. CHIP worked with project developers to select affordable sites for each project, which would allow for the development of single-family homes and met the affordability requirements of lenders. CHIP staff provided the following information on these projects:

- North Biggs Estates is a self-help housing project currently under construction in the incorporated city of Biggs, which falls within Butte County. The project will provide 56 affordable units. At the time of report preparation, CHIP is currently constructing the first 20 units 19 of which are affordable. The primary lender for the project is the USDA Rural Development, which requires that low-income borrowers for the project cannot pay more than 33% of gross income.

- Martha's Vineyard is a self-help housing project developed and operated by CHIP in incorporated Chico, within Butte County. The project consists of single-family residential homes with estimated sales prices of $235,500 - $245,000. The project offers 13 units, with three- and four-bedroom single-family options. The project was completed in 2012. All units have been sold. The state lender required that borrowers pay no more than 35% of gross income.

Table A-37 provides details on the projects described above as well as other recent affordable projects developed by CHIP in the region built at densities below 14 units per acre. The average density for the seven projects built since 2007 shown in **Table A-~~387~~37** is 6.1 dwelling units per acre.

Table A-~~387~~37
Butte County Region Affordable Multi-Family Housing Projects Since 2007

Project Name/Project Type	Jurisdiction	Number of Units	Density (du/ac)	Year Built
Palmcrest - Single Family Low Income	Butte County	22 subsidized units	5.0	2007
Blair Estates I – Single Family Low Income	Orland	37 subsidized units	5.4	2008
Blair Estates II – Single Family Low Income	Orland	7 subsidized units	5.6	2010
Paigewood Village - Multifamily	Orland	73 subsidized units	9.7	2011
Martha's Vineyard – Single Family Affordable Self Help	Chico	13 subsidized units	6.2	2012
The Heartlands Project/Villa La Michele – Single Family Self Help	Orland	50 subsidized units (Phases I and II)	5.3	2014
North Biggs Estates – Single Family Affordable Self Help	Biggs	19 subsidized units (Phase I)	5.6	Under construction

Considering that: (a) residential land costs in Butte County are minimal and residential rental and sales prices are below the regional average; (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.

Regional Housing Needs Allocation, 2014–2022

The 2012 Regional Housing Needs Plan (RHNP) was prepared by Butte County Association of Governments (BCAG) and approved by the BCAG Board of Directors on December 13, 2012. **Table A-~~3986~~38** presents the RHNA for the 8½-year period from January 2014 to June 2022.

Table A-~~3986~~38
Regional Housing Needs Plan (2014–2022)

Income Level	Allocation	Percentage of Total[2]
Extremely Low[1]	341	12%
Very Low	341	12%
Low	545	18%
Moderate	480	16%
Above Moderate	1,267	43%
Total	**2,974**	**100%**

Source: BCAG 2014–2022 Regional Housing Needs Plan.
1 Assumes that 50 percent of the very low-income RHNA is for extremely low-income
2 Percentages may not add up due to rounding

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 RHNA, state housing law mandates an analysis of suitable land. The following sections describe available land, including projects approved or in process and vacant land. **Table A-40~~397~~** summarizes projects that will help accommodate the RHNA. **Table A-42~~39~~** presents a list of vacant land available for residential development. State law also requires analysis that refines the unit capacity of the available land. The other factors that determine the suitability of the vacant land include:

- Infrastructure capacity such as water, sewer.
- Environmental constraints such as floodplains and watershed protection zones.
- Viability of the sites within the Housing Element planning period through June 15, 2022.

Realistic Capacity

It is important to examine additional constraints in order to determine a realistic estimate of residential development capacity in the Unincorporated Area. After taking into account environmental constraints and/or limited infrastructure capacity, the County has determined that a realistic capacity of 75 percent is appropriate for all residential sites and 50 percent is appropriate for mixed-use sites. The purpose of the 75 percent holding capacity is to reflect the reality that oftentimes 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 75 percent holding capacity provides a conservative estimate of the total unit capacity on the identified sites.

Projects Approved and In Process

Already approved p~~P~~rojects ~~approved or in process~~ provide some of the capacity to meet the County's RHNA. A summary of these sites is provided in **Table A-40~~37~~** below. These are projects that are anticipated to be developed during the 5th RHNA cycle ~~RHNA~~, based on the status of plan review and information from project developers. The following sections provide a description of each approved or in process project. The Rio D'Oro Specific Plan is included in **Table A-~~39~~40** below, but is not included in **Table A-41~~0~~** and counted towards the RHNA since it is a developer driven Specific Plan making the timeline for adoption less certain.

Rio D' Oro Specific Plan

Butte County is currently working through the approval process for the Rio D' Oro Specific Plan.[32] The Rio D' Oro Specific Plan encompasses 685 acres, and proposed land uses include residential, commercial, public facility, park and open space, and environmental conservation. The plan proposes up to 2,700 residential units, which includes a variety of densities, ranging from low-density single-family residences to high-density condominiums. A total of 26 acres of the residential acreage will allow for housing at a density of 13 to 20 dwelling units per acre, and 6 acres will be zoned for a density of 20 to 30 dwelling

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

units per acre.[33] Two commercial centers are proposed, totaling up to 248,000 square feet of building space. Public facilities, which include a school site and public safety office space, encompass 25.9 acres. Sixty-five (65) acres are proposed for parks and open space, and 246.5 acres for environmental conservation. The site is located on the east and west sides of State Route 70, south of Ophir Road and north of Palermo Road, south of the City of Oroville.

Under the current project review process, the land will be designated with an approved Specific Plan and zoned consistent with the various land use designations referenced above by 2016. This would allow six years of development timeframe within the 2022 horizon of the Housing Element. Future development is required to be consistent with the requirements of the Specific Plan and related conditions of approval including installation of infrastructure. It is noted that the project location was included in the Lake Oroville Area Public Utility District (LOAPUD) Sphere of Influence as part of a comprehensive update approved in 2013. LOAPUD provides sewer service in the unincorporated areas of the Oroville region.

North Chico Specific Plan

The North Chico Specific Plan was adopted in January 1995. The plan area encompasses 3,590 acres bounded by Sycamore Creek to the south, State Route 99 to the west, Rock Creek to the north, and Chico Municipal Airport to the east. The purpose of the North Chico Specific Plan is to comprehensively respond to development proposals and incorporate them into a concept for land use for the area, while evaluating and providing for area-wide solutions to drainage, circulation, and public services. Although development impact fees have been adopted to help fund various improvements within the North Chico Specific Plan area, the funding mechanisms necessary to pay for all of the needed infrastructure have yet to be established. The North Chico Specific Plan includes 20.8 acres zoned for 20 units per acre (HDR), 64.1 acres zoned for 14 units per acre, and 105.3 acres at 6 units per acre. Table A-39 provides details regarding the zoning mix and unit capacity in the North Chico Specific Plan.

Table A-39
North Chico Specific Plan

Project Name	**Zoning**	**Acreage**	**Unit Capacity1**
North Chico Specific Plan			
HDR Site 1: 007-010-0572		4.6	69 (20 units per acre)
HDR Site 2: 007-010-058 (HDR portion)2		~~20.8~~16.2	243~~312~~ (at 20 units per acre)
Subtotal	HDR (20 du/acre)	20.8	312
Subtotal	MHDR (14 du/acre)	64.1	673
Subtotal	MDR (6 du/acre)	105.3	473
Total			**1,458**

Source: Butte County 2014

1. Assumes 75% of maximum capacity.
2. Site 1 and 2 will be counted towards the 5th round RHNA and is included in Table A-42 below.

Durham Villas Tentative Subdivision Map

The Durham Villas project proposes a compact senior community consisting of 139 single-family residential lots ranging in size from ±5,173 to ±9,313 square feet, together with a community center (±0.60 acres), and open space is proposed in the southern and southeastern portion of the site. In addition, a neighborhood-oriented commercial/retail center will be located on a ±0.66-acre parcel to accommodate a small retail center (e.g., food/drug store or other related commercial/retail uses) to serve residents of the project as well as residents of the Durham community. The project application includes rezoning the property to PUD (Planned Unit Development) and proposes a 20 percent density bonus for senior (ages 55+) housing in accordance with state law and local ordinances. The project site is located in the northern Sacramento Valley on the eastern side of the valley between Durham and Butte Creek, east of Durham and on the south side of Durham Dayton Highway.

Under the current project review process, the land will be designated with an approved Planned Development designation and a phased Tentative Subdivision Map (TSM) by early 2015. The approved project would be available to the target population (senior housing age 55+) for seven years within the 2022 horizon of the Housing Element. Future development is required to be consistent with the requirements of the Planned Development and related TSM conditions of approval including installation of infrastructure.

