

# CITY OF BIGGS



## 2014-2022 Housing Element Update Public Review Draft, March 2014



PREPARED BY:

**PMC**<sup>®</sup>

2729 PROSPECT PARK DRIVE, SUITE 220  
RANCHO CORDOVA, CA 95670  
PHONE: (916) 361-8384  
FAX: (916) 361-1574

(866) 828-6762

[WWW.PMCWORLD.COM](http://WWW.PMCWORLD.COM)



**TABLE OF CONTENTS**

8.1 INTRODUCTION..... 8.1-1

    Purpose ..... 8.1-1

    Relationship To Other Elements ..... 8.1-2

    Public Participation ..... 8.1-2

8.2 REVIEW OF PREVIOUS HOUSING ELEMENT ..... 8.2-1

    Progress Of Biggs’s 2009-2014 Housing Goals And Programs..... 8.2-1

8.3 HOUSING GOALS, POLICIES, AND PROGRAMS..... 8.3-1

    State Housing Strategy And Policies ..... 8.3-1

    Regional Housing Policies ..... 8.3-2

    City Of Biggs Housing Program ..... 8.3-2

    Goals, Objectives, Policies, And Programs..... 8.3-2

    Quantified Objectives Summary ..... 8.3-15

8.4 HOUSING NEEDS ASSESSMENT ..... 8.4-1

    Population Characteristics..... 8.4-1

    Employment Characteristics ..... 8.4-4

    Commute ..... 8.4-6

    Household Characteristics..... 8.4-7

    Housing Characteristics..... 8.4-9

    Housing Vacancy ..... 8.4-12

    Household Income ..... 8.4-13

    Housing Costs And Overpayment..... 8.4-16

    Special Housing Needs..... 8.4-19

8.5 HOUSING NEEDS AND LAND INVENTORY ..... 8.5-1

    Future Housing Needs ..... 8.5-1

## 8.0 HOUSING

---

8.6	HOUSING RESOURCES.....	8.6-1
	Affordable Housing .....	8.6-1
	At-Risk Housing .....	8.6-1
	Resources And Incentives For Affordable Housing .....	8.6-2
	Incentives For Affordable Housing .....	8.6-5
8.7	HOUSING CONSTRAINTS .....	8.7-1
	Non-Governmental Constraints.....	8.7-1
	Governmental Constraints.....	8.7-4
8.8	ENERGY CONSERVATION .....	8.8-1
	Title 24 8.8-1	
	Utility Programs .....	8.8-1
	County Programs.....	8.8-1

### APPENDIX A –VACANT AND UNDER-UTILIZED SITES MAP

### 8.1 INTRODUCTION

Accommodating the housing needs of the state of California is an important goal for the City of Biggs, and regional and state agencies. As the population of the state continues to grow and pressure on resources increase, Biggs is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.



Recognizing the importance of providing adequate housing, the state has mandated a Housing Element within every General Plan since 1969. This Housing Element (2014-2022) was created in compliance with state General Plan law pertaining to Housing Elements and was certified by the California Department of Housing and Community Development (HCD) on **[to be completed]**.

#### PURPOSE

The state of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, and fiscal factors and community goals within the General Plan.

Further, state Housing Element law requires “an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires the following to be included in a Housing Element:

- An analysis of population and employment trends.
- An analysis of the city’s fair share of the regional housing needs.
- An analysis of household characteristics.
- An inventory of land suitable for residential development.
- An analysis of governmental and non-governmental constraints on the improvement, maintenance, and development of housing.
- An analysis of special housing needs.
- An analysis of opportunities for energy conservation.
- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements are to develop an understanding of the existing and projected housing needs within the community, and to set forth policies and programs promoting the preservation, improvement, and development of diverse housing types available at a range of costs in the City of Biggs.

## 8.0 HOUSING

---

### RELATIONSHIP TO OTHER ELEMENTS

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies” (California Government Code Section 65300.5). The purposes of requiring internal consistency are to avoid policy conflict and to provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. This Housing Element is part of the 1997 Biggs General Plan. All elements of the Biggs Housing Element have been reviewed for consistency with the General Plan. Due to the passage of Assembly Bill (AB) 162 relating to flood protection in 2007, the City may be required to amend the Safety and Conservation Elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation Elements. If any disadvantaged unincorporated communities are identified in the City’s Sphere of Influence due to analysis required to comply with Senate Bill (SB) 244, the City will amend the Land Use and Housing Elements per SB 244 requirements.

### PUBLIC PARTICIPATION

The City of Biggs has made diligent efforts to solicit public participation pertaining to the formulation of the Housing Element.

