

## 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 its 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:* Department of Development Services

*Funding:* Administrative Overhead

*Time Frame:* Complete rezone within one year of Housing Element adoption

<b>Goal H-2 Encourage the provision of affordable housing in the Unincorporated Area.</b>
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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.<sup>1</sup>

*Responsibility:* Administrative Office, Department of Development Services, and water and sewer providers

*Funding:* Administrative Overhead

*Time Frame:* Directly following adoption of the Housing Element

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<sup>1</sup> Senate Bill 1087, effective January 1, 2006. "Water and Sewer Service Priority for Affordable Housing to Low Income Households." Accessed May 2, 2008. [http://www.hcd.ca.gov/hpd/memo\\_sb1087.pdf](http://www.hcd.ca.gov/hpd/memo_sb1087.pdf).

**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.

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

<b>Goal H-5</b>	<b>Ensure equal housing opportunity.</b>
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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-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:* Department of Development Services

*Funding:* Administrative Overhead

*Time Frame:* Ongoing, 2014–2022

- H-A5.2 **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

<b>Goal H-6</b>	<b>Promote energy conservation.</b>
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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 on the use of CDBG, HOME funds, and other resources as described in Objective H-O6.2.

<b>Income Category</b>	<b>Unit Objective</b>
Extremely Low	20
Very Low	10
Low	10
Moderate	<u>10</u>
<b>TOTAL UNITS</b>	<b>50</b>

#### **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. Quantified objectives for preservation include those addressed by programs for weatherization, code enforcement, and energy efficiency.

<b>Income Category</b>	<b>Unit Objective</b>
Extremely Low	2
Very Low	4
Low	8
Moderate	<u>0</u>
<b>TOTAL UNITS</b>	<b>14</b>

#### **3. Production of New Housing Units**

These objectives are based on 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.

<b>Income Category</b>	<b>Unit Objective</b>
Extremely Low	40
Very Low	40
Low	90
Moderate	250
Above Moderate	<u>500</u>
<b>TOTAL UNITS</b>	<b>920</b>