Oroville Area Urban Greening Grant

In collaboration with the City of Oroville and the Feather River Recreation and Park District (FRRPD), and in coordination with other local agencies, Butte County will complete a Master Greening Plan to serve as the master document guiding and coordinating greening projects in the Oroville urban area. The plan will cross Oroville, County, and FRRPD jurisdictional boundaries and will be consistent with the state's strategic growth goals of increasing forest canopy, reducing stormwater runoff, improving air and water quality, conserving energy, providing open space, and achieving long-term community sustainability.

Summary of Capacity from Approved Projects ~~Approved or In Process~~

As described above, sites from ~~projects that are~~one approved ~~and in process~~projects will allow for housing at a variety of densities. **Table A-~~39~~40** summarizes total unit capacity for projects by density range. Projects anticipated with more than 20 dwelling units per acre include the VHDR and HDR zones/land use designations. Projects with less than 20 dwelling units per acre consist of the MHDR and MDR zones/land use designations.

Table A-~~39~~40~~7~~
Projects Approved or In Process

Project Name	Zoning	Acreage	Unit Capacity
Rio D' Oro Specific Plan			
	VHDR (30 du/acre)	**6.3**	**170**
	HDR (20 du/acre)	**26.8**	**485**
Durham Villas1			
	–	**0.66**	**139**
Total			**~~2,331~~794**
	Total HDR or VHDR (~~2~~20~~0~~+ du/acre)~~1~~		~~967~~655
	Total MHDR or MDR (<20~~20~~ du/acre)~~2~~		139~~1,364~~
~~**Total units at 20+du/acre**~~			~~**967**~~

Source: Butte County 2014
~~*Notes:*~~

- ~~*Higher density projects that will meet the County's lower-income RHNA, as shown in Table A-38.*~~

1. *Medium and lower-density project~~s~~ that will meet the County's above moderate income RHNA, as shown in Table A-~~-~~ ~~40~~41~~38~~.*

Large Sites

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. Similarly, specific plans for other large sites could also be developed to facilitate 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.

To assist with lot subdivisions, the County has included program H-A1.6, which states that the County will provide technical assistance and incentives to subdivide parcels in the housing sites inventory larger than 15 acres. 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.

Zoning to Accommodate the Development for 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.~~[34]~~ Under the current General Plan, the VHDR land use designation and zoning district allow up to 30 units per acre, while the HDR land use designation and zoning district allow up to 20 dwelling units per acre. Currently, the County does not have any land zoned VHDR, but the Rio D'Oro Specific Plan, as detailed previously, will have approximately 6 acres of land zoned VHDR.

While the County is not able to meet its entire lower-income RHNA on sites zoned at the state's default density of 20 units to the acre, the remainder of its lower-income RHNA can be met on land currently zoned MHDR, which can be developed at densities of up to 14 dwelling units per acre. Butte County is a unique jurisdiction, consisting of primarily rural land. Development occurs more slowly and at lower costs and densities than would be typical for comparable communities. The following information demonstrates that sites with the MHDR zoning 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.~~Similar to the earlier discussion under the 4th cycle RHNA analysis, ~~–~~t~~T~~he 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 MHDR zoning district.

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 $16,000 per acre. Based on this price, at densities of 14 dwelling units per acre, land costs might average approximately $1,150 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 14 dwelling units per acre is almost 50 percent higher than zones zoned at 20 units per acre. While that percentage is significant, this translates into an actual increase in cost of only $350 per housing unit. Therefore, a subsidy in the amount of $350 per unit would make the cost of building housing at 14 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 14 dwelling units per acre would have a minimal effect on overall housing production costs.

In addition, the lower density of 14 units per acre 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. For example, the Community Housing Improvement Program (CHIP) is developing multiple affordable housing projects consisting of detached single-family housing units at low densities, including ~~is developing self-help single-family detached housing units in~~ the Palm

~~[34] Department of Housing and Community Development, Division of Housing Policy Development, "Amendment of State Housing Element Law – AB 2348." June 9, 2005.~~

Crest Subdivision that was developed at densities of just under 5 units per acre for lower-income households on land that has a Low Density Residential designation. Discussions with CHIP indicated that projects do not become any more financially feasible with densities above 15 dwelling units per acre. CHIP also provides two additional examples of affordable single-family self-help housing examples at densities less than 14 dwelling units per acre. Both the Martha's Vineyard Project and North Biggs Estates consist of single-family housing with average lot sizes of approximately 6,000 square feet that provide guaranteed affordable housing, with project densities of approximately 8 units per acre. CHIP worked with project developers to select affordable sites for each project, which would allow for the development of single-family homes and met the affordability requirements of lenders. CHIP staff provided the following information on these projects:

- North Biggs Estates is a self-help housing project currently under construction in the incorporated city of Biggs, which falls within Butte County. The project will provide 56 affordable units. At the time of report preparation, CHIP is currently constructing the first twenty units. The primary lender for the project is the USDA Rural Development, which requires that low-income borrowers for the project cannot pay more than 33% of gross income.

- Martha's Vineyard is a self-help housing project developed and operated by CHIP in incorporated Chico, within Butte County. The project consists of single-family residential homes with estimated sales prices of $235,500 - $245,000. The project offers thirteen units, with three- and four-bedroom single-family options. The project was completed in 2012. All units have been sold. The state lender required that borrowers pay no more than 35% of gross income.

The Enterprise Rancheria also developed a subdivision in Oroville at densities below 14 units per acre to provide affordable housing for the Tribe's low income tribal members The Tribe sought rezones from R-1 (3-6 dwelling units per acre) to MHDR (6 to 14 dwelling units acre) to proceed with development of a planned subdivision. Developing at densities up to 14 units per acre was sufficient for the tribe to ~~provide and~~ provide affordable housing. The ongoing provision of affordable housing from this project is guaranteed by the Tribe's 50-year lease with the Enterprise Rancheria Indian Housing Authority (ERIHA). The ERIHA is responsible for completing the development and management of the project in accordance with the federal regulations contained within the Native American Housing Assistance And Self Determination Act ("NAHASDA").

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 14 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, suggesting 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 14 dwelling units per acre is suitable to accommodate a portion of its RHNA for lower-income households.

Table A-42~~39~~ lists sites with MHDR zoning that are larger than an acre in size and that could permit multifamily residential development. While the table also includes MHDR sites at less than 1 acre in size, these sites are credited toward meeting the moderate-income RHNA. ~~The sites presented in **Table A-39** were previously available for development during the 4th cycle RHNA.~~ The County rezones were accomplished with a Zoning Code update, adopted in 2012, and amended in 2013, which followed adoption of the County's General Plan update in 2010. Due to slow development in the County since the rezones were completed in 2012, the sites presented in **Table A-42~~39~~** remain available to satisfy the 5th cycle RHNA.

Sites for Development of Housing Affordable to Moderate-Income Households

Both MDR and MHDR sites smaller than 1 acre in size are assumed to be appropriate to accommodate the development of housing affordable to moderate-income households, such as market-rate multifamily rental units. In addition, mobile homes represent a valuable source of housing in Butte County, because they can be developed at costs that are affordable to moderate-income households. Approved and in process projects listed in Table A-40~~37~~ at densities less than 20 dwelling units per acre will be credited towards the County's above moderate RHNA.

Sites for Development of Housing Affordable to Above Moderate-Income Households

The County's ~~above moderate~~lower-income RHNA will be met on the approved site in Table A-39 and ~~in process projects~~ on other sites listed in **Table A-42~~37~~** that provide for development at 14~~20~~ dwelling units per acre and above~~ with VHDR and HDR land use designations~~.

