

**BUTTE COUNTY
HOUSING ELEMENT UPDATE
POLICY DOCUMENT**

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BUTTE COUNTY HOUSING ELEMENT POLICY DOCUMENT

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4.1 INTRODUCTION

The Housing Element consists of two documents: The Background Report and the Policy Document. The Background Report is designed to meet housing element requirements to provide the background information and analysis to support the goals, policies, programs and quantified objectives in the Housing Element Policy Document. The Policy Document includes the following five sections:

Section 4.2: Goals, Policies, and Implementation Programs

This Housing Element Policy Document includes six goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of each sub-section and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Several of the implementation programs also have quantified objectives or other targets listed.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out policies. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The schedule for completion of the activity is presented in the time frame and indicates the calendar year for completion. These time frames are general guidelines and may be adjusted based on County staffing and budgetary considerations.

Quantified Objective: The number of housing units that the County expects to be constructed, conserved, or rehabilitated or the number of households the County expects will be assisted through Housing Element programs and based on general market conditions during the remaining 4 ½-year time frame of the Housing Element (November 1, 2003, to June 30, 2008).

In this document, the term “affordable housing” means housing affordable to very low-, low-, or moderate-income households.

Section 4.3: Adequate Sites

This section describes the available site capacity in Butte County to meet housing needs. It estimates developable land available for residential uses in Butte County, and the holding capacity for housing units based on this inventory.

Section 4.4: Quantified Objectives

This section summarizes the quantified objectives for housing construction, conservation, and rehabilitation for the Housing Element planning period.

Section 4.5: Public Participation

This section describes the opportunities the County provided for public participation during the preparation of the updated Housing Element.

Section 4.6: Consistency with the General Plan

This section describes the internal coordination between the updated Housing Element and the other elements of the existing General Plan.

4.2. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Goal A: Provide for the County's Regional Share of New Housing for All Income Groups

Policies

A.1. The County shall continue to adopt community plans for the cities' urban spheres of influence and within the financial ability of the County to finance these plans, to enhance the County's ability to meet its regional share of housing.

A.2. The County shall continue to monitor zoning annually to ensure that sufficient land is zoned at various densities to meet the County's regional share of housing.

A.3. The County shall zone areas for higher density residential development that are within or adjacent to existing urban areas in which public facilities and services can be extended, or within large, master planned developments which have the financial capability of providing needed public facilities and services for higher density development.

A.4. The County shall encourage development in the unincorporated areas of the spheres of influence of the cities to meet its housing allocation.

A.5. The County shall ensure that developers and county residents are made aware of key housing programs and development opportunities.

A.6. The County shall promote infill development on appropriate sites in existing neighborhoods and re-use underutilized parcels throughout the county.

Implementation Programs

Program 1 – Provide Adequate Sites for Housing by Expanding Infrastructure: The County shall expand the supply of developable land, particularly for multifamily housing projects, by annually applying for available state and federal funding for water, sewer, and storm drainage improvements; seeking financial assistance of developers in preparing community plans or specific plans which can address public service and facilities for new developments; working out an appropriate financing arrangement with 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; providing technical assistance to interested developers in establishing community facilities and community service districts to finance needed infrastructure and services where these are financially feasible; and by seeking voter approval of assessment districts in communities in which planning studies identify feasible alternatives for water and wastewater systems. The County Housing Coordinator (see Program 23) shall provide outreach to potential housing developers regarding funding opportunities and other technical assistance.

Responsibility: Development Services and Public Works Departments

Funding: Community Development Block Grant Program, Farmer's Home Administration, State Clean Water grants or loans, developer fees.
Timeframe: Ongoing; apply for funding annually

Program 2 – Use of GIS Technology to Assess Availability of Land Zoned at Various Densities: The County shall use its GIS system to make an annual assessment of land zoned at various densities. To ensure accountability, the Planning Division will provide a report on the land inventory by December 31 of each year to the Director of Development Services.

Responsibility: Planning Division, Department of Development Services
Funding: A small amount of additional staff time would be required.
Timeframe: Annually

Program 3 – Community Plan and Zoning Consistency: The County shall ensure that local land use policies, and any changes in zoning, reflect policies that are consistent with the County's regional share of housing for all income groups. In particular, the County shall ensure that community plans reflect zoning densities necessary to accommodate low- and moderate-income housing consistent with environmental limitations and the ability of the County to provide infrastructure appropriate to higher urban densities.

Responsibility: Department of Development Services
Funding: No additional staff time would be required.
Timeframe: Ongoing

Program 4 – Joint Planning with the City of Chico: Based on a Memorandum of Agreement (MOA) signed in Fall 2003, the County and the City of Chico shall work to together to assure that residential zoning in the unincorporated North Chico area be consistent with City of Chico zoning. One of the consequences of this MOA is that the County will increase densities in unincorporated areas located within and just beyond Chico's Sphere of Influence.