Public participation for the 2014-2022 Housing Element included a combination of **XX** meetings at which housing, housing-related issues, and land use, growth, and population issues were presented and discussed. The first meeting was a workshop with the City Council on December 10, 2013. A total of eight persons attended the meeting. Input received from the community and City Council included questions regarding the City’s available vacant land, what the new Regional Housing Needs Allocation was, and the requirements for emergency housing. Following the above noted community input meetings, one City Council public hearing was held on March 11, 2014 **[to be completed after hearing occurs]** to provide an opportunity for residents and interested parties to provide input on the draft Housing Element prior to submittal to HCD for review.

In addition to the community meetings and City Council public hearings noted above, the public review draft of the Housing Element was prepared and made available to the community for a 60-day review period concurrent with the distribution of the document to HCD. The public review draft was sent to Butte County Housing Authority, the County of Butte Planning Department, nonprofit organizations, and various service providers, such as Mercy Housing and the Community Housing Improvement Program (CHIP). The document was continuously available at City Hall and via the City’s webpage during the full review and adoption period.



Extensive effort was made to notify all residents of all income levels in the City of Biggs of the draft housing element availability through notices in the local newspaper, as well as postings at government offices, the City website, the public library, and the Biggs post office—where nearly all citizens of Biggs receive their mail via post office box delivery. The City received no requests for translation of the document into a language other than English.

**[to be updated following all public participation]**

### 8.2 REVIEW OF PREVIOUS HOUSING ELEMENT

An important component of the Housing Element is an evaluation of the achievements that the City has experienced in implementing the programs that were included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs in the City of Biggs have been successful in addressing local needs and achieving stated objectives, and for determining which of these programs should continue to be relevant in addressing current and future housing needs. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the updated Housing Element.

#### PROGRESS OF BIGGS'S 2009-2014 HOUSING GOALS AND PROGRAMS

*State law requires the City of Biggs to review its Housing Element in order to evaluate the following:*

- The progress of the city, county, or city and county in implementation of the Housing Element (California Government Code Section 65588).
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

As part of the Housing Element review, an assessment of the goals, policies, and programs of the previous Housing Element is typically conducted.

#### **Appropriateness**

Attainment of the state's housing goal is approached by passing down gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments that allocates housing unit goals is referred to as the "Regional Housing Needs Plan" (RHNP). The RHNA target for the 2009-2014 planning period required that the City be able to accommodate a total of 155 new housing units in its residential land inventory. The City is not required to actually build these units, only to have adequate vacant and/or underutilized land to allow for the construction of the units. Based on these RHNA allocations, the City of Biggs needed to provide residentially zoned land for 77 housing units affordable to very low- and low-income households. The remaining 78 housing units were allocated to moderate- and above moderate-income households.

#### **Effectiveness**

When considering the effects of the recession, the existing housing market, and other uncontrollable factors, sufficient units were not produced in Biggs to meet the state provided fair share of the 2009-2014 regional housing needs. Much of this can be attributed to the economic situation and housing market decline during this time period. Additionally, market driven housing production has not successfully produced the fair share allocation of housing units during previous Housing Element cycles.

There were three housing units constructed in the city between 2009 and 2014. However, these units were replacement units built where an existing house was destroyed due to fire or dilapidation. No actual increase in the number of housing units occurred in the city between 2009 and 2014. In fact, the housing stock was actually reduced by two units. While the City did

## 8.0 HOUSING

---

not achieve any progress toward its affordable unit (deed-restricted) goals for new housing, the generally low cost of existing housing within the city contributes to the affordability of housing for target income groups (as described in Section 8.4 Housing Needs Assessment).

Many of the programs in the 2009-2014 Housing Element were accomplished and new goals, policies, and programs have been developed, addressing the future housing needs of the city.

**TABLE 8.1**  
**BIGGS RHNA ACCOMPLISHMENTS (2009-2014)**

Description	Very Low and Low Income Groups	Moderate and Above Moderate Income Groups	Total
New Construction	0	0	0
Rehabilitation	0	0	0
Preservation	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
RHNA Goal	77	78	155
Level of Achievement	0.0%	0.0%	0.0%

*Source: City of Biggs Planning Department*

This section provides an overview of Biggs's 2009-2014 Housing Element goals, objectives, and programs designed to achieve the City's 2009 RHNA goals. The 2009-2014 Housing Element set forth four goals:

### Goal 1: Housing Quality

Provide an adequate supply of housing which is affordable, safe, and sanitary for all segments of the community. Housing should be of sufficient quality, quantity, and diversity to afford all persons regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities an opportunity of selecting among varying types, designs, quality and value.

### Goal 2: Housing Quantity and Affordability

The preservation of existing housing and the construction of new housing at a range of costs and in quantities to meet the needs of existing and future residents of the city.

