

7. HOUSING ELEMENT



Section 65583(c)(5), (SB 520, 2002): Requires that in addition to the needs analysis for persons with disabilities, the Housing Element must analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities. In addition, this section requires that jurisdictions include a program to remove constraints to, or provide reasonable accommodations for housing designed for occupancy by persons with disabilities.

Section 65584 (AB 2348, 2004): Requires a detailed inventory of sites to accommodate projected housing needs and provide greater development certainty.

Section 65583(a)(1), (AB 2634, 2006): Requires quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

Section 65583(c)(1)(B) and 65583.2 (AB 1233, 2005): If the prior Housing Element failed to identify or implement adequate sites, the local government must zone or rezone to address this need within one year of the Housing Element update. This is in addition to new projected need.

Section 65583.2 (AB 2348, 2004): Clarifies the relationship between the land inventory and adequate sites requirement and provides more specific guidance on the adequate sites inventory.

Section 65589.7 (SB 1087, 2005): Requires local governments to immediately forward adopted Housing Elements to water and sewer providers.

D. PUBLIC PARTICIPATION PROCESS

Broad public participation is an essential component of the Housing Element update process, and is required by State law (Government Code, Section 65583(c)(8)). Community outreach must be conducted through a variety of mechanisms to include all economic and cultural segments of the community.

The Chico 2014 Housing Element employed an extensive outreach effort in order to involve a wide spectrum of the community. This effort included compilation of a comprehensive contact list, utilization of a variety of methods to disseminate information, a focus group with low-income housing residents, and two community workshops.

Outreach

At the outset of the Housing Element planning process, a community outreach contact list was assembled to email announcements about public meetings and progress. This contact list included 388 individuals and encompassed representatives from the following interests and organizations:



7. HOUSING ELEMENT

- City and County elected officials
- City, County and Butte County Association of Government staffs
- Neighborhood organizations
- Cultural civic groups
- Civic engagement groups
- Affordable housing nonprofits, including the Housing Authority
- Nonprofits serving low-income and homeless persons
- Greater Chico Homeless Task Force members
- Butte Countywide Homeless Continuum of Care members
- Real estate developers
- Landlords and property managers, incl. North Valley Property Owners Association
- Chamber of Commerce
- Downtown Chico Business Association
- Banks, mortgage lenders, and mortgage brokers
- Real estate agents, incl. Chico Association of Realtors
- Building and architecture firms
- Chico State University and Butte College representatives
- Chico Unified School District and Butte County Office of Education representatives
- Enloe Hospital representatives
- Local administrators of federal assistance programs (Social Security Administration, Veterans Administration)

To reach low-income residents, flyers announcing public meetings were posted and distributed at prominent service provider locations listed below. The list includes the largest affordable housing developments in the City. The flyers were distributed prior to the Focus Group and prior to the two Community Workshops.

- Housing Authority of the County of Butte
- Chico Branch of the Butte County Public Library
- City of Chico Housing & Neighborhood Services Front Counter
- Torres Shelter
- Jesus Center
- 6th Street Drop-in Center
- Esplanade House
- Parkside Terrace Apartments
- Murphy Commons
- Jarvis Gardens
- Hartford Place
- 1200 Park Avenue

7. HOUSING ELEMENT



- Campbell Commons
- Walker Commons
- East of Eaton
- North Point Apartments

Methods for Information Distribution

The following methods for information distribution were employed in soliciting input for the Housing Element update:

Email Newsletter: An email newsletter was created and sent to the Housing Element contact list with 388 recipients. The email newsletter informed recipients about community meetings, document progress, and Planning Commission and City Council meetings. It also included links to the Housing Element website.

Website: A Housing Element website was launched to keep residents informed about progress and opportunities to participate. It included background information about the purpose of the Housing Element, maintained a schedule of events, provided a mailing list signup and an online form for submitting comments, posted document drafts, and provided City staff and Consultant contact information. The website was translated into Spanish and Hmong.

Flyers: Flyers announcing the Focus Group and two Community Workshops were distributed at the locations listed above. The flyers were translated into Spanish and Hmong.

Public Display Ads: A public display ad was printed in the Chico Enterprise Record to announce Community Workshops.