Responsibility: Department of Development Services
Funding: No additional staff time would be required.
Timeframe: Ongoing

Program 5 – Review Parking Requirements: The County shall review its parking requirements for multifamily housing to determine whether it is possible to reduce the number of spaces (both covered and uncovered) in order to reduce costs of multifamily housing development. If this review indicates a reduction is feasible, the County will modify the Zoning Ordinance accordingly.

Responsibility: Planning Division
Funding: No additional staff time would be required.
Timeframe: 2005

Program 6 – 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. In addition, the County shall offer density bonuses, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, and waive fees for housing units affordable to low-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 develop a brochure to inform and encourage developers to take advantage of the incentive programs. The County shall meet with interested developers to discuss project possibilities.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: Ongoing

Program 7 – Negotiate Transfer of a Portion of the County's Regional Share: 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 are reduced.

Responsibility: Department of Development Services
Funding: No special funds are needed
Timeframe: Next regional housing needs determination process

Program 8 – Track Affordability of New Housing Development in the Unincorporated Area: The County will develop a tracking system that will allow the County to classify new units by affordability level.

Responsibility: Department of Development Services and County Assessor's Office
Funding: Administrative Overhead
Timeframe: Ongoing

GOAL B: Encourage the Provision of Affordable Housing

Policies

B.1. The County shall establish affordable housing goals, to be negotiated, for large-scale developments that contain a mixture of residential densities.

B.2. The County shall work with other public agencies, developers, the incorporated cities, and non-profit housing corporations to make use of state and federal programs for low- and moderate-income housing.

B.3. The County shall provide density bonuses to homebuilders proposing to include a minimum specified percentage of low- and moderate-income dwelling units within residential developments.

B.4. The County shall identify surplus government property, which could be used for the construction of housing affordable to low- and moderate-income households.

B.5. The County shall provide attractive incentives to developers who incorporate units affordable to work force and moderate-income households.

B.6. The County shall 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.

B.7. In addition to a primary residence on a parcel, the County shall allow secondary dwellings to provide additional housing opportunities.

B.8. The County shall provide technical assistance to agencies and organizations that are involved in the development and construction of housing and/or provide support services.

Implementation Programs

Program 9 – Create Affordable Housing Goals for Large-Scale Residential Developments:

Large-scale developments (100 units or more) 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 specify that a percentage of dwelling units be affordable to low-income households. Depending on the size, location, and required public facilities, the affordable housing requirement could range from 5 percent to 25 percent of the units in a development. Also, as part of the negotiated agreement, the County would request that at least 11 percent of low-income units be three and four bedroom units for large families (the percentage of large families in Butte County's population).

<u>Responsibility:</u>	Department of Development Services
<u>Funding:</u>	Specific and Master Plans (paid for by developers)
<u>Timeframe:</u>	Ongoing

Program 10 – Pursue Funding Under State and Federal Programs: There are a number of state and federal programs which 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, and provide assistance through the County Housing Coordinator (see Program 23) to non-profit and private housing developers to make use of other programs, which require their application and participation.

Responsibility: Administrative Office
Funding: Administrative Overhead
Timeframe: Ongoing; apply for funding annually

Program 11 – Encourage the Use of Density Bonuses: Density bonuses provide a developer with additional dwelling units in exchange for the provision of housing affordable to low-income and households. The County’s Density Bonus Ordinance complies with state law. Since no developers have applied for density bonuses, during the upcoming housing element period, the County will identify reasons why developers are not using density bonuses. The County will amend the Density Bonus Ordinance pursuant to this assessment.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: 2004

Program 12 – Encourage Manufactured Housing Outside Mobile Home Parks: The County allows manufactured homes on land zoned for residential use, subject to the same development standards as site built housing. This type of housing is generally less expensive than site built housing. Although 174 manufactured homes were approved as second units in the County during the period from 1993 through 1999, the affordability for these units was not tracked. The County will continue to encourage manufactured and mobile homes. In addition, the County will consider ways to track affordability of newly approved manufactured and mobile home units.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: Ongoing

Program 13 –Second Units: The County will revise its existing second dwelling ordinance to reflect changes in state law.

Responsibility: Department of Development Services will recommend changes to its second unit requirements for approval by the Board of Supervisors.
Funding: No additional staff time would be required.
Timeframe: 2004

Program 14 – Identify Surplus 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.

Responsibility: Department of Development Services will select sites and issue a developer RFP.
Funding: Some additional staff time would be required.
Timeframe: 2004

Program 15 – Work with Cities in the County to Address Affordable Housing Issues: Thus far, all subsidized housing projects have been built in the incorporated areas of the County where there is 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 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: Department of Development Services
Funding: Administrative Overhead
Timeframe: 2005

Program 16 – Work with the Chico Redevelopment Agency to Encourage Development of an Affordable Housing Project in the Greater Chico Redevelopment Project Area: Since the Greater Chico Redevelopment Project Area includes both unincorporated and areas within the city limits of Chico, housing set-aside funds can be used in unincorporated Butte County for affordable housing development.