### Goal 3: Equal Housing Opportunity

It is the goal of the City of Biggs to assure that discrimination is not a factor in the ability of households to obtain housing.

### Goal 4: Natural Resources and Energy Conservation

It is the goal of the City to promote the conservation of natural resources and energy in housing production.

The 2009-2014 Housing Element also included a number of policies designed to implement the goals listed above. These policies were as follows:



### Policy 1.1

Work to provide an adequate supply of housing which is affordable, safe, and sanitary for all segments of the community through the production of new housing stock and/or the maintenance of existing housing stock.

### Policy 1.2

Conserve the existing housing stock through the enforcement of city codes, assisting with the rehabilitation of substandard housing units and, where necessary, provide recommendations for the removal of dilapidated structures.

### Policy 1.3

Integrate and make consistent the Housing Element update within the framework of the City of Biggs General Plan.

### Policy 1.4

Review the City General Plan, Housing Element, and Municipal Code to analyze the effectiveness of the goals, policies, programs, and codes and assist in the development of housing for all Biggs residents.

### Policy 2.1

Assist in the production of housing for special needs groups, such as seniors, the disabled, large families, farmworkers, single-headed households, and the homeless.

### Policy 2.2

Strive to achieve the City's fair share allocation of the market area housing needs for the 2009-2014 period as determined by the Butte County Association of Governments.

### Policy 2.3

Assist in the development of housing affordable to very low- and low-income households through financial and/or technical assistance.

### Policy 2.4

Provide adequate housing information to guide municipal decisions and to determine their effect on housing quality and inventory and to encourage private industry to meet the housing needs.

### Policy 3.1

Do not allow discrimination to interfere with the attainment of the City's housing goals, policies, and programs.

## **8.0 HOUSING**

---

### Policy 3.2

Coordinate with all regional governmental and non-governmental agencies to address the regional housing problems of all special needs groups.

### Policy 3.3

Endeavor to include all segments of the community in the development and revision of the Housing Element.

### Policy 4.1

Encourage the development of energy-efficient housing by utilizing efficient designs and materials as well as encouraging proper orientation of new home to maximize solar radiation.

In order to evaluate the effectiveness of the 2009-2014 Housing Element, an assessment of the Housing Element programs was completed. This assessment examined the past and current status of these programs. **Table 8.2** lists the 2009-2014 Housing Element's programs and the progress made toward the implementation of these programs. Part of the updates to Section 8.3 Goals, Policies, and Programs are based on review of implementation of the 2009-2014 programs and any associated appropriate edits to the 2009-2014 goals and policies.

**TABLE 8.2  
HOUSING PROGRAM IMPLEMENTATION SUMMARY**

Program	Progress/Effectiveness	Appropriateness
<p><b><u>Program 1.1 – Housing Inspection Program</u></b></p> <p><u>Objective:</u> Continue the code enforcement program and explore options for the establishment of a Housing Condition Inspection Program. Buildings found to be in violation of health and safety standards and/or building codes will be targeted for rehabilitation to meet current codes and standards.</p> <p><u>Specific Action Required:</u> Implement a building inspection program for health and safety standards and building code violations. Particular attention shall be given to housing units identified as dilapidated in the 2004 Housing Condition Survey. The owners of buildings in need of rehabilitation will be notified of options and programs available to address building issues.</p> <p><u>Funding Sources:</u> General Fund.</p> <p><u>Responsible Agencies/Departments:</u> Code Enforcement/Building Inspector.</p> <p><u>Implementation Schedule:</u> Implement a Housing Condition Inspection Program by January 2011.</p> <p><u>Expected Results:</u> The inspection of approximately five housing units on average, annually.</p>	<p><u>Progress:</u></p> <p>The City has been active in utilizing the code enforcement program to combat blight and substandard buildings. Through study sessions with the City Council, the City has adopted procedures to allow code enforcement to be more aggressive in the assessment of fines for substandard buildings which has resulted in abatement of known issues in the city. Additionally, the City is working with the County on a joint-inspection process to address building code violations in the city. The City has informational flyers and brochures available at City Hall regarding the Housing Rehabilitation program and other housing resources. The Housing Rehabilitation program provided assistance for a total of seven housing rehabilitations between 2004 and 2010.</p> <p><u>Effectiveness:</u></p> <p>The program has been effective in identifying substandard housing in the city. The City contracts with the code enforcement officer on an eight-hour per week schedule. During this time, the officer addresses a variety of code enforcement activities. This averages approximately 15 code enforcement actions per month.</p>	<p>Continue</p>