Summary

Based on the approved ~~and in process~~ projects presented in **Table A-40~~37~~** and the vacant sites inventory presented in **Table A-42~~39~~**, the County has adequate capacity to accommodate its 2014–2022 RHNA for households at all income levels. See Figure 1 for a map of all sites. As noted earlier, the vacant sites inventory includes sites the County made available for development during the 4th cycle RHNA with rezones adopted in 2012. However, numerous rezoned sites remain vacant and are available to accommodate the 5th cycle RHNA. ~~North~~

~~North Chico Specific Plan~~

~~The North Chico Specific Plan was adopted in January 1995. The plan area encompasses 3,590 acres bounded by Sycamore Creek to the south, State Route 99 to the west, Rock Creek to the north, and Chico Municipal Airport to the east. The purpose of the North Chico Specific Plan is to comprehensively respond to development proposals and incorporate them into a concept for land use for the area, while evaluating and providing for area-wide solutions to drainage, circulation, and public services. Although development impact fees have been adopted to help fund various improvements within the North Chico Specific Plan area, the funding mechanisms necessary to pay for all of the needed infrastructure have yet to be established. The North Chico Specific Plan includes 20.8 acres zoned for 20 units per acre (HDR), 64.1 acres zoned for 14 units per acre, and 122.7 acres at 6 units per acre.~~

Table A-41~~038~~
Comparison of Regional Housing Need and Residential Sites

Income Group	5th	Projects	Mixed	Vacant HDR	Vacant MHDR	Vacant MHDR	Unit Surplus

	RoundCycle RHNA	Approved/ In Process	Use land	Land	Land (>1 acre)	(<1 acre) & MDR Land	
Extremely Low	341	967[1]	227	1468142312	1,3596068628	25 671	5047661217 219
Very Low	341						
Low	545						
Moderate	480						
Above Moderate	1,267	1391,364[1]				1,2231,148	95720
Total[2]	**2,974**	**2,331139**	**227**	**3378142312**	**7141,3591,360**	**1,2481,173671**	**14597767237**

Source: Butte County 2014

Notes:

1. *Approved ~~and in process~~ projects (Durham Villas). See Table A-40397 for more information.*
1. ~~*Excluding approved and in process projects, capacity is provided in the adequate sites inventory presented in Table A-4139.*~~

Table A-422139
Adequate Sites Inventory

APN	GP	Zoning	Allowable Density	Acreage	Max Capacity	75% Capacity	Constraints: Environmental	Constraints: Infrastructure
HDR Land Use Designation								
043-230-011-000*	HDR	HDR	20	0.30	6	4		
043-242-041-000*	HDR	HDR	20	0.26	5	4		
002-050-214-000[1]	HDR	HDR	20	1.1	22	17		
North Chico Sites								
007-010-057 (HDR portion)[2*]	HDR	HDR	20	4.6	92	69121		
007-010-058 (HDR portion)[2*]	HDR	HDR	20	16.220.8 16.2	64324	48243		
Total				*9.4620.8 0.5522.4 6*	*1894163 5711*	*1423121 468*		
MHDR (sites 1 acre or larger)								
078-170-044-000*	MHDR	MHDR	14	19.93	279	209		
078-170-062-000*	MHDR	MHDR	14	6.85	96	72		
078-170-055-000*	MHDR	MHDR	14	6.45	90	68		
078-100-033-0000*	MHDR	MHDR	14	3.91	55	41		
078-110-039-000**	MHDR	MHDR	14	23.58	330	207	Partially within 100-yr floodplain	
078-110-030-000**	MHDR	MHDR	14	9.67	135	47	Partially within 100-yr	

APN	GP	Zoning	Allowable Density	Acreage	Max Capacity	75% Capacity	Constraints	
							Environmental	Infrastructure
							floodplain	
078-290-044-000**	MHDR	MHDR	14	2.07	29	22		
078-290-045-000**	MHDR	MHDR	14	1.98	28	21		
North Chico Specific Plan								
007-010-057 (MHDR portion)[2**]	MHDR	MHDR	14	23.29				
007-010-058 (MHDR portion)[2**]	MHDR	MHDR	14	23.50	899	673		
047-710-023[2**]	MHDR	MHDR	14	17.4				
Total				*138.63~~74.43~~*	*1,941~~042~~*	*~~1,359~~1,360~~686~~*		
MHDR (sites under 1 acre)								
040-234-003-000*	MHDR	MHDR	14	0.55	8	0		No sewer service
007-150-061-000*	MHDR	MHDR	14	0.41	6	0		No sewer service
030-220-019-000**	MHDR	MHDR	14	0.31	4	3		
030-220-023-000**	MHDR	MHDR	14	0.30	4	3		
040-232-005-000*	MHDR	MHDR	14	0.26	4	0		No sewer service
030-212-036-000**	MHDR	MHDR	14	0.25	4	3		
030-212-025-000*	MHDR	MHDR	14	0.24	3	0		No sewer service
040-250-025-000**	MHDR	MHDR	14	0.24	3	2		
030-212-034-000**	MHDR	MHDR	14	0.24	3	2		
030-212-035-000**	MHDR	MHDR	14	0.24	3	2		
030-212-031-000**	MHDR	MHDR	14	0.24	3	2		
030-212-033-000**	MHDR	MHDR	14	0.24	3	2		
030-212-032-000**	MHDR	MHDR	14	0.24	3	2		
030-212-027-000**	MHDR	MHDR	14	0.17	2	2		
078-290-043-000**	MHDR	MHDR	14	0.21	3	2		
Total				*4.14~~2~~*	*52~~8~~*	*25~~8~~*		

APN	GP	Zoning	Allowable Density	Acreage	Max Capacity	75% Capacity	Constraints	
							Environmental	Infrastructure
MDR								
078-110-026-000	MDR	MDR	6	19.03	114	86		
078-110-028-000	MDR	MDR	6	9.91	59	45		
068-230-044-000	MDR	MDR	6	5.06	30	0		No sewer service
035-300-036-000	MDR	MDR	6	4.24	25	19		
035-130-185-000	MDR	MDR	6	3.25	19	15		
035-130-188-000	MDR	MDR	6	1.04	6	5		
035-130-186-000	MDR	MDR	6	1.02	6	5		
035-300-039-000	MDR	MDR	6	1.02	6	5		
035-130-187-000	MDR	MDR	6	1.01	6	5		
035-300-038-000	MDR	MDR	6	1.01	6	5		
035-130-179-000	MDR	MDR	6	49.79	299	224		
030-270-076-000	MDR	MDR	6	20.62	124	49	Partially within 100-yr floodplain	
078-290-003-000	MDR	MDR	6	7.08	42	32		
078-290-002-000	MDR	MDR	6	6.72	40	30		
078-290-059-000	MDR	MDR	6	4.33	26	19		
078-290-015-000	MDR	MDR	6	3.47	21	16		
078-290-019-000	MDR	MDR	6	3.03	18	14		
078-290-020-000	MDR	MDR	6	2.99	18	13		
078-290-071-000	MDR	MDR	6	2.72	16	12		
035-180-008-000	MDR	MDR	6	1.64	10	7		
078-290-033-000	MDR	MDR	6	1.46	9	7		
078-290-062-000	MDR	MDR	6	1.44	9	6		
078-290-065-000	MDR	MDR	6	1.42	9	6		
078-290-025-000	MDR	MDR	6	1.16	7	5		
078-280-039-000	MDR	MDR	6	1.00	6	5		
035-130-074-000	MDR	MDR	6	0.34	2	2		
078-290-014-000	MDR	MDR	6	0.54	3	2		
035-173-003-000	MDR	MDR	6	0.20	1	1		
035-172-014-000	MDR	MDR	6	0.14	1	1		
078-290-005-000	MDR	MDR	6	0.10	1	0		
078-290-064-000	MDR	MDR	6	0.95	6	4		
078-290-021-000	MDR	MDR	6	0.90	5	4		
078-290-048-000	MDR	MDR	6	0.63	4	3		
078-290-047-000	MDR	MDR	6	0.59	4	3		
078-290-054-000	MDR	MDR	6	0.58	4	3		
078-290-051-000	MDR	MDR	6	0.56	3	3		
078-290-007-000	MDR	MDR	6	0.46	3	2		

APN	GP	Zoning	Allowable Density	Acreage	Max Capacity	75% Capacity	Constraints	
							Environmental	Infrastructure
035-180-025-000	MDR	MDR	6	0.41	2	2	Partially within 100-yr floodplain	
078-290-026-000	MDR	MDR	6	0.28	2	1		
035-180-024-000	MDR	MDR	6	0.27	2	1		
078-290-028-000	MDR	MDR	6	0.26	2	1		
078-290-011-000	MDR	MDR	6	0.26	2	1		
078-290-010-000	MDR	MDR	6	0.26	2	1		
078-290-027-000	MDR	MDR	6	0.14	1	1		
078-290-029-000	MDR	MDR	6	0.13	1	1		
030-194-008-000	MDR	MDR	6	0.11	1	1		
030-194-006-000	MDR	MDR	6	0.11	1	1		
035-180-002-000	MDR	MDR	6	0.11	1	1		
North Chico Specific Plan								
007-010-057-000 (MDR portion)[2~~1~~]	MDR	MDR	6	5.95				
007-010-058-000 (MDR portion)[2~~1~~]	MDR	MDR	6	9.93				
007-010-063-000 (MDR portion)[2~~1~~]	MDR	MDR	6	17.18				
007-550-046-000 (MDR portion)[2~~1~~]	MDR	MDR	6	21.19				
007-550-047-000 (MDR portion)[2~~1~~]	MDR	MDR	6	51.04	631	~~552~~473		
Total				*269.09~~163.8~~*	*~~9831,614~~1,616*	*~~6711,223~~1,148*		
Mixed-Use Sites (50% capacity)								
078-170-004-000[3]	MU	MU-3	20	18.74	375	187	Water and sewer service in area	
078-180-014-000[4]	MU	MU-3	20	0.54	11	5	Water and sewer service in area	
035-226-006-000[5]	MU	MU-3	20	0.59	12	6	Water and sewer service in area	
078-190-005-000	MU	MU-3	20	1.00	20	10		
078-190-008-000	MU	MU-3	20	0.36	7	4		
035-200-021-000	MU	MU-3	20	0.36	7	4		
035-200-007-000	MU	MU-3	20	0.17	3	2		
078-180-001-000	MU	MU-3	20	0.11	2	1		
078-180-014-000	MU	MU-3	20	0.78	16	8		
Total				*22.7*	*453*	*227*		