Responsibility: Department of Development Services and Redevelopment Agency
Funding: Administrative Overhead
Timeframe: 2006

Program 17 – Inclusionary Housing Program: The County shall investigate the feasibility of creating an inclusionary housing program as a means of providing affordable housing units.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: 2005

Program 18 – Provide Information on Affordable Housing and Fair Housing: The County shall update its website to provide information on affordable housing and fair housing. The County website already contains a link to the Housing Authority website, but does not provide links to other housing information. Since the website may be the first place that residents look to for information on county services, it is important that the website be comprehensive. The County will modify the website to provide links to information on available housing rehabilitation programs, resources for the homeless, subsidized housing available in the incorporated cities, and assistance available to address housing discrimination. In addition, the

County shall post and distribute fair housing information at a variety of public locations, including the Development Services Department, the County Administrative Office, and libraries.

Responsibility: Department of Development Services will work with the County's Webmaster, the County Administrative Office, and libraries.
Funding: Administrative Overhead
Timeframe: 2004

GOAL C: Improve/Conserve the Existing Supply of Housing

Policies

C.1. The County shall inspect and identify code violations in residential buildings.

C.2. The County shall continue to apply, when feasible, for state and federal assistance for housing rehabilitation for low-income households. Rental housing that is repaired with government assistance shall remain affordable to low-income households for a specified period of time.

C.3. The County shall require the abatement or demolition of substandard housing that is not economically feasible to repair.

C.4. The County shall 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.

C.5. The County shall periodically survey housing conditions in the unincorporated area to maintain a current data base on housing repair needs.

Implementation Programs

Program 19 – Code Enforcement and Abatement: The County has passed a 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: 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
Target: Three units annually

Program 20 – 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, and over one hundred units in need of replacement or reconstruction. Low-income households occupy a majority of these units. To encourage more rehabilitation, the County will utilize its CDBG funds more fully and apply for additional public funds, such as HOME, that can be used for housing rehabilitation.

Responsibility: Department of Development Services
Funding: CDBG and additional public funds
Timeframe: Ongoing
Quantified Objective: Five units annually

Program 21 – Enforce the Provisions of the Uniform Building Code and State Health Codes Relative to Labor Camps: The County will inspect farm labor camps periodically to ensure that they provide healthy and safe living facilities.

Responsibility: Building Inspection Division
Funding: To be determined
Timeframe: Ongoing

Program 22 – Maintenance of Housing Conditions Data Base: The County will maintain current information on the condition of dwelling units in target areas of the unincorporated County area by periodically updating its housing conditions data base. Approximately every two years, the County will resurvey housing conditions to ensure the currency of its housing conditions information.

Responsibility: Department of Development Services
Funding: Apply for CDBG Planning/Technical Assistance Grant
Timeframe: 2004 for Grant Application

GOAL D: Meet the Special Housing Needs of Homeless Persons, Seniors, Large Families, Disabled Persons and Farmworkers

Policies

D.1. The County shall provide referrals for housing and services to homeless persons.

D.2. The County shall determine the need for a homeless shelter in the unincorporated county area for homeless persons in one or more portions of the county who do not have access to existing shelters in the Oroville and Chico urban areas.

D.3. The County shall encourage transitional housing as a bridge between homeless facilities and independent living.

D.4. The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers.

D.5. The County shall 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.

D.6. The County shall cooperate with the Housing Authority to seek funding from the State of California and USDA Farm Labor Housing Program to expand the supply of housing for permanent farmworkers and migrant farmworkers (if there are unmet housing needs).

D.7. The County shall allow temporary housing, including temporary sanitary and cooking facilities, for seasonal farmworkers during harvest season, subject to applicable building and health codes.

D.8. The County shall promote increased housing opportunities for seniors, large families, and disabled persons.

D.9. The County shall encourage alternative living arrangements for seniors, including market-rate retirement communities and affordable rental housing. In addition, the County shall work with the Community Action Agency of Butte County to explore ways to expand services that are provided directly to seniors at home, in order to help seniors remain independent.”

D.10. The County shall assist the efforts of community based organizations, such as the Community Action Agency of Butte County, in their efforts to assist individuals and families in need of short-term emergency housing.

D.11. The County shall encourage developers of rental units to build units for large families.

D.12. The County shall provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.

Implementation Programs

Program 23 – Designate a County Housing Coordinator: Currently, the Department of Behavioral Health, the Community Action Agency of Butte County, and the Housing Authority of Butte County operate Butte County’s housing programs. In addition, a private consultant operates the housing rehabilitation program using CDBG funds. There is no housing office in the County. By designating a County Housing Coordinator, housing will become a more visible and important issue within the County and will allow better housing program coordination for special needs groups.

<u>Responsibility:</u>	Administrative Office
<u>Funding:</u>	To be determined
<u>Timeframe:</u>	Designate a coordinator by 2004

Program 24 – Funding Program for Accessibility Improvements: The County will consider funding a program similar to Chico’s Rental Housing Assistance Program (RHAP) 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) and could work with Chico to administer the program.