Focus Group

A Focus Group for low-income housing residents was held on October 16, 2013 at the Parkside Terrace Apartments clubhouse community room. It provided residents with the opportunity to provide input on the location, design and management of affordable housing. They also recommended housing types that are in the greatest need and ways to help people with limited means get into housing. Below are key points from the Focus Group participants:

- The Chico State campus should have more housing; renters, including single-parents with limited income, must compete with students
- Large need for one-bedroom and four-bedroom homes



7. HOUSING ELEMENT

- The Harvest Park waiting list reached 1,000 names
- Need more affordable family properties like Parkside Terrace Apartments throughout Chico
- There is a long waiting list for affordable senior housing
- Make information about how to get into affordable housing more widely available, with distribution to affordable housing property managers and the housing authority
- Implement an inclusionary housing ordinance to make affordable units available in all new developments

Action H.3.5.2 in Chapter 3 directs the City to provide a summary of findings from the Focus Group to local affordable housing developers.

Community Workshops

Community Workshops were held on October 29, 2013 (Workshop #1) and November 21, 2013 (Workshop #2) in the City's Old Municipal Building. The purpose of the workshops was to review previous Housing Element Goals and Actions, and recommend new actions to address unmet needs.

Workshop #1 opened with a presentation on background; previous Housing Element progress; an overview of the housing needs, funding and economic context; and an introduction to the previous Housing Element's Goals, Policies and Actions. Participants then broke out into five groups, each reviewing the previous Housing Element Actions pertaining to one or two of the seven Goals. Each group was asked to evaluate the Actions by the criteria of whether they were needed, achievable, effective and efficient. Using these criteria, the groups determined whether each Action should be removed, continued without changes, or continued with revisions. Actions were removed if they were completed, no longer necessary, or deemed ineffective. After reviewing previous Housing Element Actions, groups discussed potential new Actions.

Based on the input from Workshop #1, a draft of 2014 Housing Element Goals and Actions was developed. These were printed on large poster-size pieces of paper for Workshop #2. After a review of Workshop #1, participants were invited to circulate the room to read the drafted Goals and Actions laid out on tables, and write in comments next to the Actions. City staff and consultants were available to respond to questions and solicit more information about comments. The Goals and Actions were revised based on participant comments, and further reviewed by City staff. Following analysis of housing needs, resources and constraints, the Goals and Actions were further revised and incorporated into the Draft Housing Element (Chapter 3).

7. HOUSING ELEMENT



In particular, public comments from the Workshops led to revision of the following Actions:

Action H.1.2.1: Ensure that the City does not have regulatory constraints that impede protected classes from obtaining housing. Added “make City contact information for comments and questions and a list of legally protected classes available to the public in 2014” to the Time Frame.

Action H.2.2.2: Update the Affordable Housing Resource Guide and make it available online. Added “with distribution to the Housing Authority of the County of Butte, service providers and affordable housing managers” to the Action description.

Action 4.2.1: Identify mechanisms to integrate childcare into family-oriented residential developments. Added “provide incentives linked to City funding” to the Action description.

Action 4.3.1: Inventory of accessible units. Changed “maintain an inventory of units accessible to persons with disabilities” to “explore funding mechanisms to assist Independent Living Services of Northern California with maintaining an inventory of units accessible to persons with disabilities.”

Action H.5.4.1: As needed, continue to monitor and inventory housing infrastructure conditions in Chico’s older neighborhoods to help direct investment. Added “as identified in the inventory, upgrade and provide infrastructure consistent with adopted neighborhood plans, as funding is available.”

In addition to these revised Actions, the majority of Workshop participants supported the new Actions described in Chapter 3, and continuation or cessation of 2009 Housing Element Actions as reflected in **Appendix A**.

E. INTER-GOVERNMENTAL REVIEW PROCESS

As required in Government Code, Section 65589.7, the City has provided water and sewer providers with opportunity to participate in the Housing Element so that housing production can be coordinated with infrastructure plans. For the City of Chico, the water provider is CalWater, and the sewer provider is a division of the City’s Public Works Department. At the outset of the Housing Element planning process, the City sent letters to both providers. The letters requested confirmation that the provider has written policies and procedures granting priority for the provision of their services to proposed developments that include low-income housing (per SB1087, adopted in 2005). The letters also requested that providers review the Housing Element draft, and keep a copy of the final Housing Element on file. Following adoption of the Housing Element, the City will continue to work with water and sewer providers to coordinate housing and infrastructure plans. These activities are the focus of Action H.3.5.1 in Chapter 3.