## 8.0 HOUSING

Program	Progress/Effectiveness	Appropriateness
<p><b><u>PROGRAM 1.2 – Housing Rehabilitation Program</u></b></p> <p><u>Objectives:</u> Continue the Housing Rehabilitation Program to provide financial assistance to eligible owner and renter households for housing rehabilitation.</p> <p><u>Specific Action Required:</u> Continue to apply for Community Development Block Grant (CDBG) funding and apply for funding from HOME and CalHome programs. The Housing Rehabilitation Program shall be publicized through the development of informational material made available at City Hall, the City’s quarterly newsletter and the library.</p> <p><u>Funding Sources:</u> CDBG Program, HOME, and CalHome.</p> <p><u>Responsible Departments/Agencies:</u> City Council, Community Development Specialist.</p> <p><u>Implementation Schedule:</u> Apply for funding annually as NOFAs are released.</p> <p><u>Expected Results:</u> Provide assistance for the rehabilitation of approximately two housing units on average, annually.</p>	<p><u>Progress:</u></p> <p>The Housing Rehabilitation program provided assistance for a total of seven housing rehabilitations between 2004 and 2010. Implementation of this program slowed in the last several years due to a lack of state funding. The City has not applied for funding in recent years as a result of limited staffing to run the program and minimal interest when program was available. Information is available promoting the Housing Rehabilitation program through the City’s quarterly newsletter, and flyers and literature are available at City Hall.</p> <p><u>Effectiveness:</u></p> <p>The program was successful in the first few years of the planning period but public interest has diminished since. However, the City should continue to apply for housing rehabilitation funding when possible. As such, this program will be continued.</p>	<p>Continue</p>

Program	Progress/Effectiveness	Appropriateness
<p><b><u>PROGRAM 1.3 – Housing Condition Survey</u></b></p> <p><u>Objective:</u> Maintain a current inventory of housing conditions within the City.</p> <p><u>Specific Action Required:</u> During the next Housing Element Update process, the City will conduct a housing condition survey in order to assess housing conditions in the City and determine the need for rehabilitation.</p> <p><u>Funding Sources:</u> CDBG PTA Grant.</p> <p><u>Responsible Departments/Agencies:</u> Community Development Specialist.</p> <p><u>Implementation Schedule:</u> During the preparation of the next Housing Element.</p>	<p><u>Progress:</u></p> <p>In May 2004, the City of Biggs initiated a citywide survey of housing. The results of the housing condition survey reveal a substantial need for housing rehabilitation and maintenance in the City of Biggs. The overall percentage of units needing improvement totaled approximately 80 percent, or 473 units. The City has not conducted a housing condition survey since 2004 due to the lack of funding.</p> <p><u>Effectiveness:</u></p> <p>This program was ineffective in producing a housing conditions survey due to a lack of funding and staffing to apply for the grants. However, this program will be continued with the expectation of receiving funding.</p>	<p>Continue</p>

## 8.0 HOUSING

Program	Progress/Effectiveness	Appropriateness
<p><b><u>PROGRAM 1.4 – General Plan and Housing Element Periodic Review and Update</u></b></p> <p><u>Objective:</u> Maintain a General Plan, including the Housing Element that contains current data and is effective in implementing housing goals.</p> <p><u>Specific Action Required:</u> Review the General Plan and Housing Element on an annual basis as part of the City’s General Plan Annual Report to evaluate the effectiveness of the Element in achieving goals and objectives and update the data in the Element on a continual basis. Provide annual reports as to the effectiveness of the Housing Element to the Biggs City Council and the Department of Housing and Community Development, as required by Government Code Section 65400.</p> <p><u>Responsible Agency:</u> City Planner, City Council.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Annually.</p> <p><u>Expected Results:</u> Annual evaluation of the effectiveness of the General Plan, including Housing Element Goals, Policies and Programs.</p>	<p><u>Progress:</u></p> <p>The City continues to prepare, review, and submit its General Plan and Housing Element annual progress reports in May of each year. The City continues to use this opportunity to review the effectiveness of its adopted goals, policies, and programs, as well as consider any updates that may be needed.</p> <p><u>Effectiveness:</u></p> <p>This has been a successful program as the City has reviewed the General Plan and Housing Elements by completing annual reports.</p>	<p>Continue</p>