Responsibility: Department of Development Services in conjunction with the City of Chico.
Funding: To be determined
Timeframe: 2004

Program 25 – Amend Local Code to Provide Reasonable Accommodation: The County shall amend its Code to provide individuals with disabilities reasonable accommodation through rules, policies, practices, and procedures that may ensure equal access to housing.

Responsibility: Department of Development Services
Funding: No additional funding needed
Timeframe: 2005

Program 26 – Distribute Literature on Universal Design: The County shall distribute literature on universal design and disabled accessibility through the Department of Development Services.

Responsibility: Department of Development Services
Funding: No additional funding needed
Timeframe: 2006

Program 27 – Work with the Homeless Task Force to Address Needs of the Homeless in the County: Although representatives from the Departments of Behavioral Health and Social Services already participate in the Homeless Task Force, participation by the County Housing Coordinator will improve inter-agency coordination of services. One of the goals of this coordination will be to develop a County referral system for homeless services. This system could include a link from the County website to services provided by Butte County Department of Behavioral Health, the Community Action Agency of Butte County and other service providers located in the incorporated cities. Additionally, the County shall partner in providing financial resources to local agencies serving homeless persons. The County shall continue to facilitate the development of needed facilities serving homeless persons such as the adult rehabilitation facility to be operated by the Salvation Army approved in 2003.

Responsibility: Administrative Office; Department of Behavioral Health; Department of Social Services
Funding: Administrative Overhead; annual funding for the Homeless Task Force's Emergency Housing Assistance Program (EHAP)
Timeframe: Update website with referral links by 2005; continuing annual funding for the Homeless Task Force

Program 28 – Assess Need for Homeless Services in the Unincorporated County Area: In order to plan for homeless services and possibly a shelter in unincorporated Butte County, it is necessary to conduct a survey to determine service and shelter needs of homeless persons and families. One of the more effective ways to conduct such a survey is to work with homeless service providers in the incorporated areas and request that they collect information from individuals and families who contact them requesting services.

Responsibility: Behavioral Health
Funding: Administrative Overhead
Timeframe: 2005

Program 29 – Transitional Housing and Emergency Shelters: The County shall modify the Zoning Ordinance to add transitional housing and emergency shelters as a conditional use in the R-1, R-2, R-3, and R-4 zones. Use permit procedures shall facilitate and encourage development of emergency shelter and transitional housing.

Responsibility: Planning Division, Department of Development Services
Funding: A small amount of additional staff time would be required.
Timeframe: 2004

Program 30 - Assess Need for Migrant Farmworker Housing: The County shall work with the Housing Authority to determine whether there is a need for seasonal housing for migrant farmworkers. If there are unmet housing needs for seasonal farmworkers, then the County shall, contingent on available staff resources, identify potential partners and assistance for the construction of seasonal farmworker housing; assist developers in identifying sites; support applications for funding; and provide technical assistance during the approval process.

Responsibility: Department of Development Services and Butte County Housing Authority
Funding: Administrative Overhead
Timeframe: 2006

Program 31 – Expand Farmworker Housing – The County shall identify potential partners and assistance, contingent on available staff resources, for the construction of farmworker housing which meets the needs of the permanent resident work force.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: 2007

GOAL E: Ensure Equal Housing Opportunity

Policies

E.1. The County shall 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.

Implementation Program

Program 32 – Provide Referral Services to Individuals with Housing Discrimination Complaints: The County will work with the Community Action Agency to develop a referral system for community organizations to refer potential clients for fair housing assistance. The County website should also provide a link to these services.

Responsibility: Administrative Office
Funding: Administrative Overhead
Timeframe: 2004

GOAL F: Promote Energy Conservation

Policies

F.1. The County shall continue to implement state energy-efficient standards.

F.2. The County shall develop site design guidelines for energy conserving development patterns.

F.3. The County shall provide weatherization assistance to low-income households.

Implementation Programs

Program 33 – Site Development Standards: The County will prepare guidelines for site development that encourage energy conservation. These guidelines will address the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use, such as provision of adequate structural support for solar collectors.

Responsibility: Department of Development Services in consultation with the California Energy Commission
Funding: Administrative Overhead
Timeframe: 2006

Program 34 – Energy Conservation Assistance for Low-Income Households: Substantial energy conservation and reduced utility payments can be realized from weatherizing and

insulating older dwelling units. Many low-income households and owners of rental units lack the financial resources, however, to undertake such home improvements. There are several programs that can provide financial assistance to low-income homeowners and rental unit owners whose tenants are low income. The County's website will provide links to these funding programs. In addition, the County will collect information on an annual basis regarding the number of households assisted with weatherization assistance.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: Ongoing
Target: Ten housing units annually

Program 35 – Incentives for Construction That Exceeds Minimum Title 24 Standards: The County shall study the feasibility of providing incentives for new and rehabilitation projects that exceed California Energy Efficiency Standards (Title 24). Incentives could include project permit processing expedition, plan check fast-tracking, and reduced fees.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: 2005

4.3 ADEQUATE SITES

The following section provides an analysis of adequate sites available for affordable housing development in Butte County. The Housing Element Background Report provides a full discussion of this issue. The key information from the Background Report is summarized and presented here.