Source: Butte County 2014

Notes:

~~* Available in the 4th cycle~~
~~** Available in the 4th cycle but not counted as a site that can accommodate lower-income units~~

1. *Site 1 from previous Housing Element Table 36*
2. *Site 4 from previous Housing Element Table 36*
3. *Site 5 from previous Housing Element Table 36*
4. *Site 6 from previous Housing Element Table 36*
5. *Site 7 from previous Housing Element Table 36*

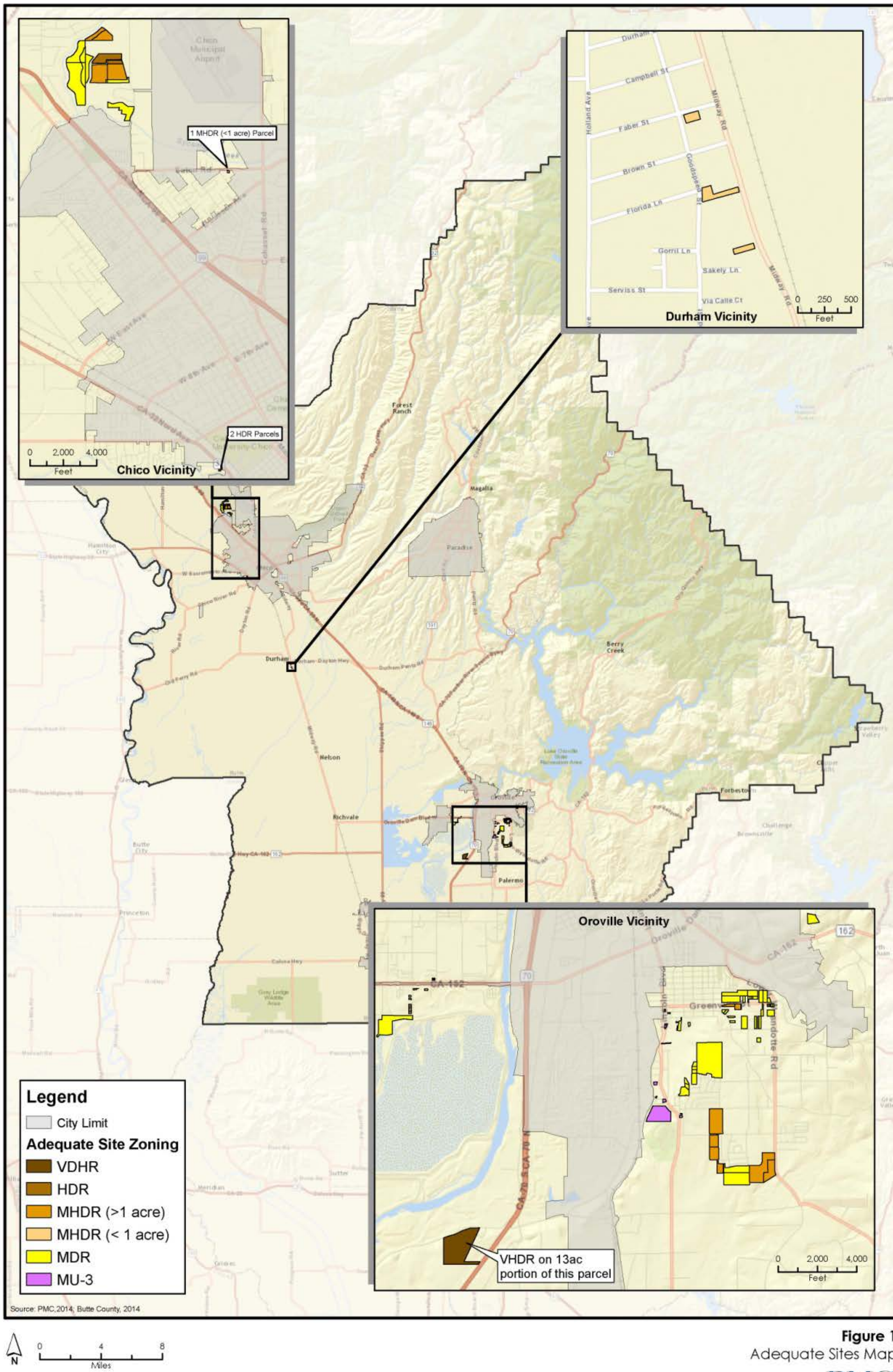

Figure 1
Adequate Sites Map

PMC

Infrastructure Availability

All sites included in the adequate sites inventory table (**Table A-41~~39~~**) and on which the County is relying to meet its RHNA have adequate water and sewer service available. A more detailed description of key service providers for vacant sites is provided below. The analysis of infrastructure availability relies on information from the service providers and the Butte County General Plan 2030 Environmental Impact Report (EIR). All vacant sites were created through rezones to implement the General Plan 2030 and analyzed through the EIR process that the County completed for General Plan adoption.[35]

The majority of sites zoned MHDR and MDR currently have both water and sewer service available on site. Water is provided by the South Feather Water and Power Agency, Paradise Irrigation District, Durham Irrigation District, Lake Madrone Water District, Thermalito Water and Sewer 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.

A few MHDR and MDR sites included in the inventory are currently lacking services (see notes in **Table A-41~~39~~**) and therefore have a realistic unit capacity of zero units, although the sites could be developed in the future if water and/or sewer service is expanded onto these sites.

Sewer Capacity and Availability

Lake Oroville Area Public Utility District

The Lake Oroville Area Public Utility District (LOAPUD) provides sewer service to all HDR sites in the south county area. Countywide, the LOAPUD provides sanitary sewer collection services to approximately 4,400 customers, mainly in unincorporated areas east and south of the City of Oroville. As of January 2010, LOAPUD provides service for approximately 6,045 equivalent dwelling units (EDUs). Population growth in the service area is expected to grow only slowly.

On average, LOAPUD collects 853 million gallons of wastewater per day (mgd). Current total flow projections are expected to grow by 0.216 mgd to ~~1.777 mgd~~1.777 mgd over the next 20 years. As noted in the 2010 LOAPUD Sewer Master Plan, it is unlikely that the entire population within the District's sphere of influence would be served by public wastewater collection and treatment due to limitations in capacity, costs, population densities, and topographical constraints. Some areas are anticipated to be served by septic systems. In general, the collection system is in good condition and lines requiring service are maintained by LOAPUD. Several capital improvements are outlined in the 2010 Sewer Master Plan. Currently, there are no collection capacity issues and no plans for capacity expansion. The LOAPUD is able to provide sewer service to sites in the inventory.

Thermalito Water and Sewer District

The Thermalito Water and Sewer District (TWSD) provides sewer services to the south county area. TWSD provides wastewater collection services to approximately 1,985 customers or approximately 2,650 EDUs. Wastewater dry weather flows presently average 0.41 mgd, or approximately 155 gpd per EDUs, and are expected to grow to 0.67 mgd within the next 20 years. Instantaneous PWWFs are 4 mgd.

[35] Butte County. 2010. Butte County General Plan 2030. Final Environmental Impact Report. Butte County.

TWSD's collection system consists of 40 miles of sanitary sewer line and is generally in adequate condition. TWSD's collection system discharges into the SCOR west interceptor pipe for treatment at their plant. On average, dry weather flows are at approximately 30 percent of system capacity and wet weather flows are at approximately 70 to 80 percent of capacity. During extreme wet weather events, the system experiences the highest level of inflow and infiltration impact at the east trunk line. During major storm events, the east trunk line has almost overflowed. Currently, TWSD has issued "will serve" letters that commit to serving approximately 30 additional EDUs. Although TWSD has issued these letters, there are no plans for future infrastructure capacity expansion. Developers are required to either upgrade existing infrastructure or install new infrastructure for new development within TWSD's Sphere of Influence (SOI). The TWSD is able to provide sewer service to sites in the inventory within its service area, recognizing that these sites would be responsible for the costs of new infrastructure.

Water Capacity and Availability

California Water Service Company-Chico District

California Water Service Company-Chico District (Cal Water Chico) provides water service for MHDR and MDR sites in the Chico area. Although there are approximately 86,000 people in the service area, Cal Water Chico does not provide water to the entire population within the service area because some are served by private wells. Supplied water is used solely for urban purposes.