Program	Progress/Effectiveness	Appropriateness
<p><b><u>PROGRAM 1.5 – Zoning Ordinance Review and Update</u></b></p> <p><u>Objective:</u> Maintain a Zoning Ordinance that contains current data and is effective in implementing housing goals.</p> <p><u>Specific Action Required:</u> Review the Zoning Ordinance on an ongoing basis to determine the effectiveness of the Ordinance in achieving goals and objectives and update the data in the General Plan and its compliance with State law.</p> <p><u>Responsible Agency:</u> City Planner, City Council.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> Ongoing evaluation of the effectiveness of the Zoning Ordinance in achieving the goals of the General Plan and its compliance with State law.</p>	<p><u>Progress:</u></p> <p>The City continually evaluates all of its codes and ordinances to determine if development impediments exist. During the past five years, the City has initiated seven amendments to the City Code to address new housing laws and to address topics related to the currency of the contents of the City Code.</p> <p><u>Effectiveness:</u></p> <p>This program has been effective in keeping the City's Zoning Ordinance current with state law.</p>	<p>Continue</p>
<p><b><u>PROGRAM 1.6 – Design Review Evaluation</u></b></p> <p><u>Objective:</u> The City's Zoning Ordinance requires a design review of all development proposals, with some exceptions. The objective of this program is to minimize discretionary aspects of the design review process and provide clear guidance for developers.</p> <p><u>Specific Action Required:</u> Review of the design review process annually to determine if the process has a negative impact on residential development. If the process is determined to constrain residential development, the City shall initiate actions to address these constraints.</p> <p><u>Responsible Agency:</u> City Planner, City Council.</p> <p><u>Funding Source:</u> General Fund</p> <p><u>Implementation Schedule:</u> Evaluation of design review process to occur annually.</p> <p><u>Expected Results:</u> A design review process that presents clear guidance and has predictable outcomes.</p>	<p><u>Progress:</u></p> <p>The City had 18 design review approvals issued in January 2014 for single-family homes. No applications were rejected and all were issued within 30 days of application. The design review process is not considered an impediment to housing production in the city.</p> <p><u>Effectiveness:</u></p> <p>This program was effective in determining that the design review process did not impede housing. This program is no longer needed and will be removed.</p>	<p>Delete</p>

## 8.0 HOUSING

Program	Progress/Effectiveness	Appropriateness
<p><b><u>PROGRAM 1.7 – Multifamily Housing</u></b></p> <p><u>Objective:</u> Continue to explore alternative methods for increasing the City’s affordable housing stock.</p> <p><u>Specific Action Required:</u> Currently, the City allows for the development of single-family homes in the high density zoning district (R-3). The City will consider amending the Zoning Ordinance to require a CUP for single-family development in the R-3 zoning district so that these remaining sites can be used to accommodate multi-family housing.</p> <p><u>Responsible Agency:</u> City Planner, City Council.</p> <p><u>Funding Source:</u> General Fund</p> <p><u>Implementation Schedule:</u> Pursue and amendment to the Zoning Ordinance by January 2011.</p> <p><u>Expected Results:</u> Help to facilitate the development of affordable housing.</p>	<p><u>Progress:</u></p> <p>The City of Biggs did not receive any requests to construct residences on land zoned R-3. As such, no land in the R-3 zoning district was utilized for low-density development.</p> <p><u>Effectiveness:</u></p> <p>While the City did not receive any proposals to develop in the R-3 zone, the ability to build a single-family home without some type of City oversight in the R-3 zone could diminish the ability to produce multifamily housing in the city. As such, this program will be modified to provide for better analysis and time restriction and continued.</p>	<p>Modify to continue to monitor whether allowing single-family uses without a conditional use permit (CUP) in the R-3 zoning district poses an impediment to development of multifamily housing. If this is determined to be an impediment, the City will revise the Zoning Ordinance to require a CUP for single-family development in R-3.</p>
<p><b><u>PROGRAM 2.1 – First-Time Homebuyers Program</u></b></p> <p><u>Objective:</u> Continue the First-Time Homebuyers Program to assist lower-income households purchase a home.</p> <p><u>Specific Action Required:</u> Apply annually for HOME and CDBG funding for the continuation of this program.</p> <p><u>Funding Sources:</u> General Fund, HOME and CDBG funds (if available).</p> <p><u>Responsible Departments/Agencies:</u> Community Development Specialist.</p> <p><u>Implementation Schedule:</u> Ongoing. Apply for funds annually.</p> <p><u>Expected Results:</u> Provide funding for qualified first-time home buyers based upon monies available.</p>	<p><u>Progress:</u></p> <p>This program has not been implemented since adoption of the previous Housing Element due to a lack of state funding and a lack of program participants in past program years. This program is an available option for the future should funding be secured. The City has not applied for funding on an annual basis due to a lack of interest and a lack of staff resources.</p> <p><u>Effectiveness:</u></p> <p>While this program has not been effective in attaining first-time homebuyers funding, a First-Time Homebuyers Program is an effective way to promote housing affordability in the city. As such, this program will be continued.</p>	<p>Continue</p>