Inventory of Total Residential Holding Capacity

Table 4-1 below (identical to Table 4-27 in the Background Report) calculates the residential development capacity in unincorporated areas by multiplying the maximum densities in Table 4-26 in the Background Report by the vacant acreage shown in Table 4-23 in the Background Report. Residential units are rounded down to the nearest whole number in each cell.

It should be noted that the inventory of vacant land includes potential development sites that were in the discussion or approval stages at the time of the inventory. Additionally, it should be noted that the capacity for second units on existing or new single-family lots was not calculated.

TABLE 4-1
ESTIMATE OF RESIDENTIAL HOLDING CAPACITY FOR LAND WITH
RESIDENTIAL LAND USE DESIGNATIONS AND ZONING DISTRICTS
BASED ON DEVELOPABLE ACREAGE AND GENERAL PLAN DENSITIES

		Foothill Area Residential	Agricultural Residential	Low Density Residential	Medium Density Residential	High Density Residential	
Residential Zoning		FAR	AR	LDR	MDR	HDR	Totals
Agricultural-Residential	A-R	0	63	10,958	644	0	11,665
Agricultural-Residential, 1/2-acre parcels	AR-1/2	0	0	45	0	0	45
Agricultural-Residential, 1-acre parcels	AR-1	0	528	396	0	0	924
Agricultural-Residential, 2-1/2-acre parcels	AR-2-1/2	0	571	28	0	0	599
Agricultural-Residential, 5-acre parcels	AR-5	0	486	7	0	0	493
Agricultural-Residential, 10-acre parcels	AR-10	0	56	0	0	0	56
Agricultural-Suburban Residential	A-SR	0	0	55	0	0	55
Foothill Recreational, 1-acre parcels	FR-1	0	0	0	0	0	0
Foothill Recreational, 2-acre parcels	FR-2	302	92	0	0	0	394
Foothill Recreational, 3-acre parcels	FR-3	4	3	0	0	0	7
Foothill Recreational, 5-acre parcels	FR-5	225	422	0	0	0	647
Foothill Recreational, 10-acre parcels	FR-10	192	193	0	0	0	385
Foothill Recreational, 20-acre parcels	FR-20	92	94	0	0	0	186
Foothill Recreational, 40-acre parcels	FR-40	2	81	0	0	0	83
Foothill Recreational, 160-acre parcels	FR-160	0	0	0	0	0	0
Mobile Home Park	MHP	0	0	0	0	0	0
Mountain or Recreational Subdivision - Residential	M-R	0	546	0	0	0	546
Planned Unit Development	PUD	0	81	1,019	12	0	1,112
Residential	R-1	0	70	3,742	336	7	4,155
Residential	R-2	0	0	0	671	0	671
Residential	R-3	0	0	118	2,140	464	2,722
Residential	R-4	0	2	0	0	0	2
Residential-Nonconforming	R-N	0	0	0	80	0	80
Residential-Professional	R-P	0	0	0	0	0	0
Minimum Density Residential - Mobile Home	RT-1	0	0	205	0	0	205
Medium Density Residential Mobile Home	RT-1/2	0	0	36	0	0	36
Minimum Density Residential Trailer - 1 acre parcels	RT-1-A	0	49	0	0	0	49
Suburban Residential	S-R	0	0	739	1	0	740
Suburban Residential, 1/2-acre parcels	SR-1/2	0	0	1	0	0	1
Suburban Residential, 1-acre parcels	SR-1	0	446	6	0	0	452
Suburban Residential, 3-acre parcels	SR-3	0	38	0	0	0	38
Suburban Residential, 5-acre parcels	SR-5	0	21	0	0	0	21
Totals		817	3,842	17,355	3,884	471	26,369

Source: Mintier & Associates

As shown in the table, Butte County has a capacity for 26,369 units on residentially-designated land that also has residential zoning. Since Butte County clearly has the capacity to meet its overall assigned share of the regional housing need of 4,187 net units (see Table 4-17 in the Background Report), the key question to be determined is whether there is sufficient development capacity for units affordable to moderate-income and below households.

Total Residential Holding Capacity vs. Projected Needs by Housing Type and Income Group

For the purposes of the Housing Element, the MDR and HDR designations allow densities and uses that are supportive of housing affordable to households at moderate-income and below. The R-2, R-3, and R-4 zones allow densities and uses that are supportive of affordable housing to households at moderate-income and below. It is important to note that, as shown in the “Regional Fair Share Allocation Evaluation” section of the Background Report (see Table 4-17 in the Background Report), 768 (55 percent) of the 1,398 building permits issued by Butte County from the start of 2001 through April 2003 have been for manufactured homes. The typical sales prices for these units fall well within the range affordable to moderate-income households and is approximately at the upper limit for low-income households. Therefore, a large portion of the vacant land inventory for single family uses *could* be inventoried as affordable to low- and moderate-income households. However, to keep the analysis simpler, and because, as described below, this capacity is not needed to meet Butte County’s housing goals, these potential units have not been inventoried as “affordable”.