Cal Water Chico has sufficient water supplies to meet existing water demands and a portion of the projected future demand. The future water demand from this growth in the service area is estimated to be 237 AFY, which would exceed the groundwater pumping supply sometime before 2020. However, for purposes of the 2014-2022 RHNA planning period, Cal Water Chico is able to provide water service to sites in the inventory within its service area. This finding is further supported by Butte County General Plan 2030 policies, which ensure the protection of water resources and adequate water service. The Butte County General Plan 2030 Environmental Impact Report found the impact of new development on water use to be less than significant, which indicates that Cal Water Chico water supplies are adequate to meet the needs of new development within its service territory.

California Water Service Company-Oroville District

California Water Service Company-Oroville District (Cal Water Oroville) provides water service for MHDR and MDR sites in the Oroville area. Cal Water Oroville is a private company that has been serving the water supply needs of the greater Oroville area since 1927. The population within the service area is approximately 10,000. Almost all of the water that Cal Water- Oroville provides is dedicated to urban use (residential, industrial, and commercial).

Cal Water Oroville has sufficient water capacity of 10.74 mgd for its existing service area in the Oroville urban area, which has maximum demand of approximately 6.3 mgd. It is estimated that the water demands associated with Butte County General Plan growth, plus the growth anticipated within the City of Oroville, would approach the ~~water system~~water system supply around the year 2025. Existing supplies may be insufficient to meet the demand from the 2030 growth projections; however, additional water supplies are available for purchase from PG&E. ~~However, f~~For the nearer-term purposes of the 2014-2022 RHNA planning period, Cal Water Oroville is able to provide water service to sites in the inventory within its service area with existing supply.

Durham Irrigation District

The Durham Irrigation District (DID) provides water service for MHDR and MDR sites. The DID provides water services to approximately 350 parcels in an area south of the City of Chico. Distribution, testing and maintenance operations are currently contracted out to Cal Water Chico. The District's water comes from three groundwater wells. These have a maximum pumping capacity of approximately 4.176 MGD; in 2004, an estimated 142 MG was delivered, which equates to 0.39 MGD.

The Durham Irrigation District has more than sufficient water supplies for existing and forecasted with Butte County General Plan growth anticipated through 2030. The District supply of 4.176 mgd is ~~more than~~more than ten times the current water demand of about 0.39 mgd. General Plan 2030 is projected to result in approximately 100 new dwelling units within this District. This additional growth would demand approximately 33 AFY, which would be well within the capacity of the existing supplies. The DID is able to provide water service to sites in the inventory within its service area with existing supply.

Lake Madrone Water District

The Lake Madrone Water District provides service to 15 year-round residents in the Lake Madrone area, which is principally a vacation and recreation community. Water supply is obtained from two wells, with a third inactive well in reserve. The combined capacity of the two active wells is approximately 160,000 gallons per day (gpd). Average daily demand is approximately 25,000 gpd. The District has several water tanks with a combined storage capacity of 145,000 gallons.

The Lake Madrone Water District has sufficient water well production capacity to meet existing demands. Development allowed by General Plan 2030 is projected to increase retail and office uses by 400 square feet in 2030 within this service area, which would cause an increase in demand of 80 gpd, an insignificant amount that can be accommodated by the existing supplies. The Lake Madrone Water District is able to provide water service to sites in the inventory within its service area using existing supply.

South Feather Water and Power Agency

The South Feather Water and Power Agency ~~and~~ provides water services to HDR sites in the south county area. The South Feather Water and Power Agency serves approximately 38,000 acres. The Districts current service population is 21,400 with 6,210 domestic water accounts. The South Feather River Water and Power Agency has water rights for 51,000 AFY compared with existing demands of about 7,000 AFY for potable and 21,000 AFY for agricultural use.

Development allowed by General Plan 2030 is projected to increase the service area population by 14,700 people through the addition of 5,950 dwelling units by 2030, and add about 300,000 square feet of retail and office development and about 150,000 square feet of industrial development by 2030 within the service area. This additional growth would demand approximately 2,048 AFY, which is still within the available water supply of the Agency. Therefore, the South Feather Water and Power Agency is able to provide water service to sites in the inventory within its service area using existing supply.

~~California Water Service Company-Chico District both serve the HDR sites.~~

Thermalito Water and Sewer District

The TWSD serves MDR and MHDR. The TWSD delivers potable water to a combination of residential, industrial, and governmental users. TWSD now delivers almost exclusively potable water to a combination of residential, industrial, and governmental users. TWSD has rights to 8,200 acre-feet per year, compared with existing water demands of approximately 2,800 AFY.

Two-thirds of TWSD's customers are in the unincorporated county area, with the remainder in the City of Oroville. Development allowed by the Butte County General Plan 2030 is projected to increase the unincorporated service area population for TWSD by 1,100 people through the addition of 450 dwelling units by 2030, and add 655,200 square feet of retail and office development by 2030. This additional growth would demand approximately 296 AFY, which is within the available water supply entitlement of the TWSD. Additional growth in the City of Oroville could also be accommodated by the TWSD's available supply. Therefore, the Thermalito Water and Sewer District is able to provide water service to sites in the inventory within its service area using existing supply.

Environmental Constraints

For the majority of sites included in **Table A-41~~39~~**, there are no known environmental constraints. The 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.

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."[36] 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.[37] Title 24 is continually updated in response to new technologies, with Butte County enforcing the 2010 version of the California Green Building Standards Code (CALGreen).[38] In addition, the Butte County Department of Development Services, Building Division, makes the Title 24 Compliance forms readily available on its website. Butte County also actively promotes green building practices and energy efficiency trainings, hosting code training workshops in addition to providing a Green Building Brochure.[39] Through adherence to the Title 24 standards, the County will reduce the electricity and natural gas costs in its new residential buildings.

In addition, Butte County recently completed a 2030 General Plan update, adopted by the Board of Supervisors on November 6, 2012, and effective December 10, 2012. The General Plan update provides numerous policies and programs to achieve energy efficiency through the unincorporated county, including the following:

- COS-P2.4: All new subdivisions and developments should meet green planning standards such as LEED for Neighborhood Design.
- COS-A2.1: Design and publish handouts and web-based information describing green building practices and explaining relevant County permitting approval processes.
- COS-A2.3: Develop and adopt incentives for the construction of green buildings, such as expedited permitting or reduced building fees, provided that building fee reductions are covered through outside funding sources, such as grants, and not from the General Fund.

Implementing another General Plan policy that called for creation of a Climate Action Plan (Policy COS-A1.1), Butte County ~~is also preparing~~ adopted a Climate Action Plan (CAP) on February 25, 2014 that identifies numerous actions to reduce greenhouse gas emissions through energy efficiency in addition to renewable energy, and use, transportation, agriculture, waste reductions, and agricultural practices. ~~The Board of Supervisors will consider the Public Draft CAP for adoption on February 25 2014.~~ The Public

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[36] HCD Building Block for Effective Housing Elements. "Opportunities for Energy Conservation."

[37] California Energy Commission. Accessed May 5, 2008. http://www.energy.ca.gov/title24/.

[38] A Codification of the General Codes of Butte County. Accessed December 13, 2013. http://municipalcodes.lexisnexis.com/codes/butteco/.

[39] Butte County Department of Development Services, Building Division. Accessed December 2013. http://www.buttecounty.net/Development%20Services/BUILDING%20DIVISION.aspx.

Draft CAP presents several recommended energy strategies, or reduction measures, that will promote energy efficiency in new and existing housing:

- Measure EN1. Connect homeowners to financing and resources for retrofits.

Actions:

  - Participate in a program to provide additional low-cost financing for energy retrofits in Butte County to supplement available rebates from programs such as Energy Upgrade California and the California Home Energy Retrofit Opportunity (HERO) program.
  - Host booths at home fairs.
  - Encourage home remodels or additions to achieve California Green Building Standards Code (CALGreen) compliance by promoting available financing programs such as Energy Upgrade California or other local rebate programs.
  - Provide pamphlets on financing programs with permits.
  - Partner with local contractors to promote retrofits in the low-income housing stock through weatherization programs.

2020 Target: 4,920 households participate in a retrofit program (20% of single-family homes built before 2006).

- Measure EN2. Promote residential appliance upgrades.

Actions:

  - Track the number of energy-efficient or smart-grid-integrated appliances installed in new development and major remodels through the County's permit tracking system.
  - Promote Energy Star or energy-efficient appliances with County materials, including existing home improvement programs, rebate programs, and program monitoring.

2020 Target: 3,940 households participate in appliance upgrades (20% of homes built by 1990).

- Measure EN3. Connect low-income homeowners to financing and resources for retrofits.