Program	Progress/Effectiveness	Appropriateness
<p><b><u>PROGRAM 2.2 – Farmworker Housing</u></b></p> <p><u>Objective:</u> Provide for the development of suitable housing for farmworkers. Farmworkers typically have special housing needs due to their lower incomes and the seasonal nature of their work. As a result, farmworkers often have a more difficult time finding suitable housing. California Health and Safety Code Section 17021.5 states that employee housing for farmworkers accommodating six or fewer workers shall be considered a residential use and shall not require any special approvals that are not required of a family dwelling of the same type in the same zone. Currently, the City’s Zoning Ordinance does not explicitly allow for agricultural employee housing within zoning districts in the City.</p> <p><u>Specific Action Required:</u> The City shall amend its Zoning Ordinance so that it conforms to State law regarding farmworker housing for six or fewer persons. The City shall consider measures to encourage the production of housing for permanent and migrant farmworkers. Such measures include funding development, developer identification, maintaining an inventory of suitable sites, site development, and ensuring zoning and development standards that would facilitate a variety of housing types for farmworker housing needs.</p> <p><u>Funding Sources:</u> General Fund, USDA funds (e.g., Section 515 and 516), HCD funds (e.g., Joe Serna Farmworker Housing Grants), HOME, CDBG, and CalHome.</p> <p><u>Responsible Departments/Agencies:</u> City Planner, Community Development Specialist, City Council.</p> <p><u>Implementation Schedule:</u> Amend the Zoning Code to allow farmworker housing by right as required by state law by 2011. Investigate resources available to further the goal of providing needed farmworker housing on an ongoing basis.</p> <p><u>Expected Results:</u> Facilitate the development of housing for farmworkers.</p>	<p><u>Progress:</u></p> <p>The City revised the Zoning Ordinance to include Agricultural Worker Housing in all residential zones as part of Zoning Code Amendment (ZCA) 2013-03.</p> <p><u>Effectiveness:</u></p> <p>This program has been effective in revising the Zoning Ordinance to address Health and Safety Code Section 17021.5 and the program will be modified and continued to implement the other section of the state Employee Housing Act (17021.6).</p>	<p>Modify to address the requirements of Health and Safety Code Section 17021.6.</p>

## 8.0 HOUSING

Program	Progress/Effectiveness	Appropriateness
<p><b><u>PROGRAM 2.3 – Large Household Housing</u></b></p> <p><u>Objective:</u> Renter households with six or more persons do not have an adequate number of dwelling possibilities in the City. The number of large rental housing units is limited in the City, and as such large renter households cannot obtain adequate housing.</p> <p><u>Specific Action Required:</u> The City will consider a program to provide incentives such as fee reductions, modifications to development standards, and financial incentives for the development of rental housing units with four or more bedrooms.</p> <p><u>Funding Sources:</u> HOME/CDBG Programs.</p> <p><u>Responsible Departments/Agencies:</u> City Council, Community Development Specialist.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> Increased attractiveness of the development of larger residential housing units.</p>	<p><u>Progress:</u></p> <p>No applications have been submitted to the City from rental housing developers in recent years proposing units with large numbers of bedrooms. However, the City does not restrict or otherwise limit unit sizes or number of bedrooms in a unit and would certainly work with a developer that proposes this type of use on the reduction of fees.</p> <p><u>Effectiveness:</u></p> <p>This program is appropriate and will be continued to ensure incentives are offered for the production of large household housing within the city as part of the Housing Element update.</p>	<p>Continue</p>

Program	Progress/Effectiveness	Appropriateness
<p><b><u>PROGRAM 2.4 – Infill Development Program</u></b></p> <p><u>Objective:</u> The supply of developable land zoned for higher-density residential use is a limiting constraint to the development of higher-density housing in the City. Identification of vacant and underutilized residential land and its development potential will help to determine the residential development potential in the City and assist in identifying ways to remove the constraints.</p> <p><u>Specific Action Required:</u> The City will maintain a database of vacant and underutilized residential land and the constraints to the development of that land. This information shall be made available to the public by the City.</p> <p><u>Responsible Agency:</u> City Planner.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> The development of two to four infill residential units during the planning period.</p>	<p><u>Progress:</u></p> <p>All units constructed within the past five years were replacement units for destroyed homes and have been on infill lots within city limits. Fee exemptions have been utilized on a majority of these lots. The fee exemptions are based on the location and availability of adjacent infrastructure.</p> <p><u>Effectiveness:</u></p> <p>This program has been effective and will be continued.</p>	<p>Continue</p>