Therefore, in compliance with the requirements of Government Code Section 65583(c)(1), the General Plan Land Use Element should provide a sufficient portion of land in the MDR and HDR designations, and the R-2, R-3, and R-4 zones to meet its obligation to provide sites suitable for the production of needed housing affordable to very low-, low-, and moderate-income households.

Table 4-2 below (identical to Table 4-28 in the Background Report) shows Butte County’s inventory of sites for affordable housing. The table breaks down categories of land that, because of permitted densities and unit types, allow development of moderate-income and below housing units, as discussed above (as discussed above, manufactured homes built on single family parcels that would be affordable to low- and moderate-income households are not included). All parcels smaller than 0.5 acre (unless directly adjacent to other parcels in common ownership that together are greater than 0.5 acres) were discarded from this inventory.

The table shows parcels organized by land use designation and zoning district. It also shows a “group” designation for most of the parcels. These letters refer to groupings of parcels that are adjacent to each other. The following provides additional information about these parcel groups:

- Group A: the two parcels have different owners.
- Group B: three of the four parcels have the same owner.
- Group C: seven of the nine parcels have the same owner; some of the parcels are adjacent across a street, rather than immediately adjacent.
- Group D: the two parcels have the same owner.
- Group E: the six parcels have the same owner.
- Group F: four of the seven parcels have the same owner; two of the remaining three parcels have the same owner.
- Group G: the two parcels have the same owner.

As shown in the table below, all of the sites are within the SOIs of incorporated areas. Actual development of these parcels at higher densities is dependent on actions by the cities. The development of multifamily housing is unlikely to take place without land first being annexed by a city and the extension of urban services. Therefore, the accommodation of the County's share of the regional housing need is, to a large degree, outside of the hands of the County and is dependent on the cities' actions regarding unincorporated land within their SOIs.

**TABLE 4-2
INVENTORY OF SITES AVAILABLE FOR AFFORDABLE HOUSING**

Category/ Group	APN#	Location	Acres
C designation/ R-4 zoning			31.01
A	036-160-064	Oroville SOI	3.98
A	036-160-065	Oroville SOI	3.45
B	069-520-033	Oroville SOI	4.62
B	069-520-034	Oroville SOI	7.64
B	069-520-035	Oroville SOI	5.02
B	069-520-036	Oroville SOI	6.31
HDR designation/ R-3 zoning			34.14
C	036-160-044	Oroville SOI	17.35
C	036-160-055	Oroville SOI	6.24
C	036-160-062	Oroville SOI	6.64
C	036-200-033	Oroville SOI	3.90
MDR designation/ R-3 or PUD zoning			154.63
D	007-150-044	Chico SOI	0.53
D	007-150-061	Chico SOI	0.42
-	030-200-100	Oroville SOI	3.52
E	030-212-031	Oroville SOI	0.24
E	030-212-032	Oroville SOI	0.24
E	030-212-033	Oroville SOI	0.23
E	030-212-034	Oroville SOI	0.24
E	030-212-035	Oroville SOI	0.24
E	030-212-036	Oroville SOI	0.23
-	035-130-120	Oroville SOI	61.66
F	035-130-185	Oroville SOI	3.86
F	035-130-186	Oroville SOI	1.06
F	035-130-187	Oroville SOI	0.96
F	035-130-188	Oroville SOI	1.01
F	035-300-036	Oroville SOI	4.26
F	035-300-038	Oroville SOI	1.02
F	035-300-039	Oroville SOI	1.03
C	036-210-026	Oroville SOI	19.05
C	036-210-028	Oroville SOI	10.46
C	036-210-030	Oroville SOI	8.96
C	036-210-035	Oroville SOI	20.85
C	036-210-036	Oroville SOI	12.34
-	068-230-039	Oroville SOI	2.22
MDR designation/ R-2 zoning			55.36
-	007-020-123	Chico SOI	27.02
G	007-430-023	Chico SOI	23.09
G	007-430-024	Chico SOI	2.22
-	064-410-024	Paradise SOI	0.70
-	064-430-005	Paradise SOI	0.56
-	064-460-002	Paradise SOI	0.98
-	064-460-004	Paradise SOI	0.78

Sources: Butte County, Mintier & Associates

Table 4-3 below (identical to Table 4-29 in the Background Report) shows a summary of residential development potential by affordability category in Butte County, based on Table 4-2 above. As shown in the table, Butte County has a total capacity of 26,997 residential units, including the 26,369 units on residentially-designated land and with residential zoning shown in Table 4-1 plus 628 units on the 31 acres with a C designation and R-4 zoning shown in Table 4-2.