Actions:

  - Work with nonprofits to identify highest opportunities for a successful low-income program.
  - Encourage workforce training programs to provide free weatherization services to qualified households.
  - Partner with workforce training programs such as Living Elements and Valley Contractors Exchange.
  - Leverage federal funding for home improvements, such as Community Development Block Grants (CDBG), to improve the energy efficiency and livability of Butte County's lowest-income households.

2020 Target: 1,310 low-income households undergo weatherization (10% of low-income households).

- Measure EN8. Expand distributed generation, renewable energy systems for new residential development.

Actions:

- ~~Require~~ Encourage all new discretionary development projects consisting of more than 500 residential units to achieve zero net energy using solar photovoltaics and high-efficiency construction.
- Offer expedited processing for developers providing on-site solar, such as participants in the state's Homebuyer Solar Program.
- ~~Require~~ Encourage all new discretionary multifamily developments to offer solar options or provide off-site power purchase agreements, following the Homebuyer Solar Program.
- ~~Require~~ Encourage all new discretionary projects to include solar prewiring for photovoltaics.

2020 Target: 900 new households constructed to net-zero energy standards (13% of all new households constructed by 2020).[40]

The CAP outlines a work plan for County staff to implement and monitor progress implementing these measures. The County will integrate CAP measures and actions into existing policies and programs, including revising other local and regional plans, developing new programs, and initiating new activities. Measures and actions in the CAP identify amendments to existing codes, policies, and documents or programs. As the County moves forward with Zoning Ordinance updates, specific plans, and other planning documents, staff will ensure that these documents support and are consistent with the CAP. Existing regional partnerships and collaborations can also support implementation. County staff will maintain these existing networks and support programs and resources that reduce emissions and support energy efficiency in housing throughout Butte County.

[40] Butte County, Public Draft Climate Action Plan. 2014. www.buttecap.net.

Appendix: Housing Condition Survey Results

Detailed Survey Results

In December 2013, Butte County conducted a housing conditions survey of 400 housing units. To identify the greatest portion of substandard units, the survey focused on areas known to have a higher concentration of older housing stock and then randomly selected sites with units built prior to 1980. The areas selected were the unincorporated areas of Chapman/Mulberry, Magalia, Palermo, and South Oroville (see **Figure 1**).

Nearly one-quarter of all homes surveyed were categorized as sound (22 percent), with an additional 36 percent of the homes categorized as minor or moderate. Over 40 percent (169 homes) were observed to be in the substantial or dilapidated categories. Table 1 illustrates the overall condition of all of the homes surveyed in the Unincorporated Area.

As shown in Table 1, 35 percent of the homes surveyed in the Unincorporated Area were in sound condition or needed minor repairs. A house in sound condition is well maintained and structurally intact. This includes a good foundation, straight roof lines, good exterior paint condition and siding, and windows and doors that are in good repair. Homes in sound condition may have minor maintenance needs or require some paint or siding repair. Homes deemed to be in need of minor repairs require general maintenance or one major repair such as a new roof. Approximately 23 percent of the remaining homes surveyed were in moderate condition, which means they are in need of one or more major repairs, such as a roof replacement and window repair or replacement. Approximately 43 percent of homes fell into the substantial or dilapidated categories. These homes require many repairs and replacements that often include structural needs (e.g., roofs or foundations). The dilapidated homes were categorized this way because they appeared unfit for human habitation and require major rehabilitation.

Table 1: Housing Conditions Survey Results

Condition	Number of Units Surveyed	Percentage
Sound	86	22%
Minor	52	13%
Moderate	93	23%
Substantial	43	11%
Dilapidated	126	32%
Total	**400**	**100%**

Source: PMC Housing Conditions Survey, December 2013

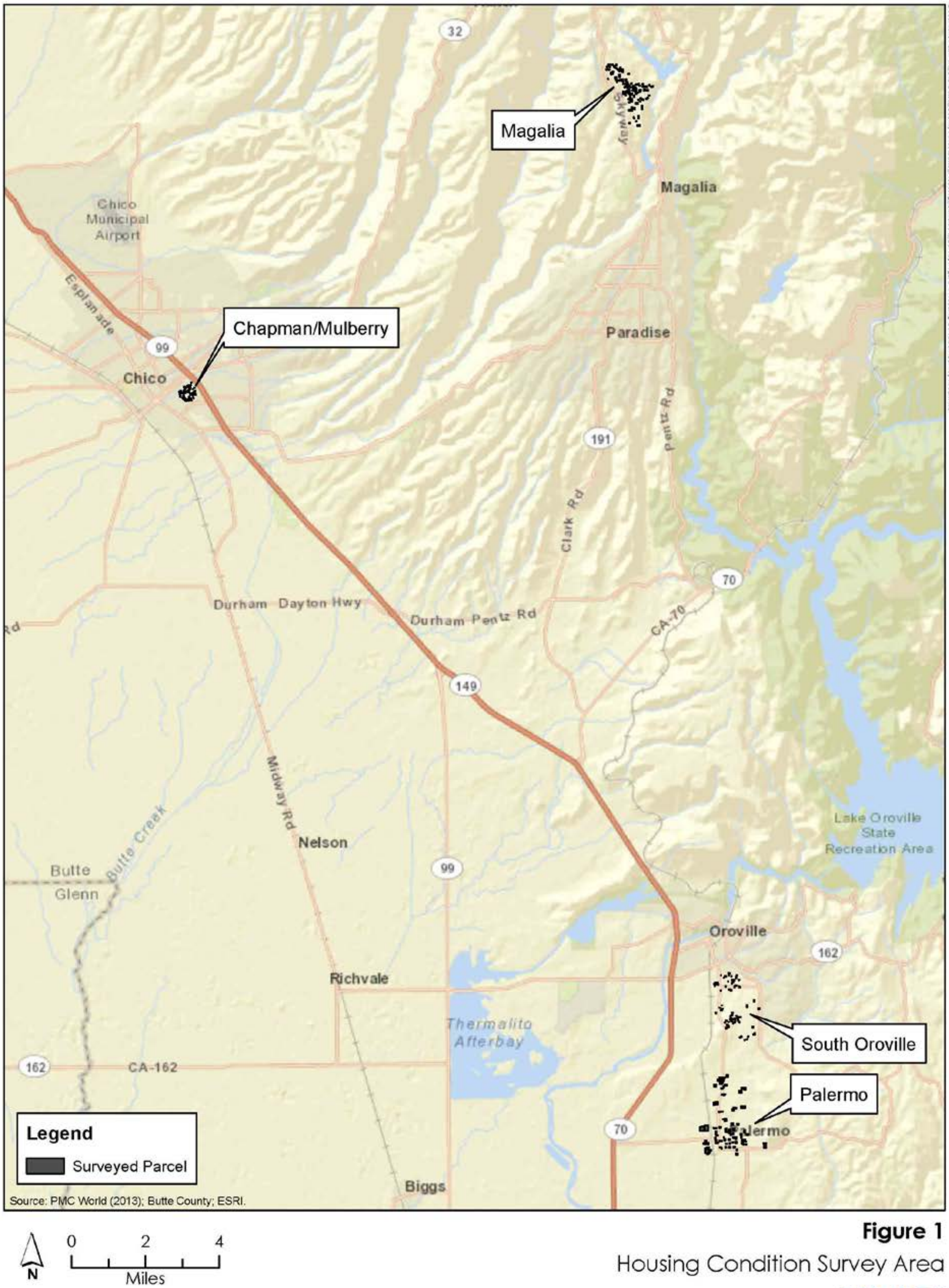

Figure 1

Housing Condition Survey Area

PMC®

Chapman/Mulberry

Within the Chapman/Mulberry survey area (see **Figure 2**), nearly 30 percent of the homes surveyed were in sound condition (see **Table 2**). In comparison to other areas surveyed, this survey area had the highest percentage of homes in sound condition. This means very little maintenance, if any, was needed. A number of the homes surveyed (8 percent) needed only minor repairs or possibly one major repair, while 25 percent of the homes required moderate repairs. Of all surveyed homes in the Chapman/Mulberry survey area, 39 percent needed substantial repair or were in dilapidated condition. Surveyed homes in the Chapman/Mulberry area comprised 15 percent, or 60 units, of the 400 total units surveyed.