## 8.0 HOUSING

Program	Progress/Effectiveness	Appropriateness
<p><b><u>Program 2.5 – Second Units</u></b></p> <p><u>Objective:</u> An adequate second dwelling unit housing supply to meet the needs of the expanding Biggs population.</p> <p><u>Specific Action Required:</u> Encourage the development of second dwelling units and allow the following incentives on a case by case basis: the reduction of parking requirements; enhanced processing times, and impact fee reduction. Provide educational materials regarding second units in the form of brochures at City Hall and the public library.</p> <p><u>Responsible Agency:</u> City Planner, City Council.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> The development of four additional second dwelling units.</p>	<p><u>Progress:</u></p> <p>The City has adopted and incorporated Section 14.60.115 into the City's Zoning Ordinance, providing required provisions for second units. These second unit regulations incorporate all applicable provisions of state law, including provisions included in AB 1866. No applications for second units were received during the planning period. The City also has information on second unit regulations available at City Hall.</p> <p><u>Effectiveness:</u></p> <p>While no second units have been constructed in the city during the planning period, information is made available about second unit development and incentives. As such, this program shall be continued.</p>	<p>Continue</p>

Program	Progress/Effectiveness	Appropriateness
<p><b><u>PROGRAM 2.6 – Development Processing System Review Program</u></b></p> <p><u>Objective:</u> Minimize processing time for development permits, especially those for affordable residential projects and those that conform to City development requirements. Complex processing procedures in permit issuance can be an obstacle in housing development especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs.</p> <p><u>Specific Program Required:</u> Annually monitor the development processing/review procedures on an ongoing basis, and make changes as required to minimize the time required for review by the City as much as feasible. This reduction in time will reduce the cost to developers and may increase housing production in the City.</p> <p><u>Responsible Agency:</u> City Planner, Building Department.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Annually.</p> <p><u>Expected Results:</u> The reduction of plan review time needed by City staff to process complex affordable housing projects.</p>	<p><u>Progress:</u></p> <p>The City has not adopted any major new zoning, building, or site development ordinances since the adoption of the Development Code in 1997. Due to the low volume of permits issued by the City and the City's use of contract staffing allowing for flexible staffing levels to accommodate its needs in processing projects, time constraints on project processing are minimal in the city.</p> <p><u>Effectiveness:</u></p> <p>Utilizing contract staffing, the City has the ability to increase or decrease staffing based on demand to ensure that application processing timelines are maintained. Processing times have been minimized. This program has been effective and will be continued.</p>	<p>Continue</p>
<p><b><u>PROGRAM 2.7 – State and Federal Housing Programs</u></b></p> <p><u>Objective:</u> To provide support and assistance to affordable housing developers to help meet the needs of existing and future residents.</p> <p><u>Specific Action Required:</u> Coordinate with county, state and federal resources to obtain any available sources of funding for the development of affordable housing units. Actively pursue all potential funding sources available to the City. This activity will be updated bi-annually. The City will assist and support applications for funding for affordable housing development.</p> <p>There are a number of state and federal programs which provide low-cost financing or subsidies for the production of low</p>	<p><u>Progress:</u></p> <p>The City did not secure any state or federal monies during the planning period that could be used to support the development of affordable housing. While the City was not able to secure funding for affordable housing, the City did work with the Community Housing Improvement Program (CHIP) to provide additional affordable housing in the city. Due to the housing downturn during this time, no units were constructed. However, in January 2014,</p>	<p>Continue</p>

## 8.0 HOUSING

Program	Progress/Effectiveness	Appropriateness
<p>and moderate income housing. Certain programs require an application and participation by the local public agency, other programs are for use by non-profit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The City will determine which programs will be most beneficial for housing production in the City and then directly or indirectly pursue those programs. Programs in which the City will consider are:</p> <ul style="list-style-type: none"> <li>• State Predevelopment Loan Program (PDLP)</li> <li>• Multifamily Housing Program (MHP)</li> <li>• Rural Development Assistance Program</li> <li>• State Joe Serna Farmworker Grant Program (FWHG)</li> <li>• USDA Rural Development, Section 515 Program</li> <li>• USDA Rural Development, Section 523/524 Technical Assistance Grants</li> <li>• Community Development Block Grant Program (CDBG)</li> <li>• Home Investment Partnerships Program (HOME)</li> <li>• CalHome Program</li> </ul> <p><u>Funding Sources:</u> All available federal, state and local sources.</p> <p><u>Responsible Departments/Agencies:</u> Community Development Specialist.</p> <p><u>Implementation Schedule:</u> Ongoing. Scheduling of City applications for funding from the various Federal and State funding programs are dependent on the application deadlines for the various programs. The City will contact the Department of Housing and Community Development bi-annually to determine the application deadlines for the various funding sources. The City will apply for funding as it comes available and as staffing permits.</p> <p><u>Expected Results:</u> Increased interest in the production of targeted housing units in the City.</p>	<p>CHIP applied for building permits for 19 very low- and low-income units in the city. Construction of these units will begin in the spring of 2014.</p> <p><u>Effectiveness:</u></p> <p>While this program has been ineffective in acquiring funding for affordable housing projects, the City believes that this program is necessary and will continue it in the 2014-2022 Housing Element.</p>	