The number of affordable units calculated for each of these categories is derived from the density assumptions in Table 4-26 in the Background Report. Based on allowable maximum densities in excess of 16 units per acre with density bonuses (which is very high for a rural county such as Butte County) for all of the land shown in the table with a C, HDR, or MDR designation, this land is assumed to allow development of units affordable to very low-income households and higher.

**TABLE 4-3
RESIDENTIAL DEVELOPMENT POTENTIAL BY AFFORDABILITY CATEGORY**

	acres	maximum density	maximum density with density bonus (1)	assumed affordability	units (2)
Total units (3)					26,997
C designation/ R-4 zoning	31.01	20.26	25.33	very low and higher	628
HDR designation/ R-3 zoning	34.14	13.40	16.75	very low and higher	457
MDR designation/ R-3 or PUD zoning	154.63	13.00	16.25	very low and higher	2,010
MDR designation/ R-2 zoning	55.36	13.00	16.25	very low and higher	720
Sources: Butte County, Mintier & Associates					
Notes:					
(1) 25% density bonus					
(2) Development potential is based on acres multiplied by maximum density (without density bonus)					
(3) 26,369 units on land with residential land use designations shown in Table 4-27 + 628 units on the 31 acres with a C designation (and R-4 zoning) shown in Table 4-28.					

Table 4-4 below (identical to Table 4-30 in the Background Report) provides a summary of residential holding capacity in Butte County compared to Butte County's assigned housing need. The figures for total RHNP allocation, units built, and net allocation to be met are from Table 4-17 in the Background Report. The figures for holding capacity on vacant land are from Table 4-3. As shown in Table 4-4, Butte County has a total residential capacity of units far in excess of its net allocation to be met.

Because capacity for housing production exceeds Butte County's total need for new housing during the Housing Element planning period, a primary objective for the County over the Housing Element planning period will be to provide adequate sites to accommodate the housing needs of very low-, low-, and moderate-income households.

As shown in Table 4-4, Butte County has a net allocation to be met of 2,248 moderate-income and below units after accounting for units built from January 2001 through April 2003. Butte County has a capacity for 3,815 moderate-income and below units, for a surplus capacity of 1,567 units. Because the 3,815 unit capacity for moderate-income and below units are assumed to be able to be built down to very low-income affordability, Butte County does not have a need for additional capacity in the very low-, low-, or moderate-income categories. The 3,815 unit capacity for moderate-income and below units could also be increased, with application of the

maximum 25 percent density bonus, to 4,769 units; however, density bonuses are not reflected in the table.

**TABLE 4-4
RESIDENTIAL HOLDING CAPACITY ANALYSIS**

	Very Low	Low	Moderate	Combined Very Low, Low, and Moderate	Above Moderate	Total
Total RHNP Allocation	1,117	894	1,005	3,016	2,569	5,585
Housing built: 2001 through 4/30/2003 (2)	0	0	768	768	630	1,398
Net Allocation to be Met: January 2001-June 2008	1,117	894	237	2,248	1,939	4,187
Holding Capacity - Vacant and Land (3)	3,815	0	0	3,815	23,182	26,997
Remaining Need (4)	0	0	0	0	0	0

Sources: Butte County; Vernazza Wolfe Associates, Inc.; Mintier & Associates

Notes:

(1) See Table 4-17 in the Background Report.

(2) See Table 4-17 in the Background Report.

(3) See Table 4-3.

(4) Extra capacity for very low-income units transferred to low- and moderate-income categories.

4.4 QUANTIFIED OBJECTIVES

This section inventories the quantified objectives for affordable housing units to be created, conserved, and rehabilitated as a direct result of affordable housing programs.

Table 4-5 below summarizes the quantified objectives for affordable housing units for the Housing Element Implementation Programs.

**TABLE 4-5
SUMMARY OF QUANTIFIED OBJECTIVES –IMPLEMENTATION PROGRAMS,
JANUARY 1, 2004 TO JUNE 30, 2008**

Implementation Programs	Very Low	Low	Moderate	Total Affordable Housing
Program 20 – Rehabilitation of Substandard Dwelling Units (1)	0	23	0	23
Program 34 – Energy Conservation Assistance for Low-Income Households (2)	0	45	0	45
Total	0	68	0	68

Sources: Butte County, Mintier & Associates, and VWA

Notes:

(1) See Implementation Program #20; 5 units annually for 4 ½-year remaining Housing Element planning period. Some of these units will most likely be very low-income, but no projection of the breakdown is made.

(2) See Implementation Program #34; 10 units assisted annually for 4 ½-year remaining Housing Element planning period. Some of these units will most likely be very low-income, but no projection of the breakdown is made.

Table 4-6 below summarizes the County’s housing needs, its progress towards meeting those needs to date, and its quantified objectives for production, rehabilitation, and conservation of housing through the end of the Housing Element planning period.