Table 2: Chapman/Mulberry

Condition	Number of Units Surveyed	Percentage
Sound	17	28%
Minor	5	8%
Moderate	15	25%
Substantial	13	22%
Dilapidated	10	17%
Total	**60**	**100%**

Source: PMC Housing Conditions Survey, December 2013

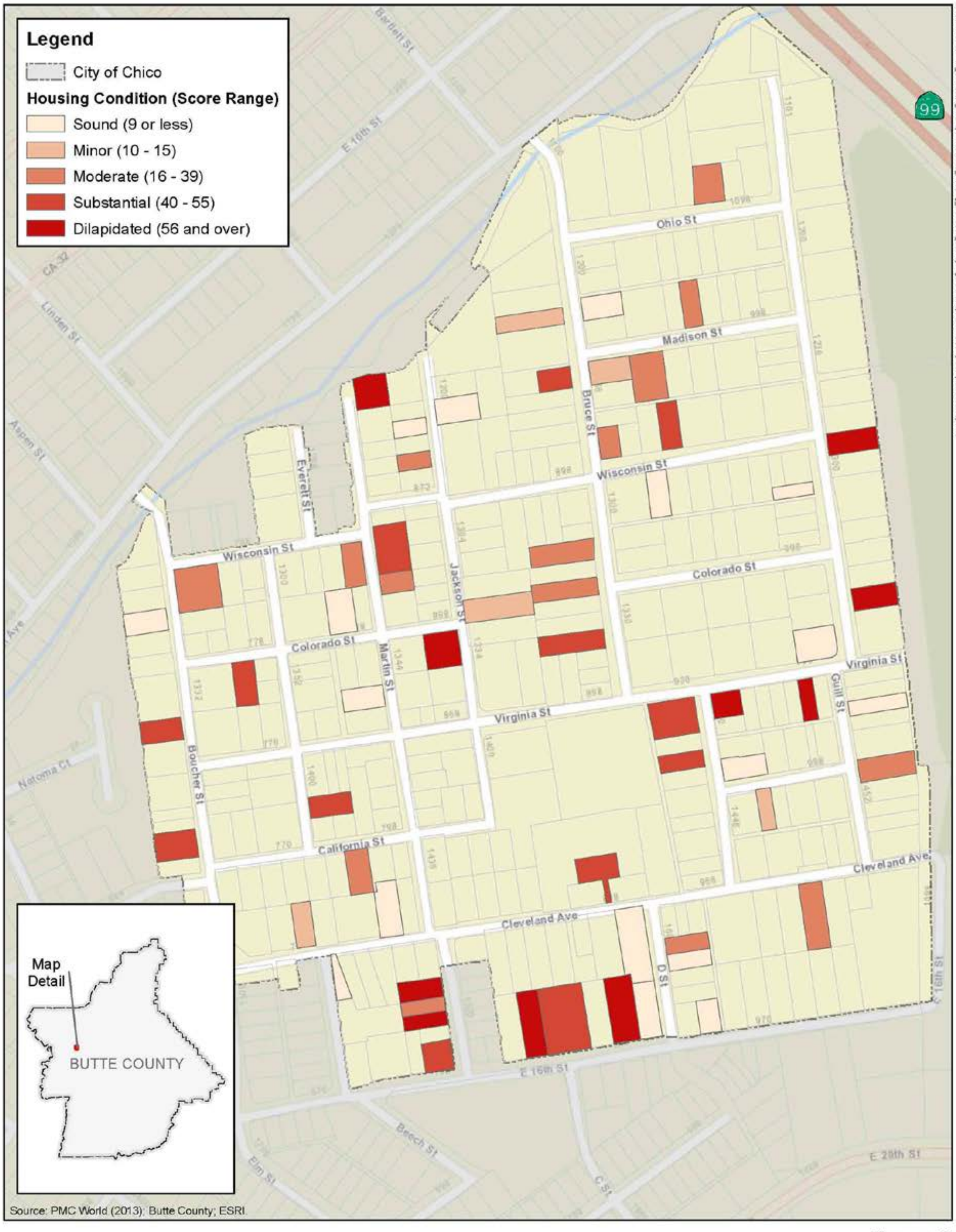

Figure 2

Chapman / Mulberry Survey Results

PMC

Magalia

Units surveyed in the Magalia area (see **Figure 3**) comprised 35 percent of total units surveyed, or 140 units, the highest percentage of total units surveyed. Surveyed units in the Magalia area had the highest percentage of dilapidated units with a greater need for repairs. As shown in **Table 3**, approximately 51 percent of the surveyed units, or 72 units, were dilapidated, with an additional 6 percent in need of substantial repair. Units in sound condition that are well maintained and structurally intact comprised 17 percent of surveyed units in the Magalia area.

Table 3: Magalia

Condition	Number of Units Surveyed	Percentage
Sound	24	17%
Minor	14	10%
Moderate	22	16%
Substantial	8	6%
Dilapidated	72	51%
Total	**140**	**100%**

Source: PMC Housing Conditions Survey, December 2013

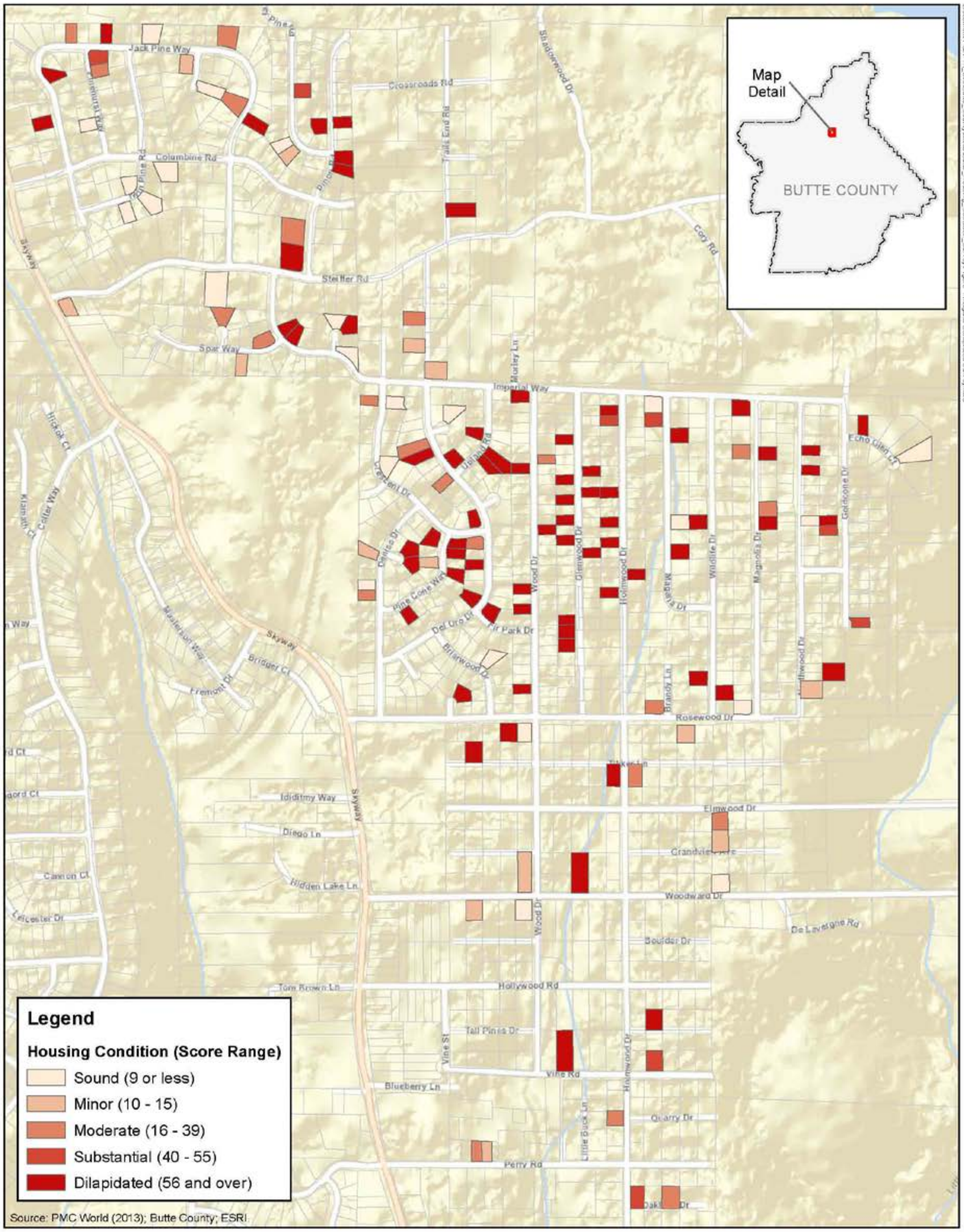

Figure 3
Magalia Survey Results

Palermo

Within the Palermo area (see **Figure 4**), 100 units were surveyed (25 percent of total units surveyed). **Table 4** depicts the condition of the structures surveyed within the Palermo area. Approximately 25 percent of the structures surveyed were in sound condition, 13 percent needed minor repairs or one major repair, while 25 percent of the structures were in moderate condition. Additionally, another 37 percent were in need of substantial repair or dilapidated.