**TABLE 4-6
QUANTIFIED OBJECTIVES:
JANUARY 1, 2001 TO JUNE 30, 2008**

	Quantified Objectives						
	Housing Needs (1)			New Construction			Conservation and Rehabilitation
Income Category	Housing Needs: Total RHNP Allocation 2001-2008	Progress to Date: Jan 2001-Apr. 2003 (2)	Remaining Allocation: May 2003-June 2008	Approved Housing: as of Nov. 2003 (3)	New Construction Objective from Implementation Programs	Total	Rehabilitation (4)
Very Low	1,117	0	1,117	0	0	0	0
Low	894	0	894	0	0	0	68
Moderate	1,005	768	237	103	0	103	0
Subtotal Affordable Units	3,016	768	2,248	103	0	103	68
Above Moderate	2,569	630	1,939	196	0	106	0
Total	5,585	1,398	4,187	299	0	299	68

Sources: Butte County, Mintier & Associates, and VWA

Notes:

(1) See Table 4-4.

(2) Building permits issued from Jan. 2001 through April 30, 2003 from Table 4-4.

(3) There were 299 building permits issued for new residential units from May 1, 2003 through October 31, 2003. 196 of these were new single family (stick built) units; 83 units were new manufactured homes on permanent foundations; 20 units were new manufactured homes on soft-set foundations. All of the manufactured home units were inventoried as affordable to moderate-income and above households.

(4) See Table 4-5.

As shown in Table 5-6, after accounting for new units constructed and under construction from January 2001 through December 2001, Butte County has a remaining need for 4,187 housing units, including 1,117 very-low income units, 894 low-income units, and 237 moderate-income units, for a total of 2,248 affordable units. After taking into account approved housing as of November, 2003 (299 units total; 103 affordable units) Butte County has a remaining need for 1,949 affordable units.

Butte County's quantified objectives for the remaining Housing Element timeframe (November 1, 2003 - June 30, 2008) are 23 rehabilitated affordable units and 45 units provided weatherization assistance

4.5 PUBLIC PARTICIPATION

This Housing Element reflects input from a wide variety of sources. The primary mechanism to gather public input for the Housing Element were a series of forums, workshops and hearings.

The following meetings were held for the Housing Element Update. These were workshops conducted to elicit comments from the public regarding housing needs and programs and to help the County identify its housing needs and to identify an effective package of regulatory, incentive, and financing programs to meet Butte County's housing needs.

- November 20, 2003: Stakeholders Workshop
- December 11, 2003: Planning Commission study session
- December 16, 2003: Board of Supervisors study session
- May 13, 2004: Planning Commission adoption hearing
- June 8, 2004: Board of Supervisors adoption hearing

All of these meetings were formally noticed on the Butte County website and in the local newspaper, and notices or announcements were sent out to individuals and organizations. These included public officials, non-profit and for-profit housing developers, housing advocates, and the California Department of Housing and Community Development. Numerous citizens and other interested individuals attended and provided comment on issues related to the Housing Element.

In addition, the research conducted as part of the Housing Element preparation process involved interviews with numerous staff from Butte County, and a variety of social service agencies and other interested organizations that serve the Butte County community.

On December 16, 2003, the Board of Supervisors approved sending the draft Housing Element for review by the California Department of Housing and Community Development (HCD). HCD had 60 days to review the draft and submit comment on the draft to the County. The County addressed HCD comments and approved a final Housing Element for certification by the State. As required by State law, the Planning Commission and the Board of Supervisors each one adoption hearing before the final Element was approved.

4.6 CONSISTENCY WITH THE GENERAL PLAN

This section discusses the coordination of this Housing Element with other elements of the Butte County General Plan. Housing element law requires the California Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report its written findings to the local government. The Housing Element must be consistent with all other parts of the Butte County General Plan (California Government Code, Section 65302).

Housing Element policies and programs were developed subject to the constraints of the policies and programs contained in the other General Plan elements. Of all the other General Plan elements, the Housing Element is most closely related to the Land Use Element in the General Plan because the Land Use Element specifies the lands within the City that may be utilized for housing development.

Areas available for residential development along with the range of allowable densities and direction on appropriate housing types are designated through the Land Use Diagram and the land use definitions in the Land Use Element, thereby laying the foundation for all other goals, policies, and programs related to the provision of housing. The Land Use Element also provides further detail in the implementation of housing policies. The policies contained under the “Topic 3: Residential Development” section of the existing (as of 2003) Land Element discuss housing density and diversity, for example. The Housing Element update does not propose any modifications to the Land Use Element.

Area Plans that were adopted as part of the Land Use Element also contain housing policies and programs. For example, the “Durham–Dayton–Nelson Planning Area Goals, Objectives, and Policies” and “Chapman/Mulberry Neighborhood” sections of the Land Use Element address housing issues within those planning areas.

Other elements in the General Plan also discuss policy directions for residential development. For example, the Agricultural Element contains a number of policies and programs regarding the urban/rural interface and for providing farmworker housing. These policies and programs have been taken into consideration in the preparation of the Housing Element update, and, in some cases, integrated directly into policy and program statements.

Any future amendments to the General Plan will maintain consistency with policies and programs in the Housing Element.