Table 4: Palermo

Condition	Number of Units Surveyed	Percentage
Sound	25	25%
Minor	13	13%
Moderate	25	25%
Substantial	10	10%
Dilapidated	27	27%
Total	**100**	**100%**

Source: PMC Housing Conditions Survey, December 2013

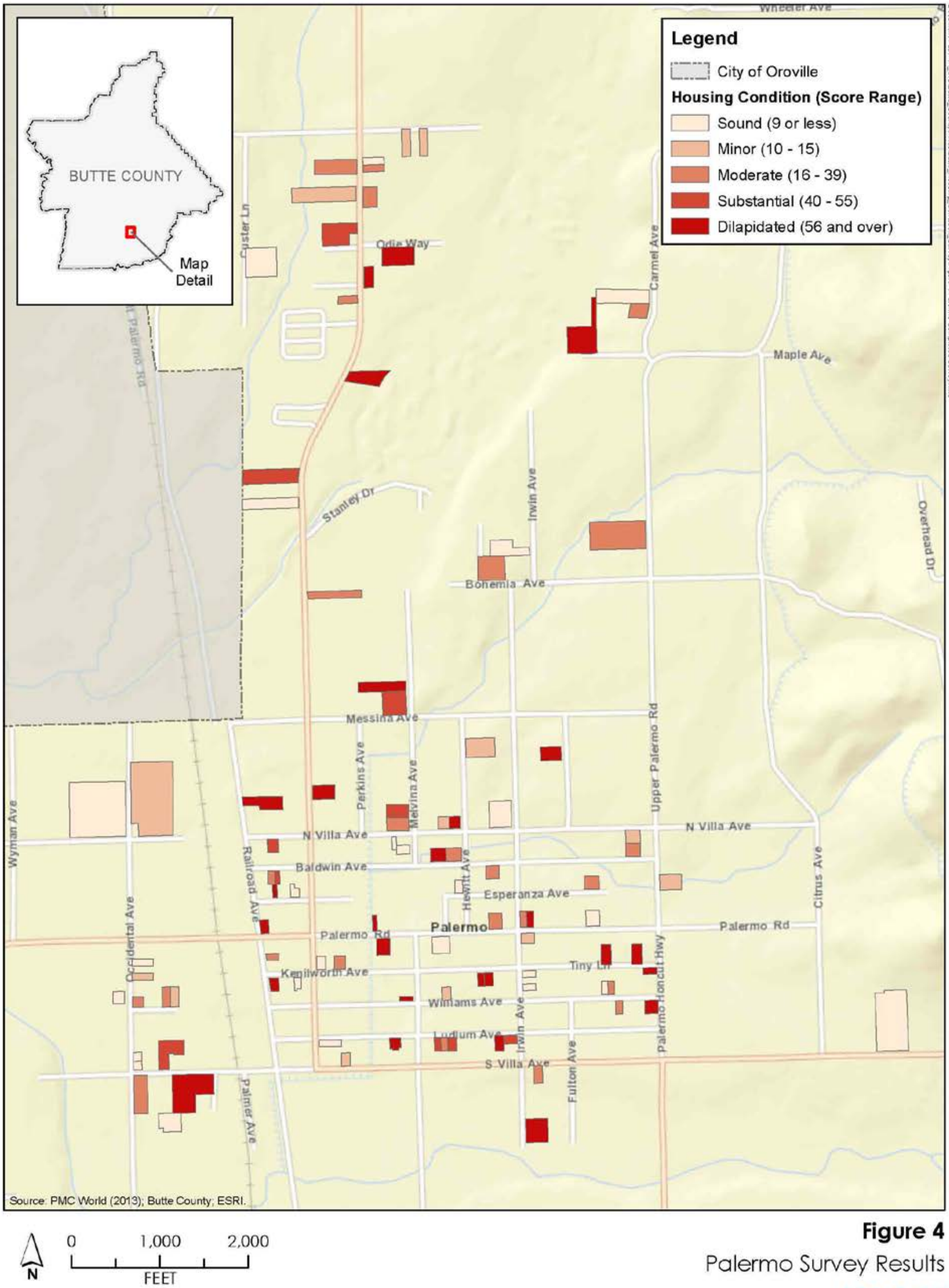

Figure 4
Palermo Survey Results
PMC

South Oroville

Within the South Oroville area (see **Figure 5**), 100 units were surveyed (25 percent of total units surveyed). Approximately 20 percent of surveyed units in this area were in sound condition, with another 20 percent in need of minor repairs or one major repair. A significant portion, 31 percent, were in need of moderate repair, with 12 percent in need of substantial repair, and 17 percent in dilapidated condition.

Table 5: South Oroville

Condition	Number of Units Surveyed	Percentage
Sound	20	20%
Minor	20	20%
Moderate	31	31%
Substantial	12	12%
Dilapidated	17	17%
Total	**100**	**100%**

Source: PMC Housing Conditions Survey, December 2013.

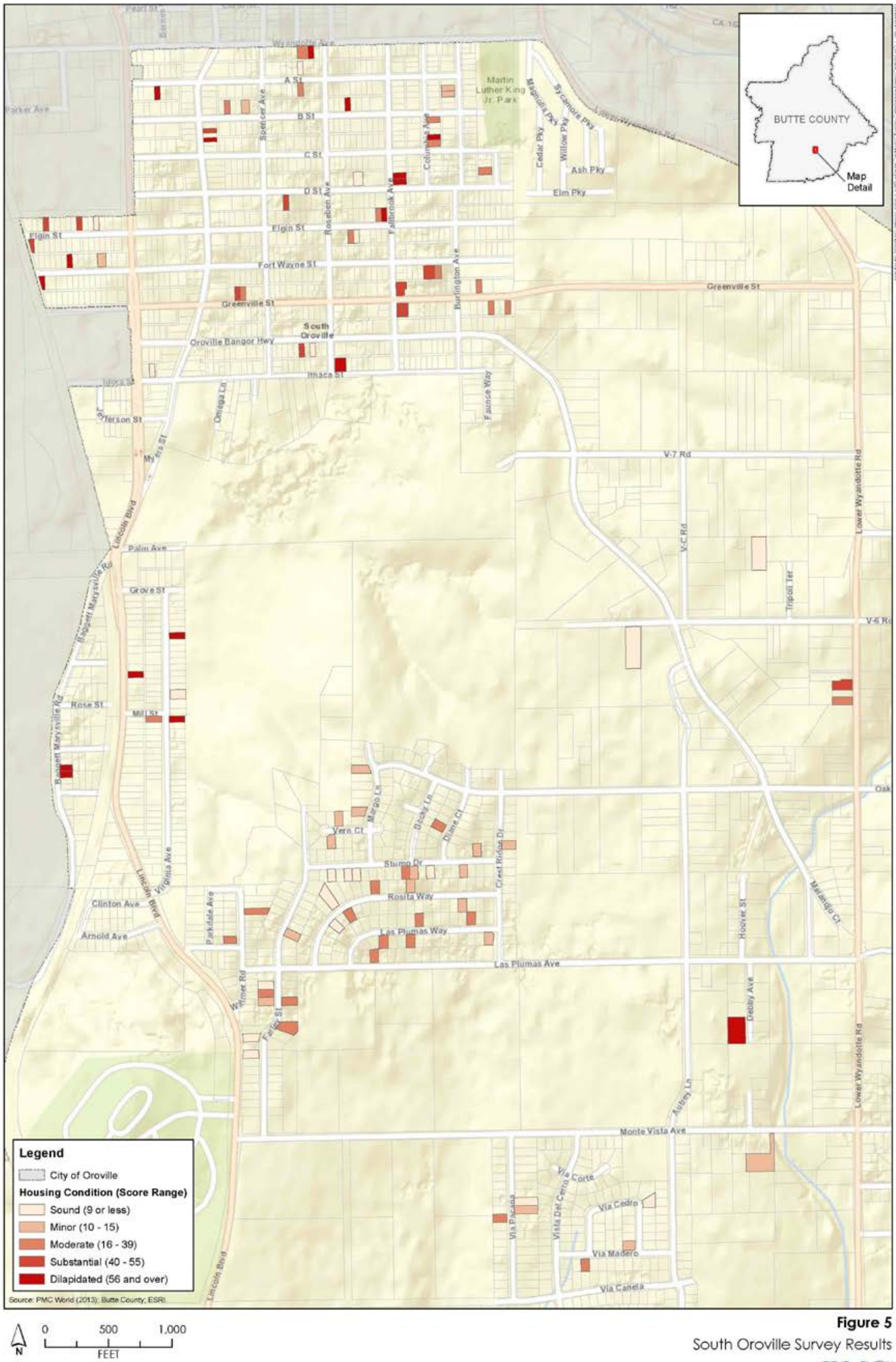

Figure 5
South Oroville Survey Results
PMC