Program	Progress/Effectiveness	Appropriateness
<p><b><u>PROGRAM 2.8 – Density Bonus Program</u></b></p> <p><u>Objective:</u> The production of additional low and moderate income housing.</p> <p><u>Specific Action Required:</u> Density bonus law was amended in 2004. Under the new provisions, a bonus can be given when a project provides affordable housing, senior housing (whether affordable or not), donations of land for affordable housing, condominium conversions that include affordable housing and child care facilities. Developers may also receive various zoning concessions and reduce parking standards. Development of at least 5 units are eligible for the bonus if either 5 percent of the units are affordable to very low-income households, 10 percent are affordable to low-income households, or 10 percent are affordable to moderate-income households.</p> <p>The 2004 modification provided for higher density bonuses for lower-income units and lower bonuses for moderate-income units. Housing developments can apply for a 20 percent density bonus if they provide either 5 percent to very low- or 10 percent to low-income households but only a 5 percent bonus if the development provides 10 percent moderate-income units. The amendment also initiated a sliding scale that requires an additional 2.5 percent bonus for each additional increase of 1 percent very low-income units, an additional 1.5 percent bonus for each additional 1 percent increase in lower-income units, and an additional 1 percent bonus for each 1 percent increase in moderate-income units. The total density bonus cannot exceed 35 percent. The amended statute contains specific provisions for each of the eligible types of housing (see Government Code Section 6591565918).</p> <p>The City’s Zoning Ordinance shall be amended to adhere to the 2004 statutory modifications to the state density bonus law.</p>	<p><u>Progress:</u></p> <p>ZCA 2013-03 was adopted by the City to comply with Government Code Section 69515 et seq. resulting in the creation of Chapter 14.170 Affordable Housing Incentives/Residential Density Bonuses.</p> <p><u>Effectiveness:</u></p> <p>The program was effective in creating the density bonus chapter of the Zoning Ordinance. This program is no longer needed and will be removed.</p>	<p>Delete</p>

## 8.0 HOUSING

Program	Progress/Effectiveness	Appropriateness
<p>The City will amend its Zoning Ordinance to offer a density bonus in accordance with the state density bonus law of up to 35 percent.</p> <p><u>Responsible Agencies/Departments:</u> City Planner.</p> <p><u>Funding Sources:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Amendment of Zoning Ordinance to adhere to new density bonus legislation shall be completed by January 2011. Continuation of the existing program on an ongoing basis.</p> <p><u>Expected Results:</u> An increased probability to achieve additional affordable housing units.</p>		
<p><b><u>PROGRAM 2.9 – Planned Development</u></b></p> <p><u>Objective:</u> Encourage Planned Developments in the North Area and South Area Residential Special Planning Districts as discussed in the City’s General Plan. The City permits Planned Development Districts, which allows for flexibility in the use and design of land and structures. This flexibility may include the alteration of setback requirements, height limits, sign requirements, building coverage limits, off-street parking, density and intensity limits, etc. These districts are areas for the development of a mix of different housing types, including live-work units, apartments, and single-family dwellings.</p> <p><u>Specific Program Required:</u> Provide informational materials and staff resources to describe the Planned Development process and its possibilities, identify areas of the City that may be rezoned as Planned Development Districts, and identify possible development incentives for a Planned Development such as density bonuses and development standard modifications.</p> <p><u>Responsible Agency:</u> City Planner, City Council.</p> <p><u>Funding Source:</u> General Fund.</p>	<p><u>Progress:</u></p> <p>Since adoption of the General Plan, the City has approved one development project within the North Area PD district area. This project, the North Biggs Estates, is the location of a self-help project which was initiated in 2014 by the CHIP self-help consortium. The affordable housing units are restricted to very low- and low- income households.</p> <p><u>Effectiveness:</u></p> <p>While this program was successful in developing planned development housing projects in the city, no specific informational materials have been produced to promote this type of development. As such, this program will be continued.</p>	Continue



Program	Progress/Effectiveness	Appropriateness
<p><u>Implementation Schedule:</u> Produce informational materials by January 2011.</p> <p><u>Expected Results:</u> The promotion of neighborhoods with a mix of different housing types and land uses, affordable to a broad range of households.</p>		
<p><b><u>Program 2.10 – Substandard Lot Development Variance</u></b></p> <p><u>Objective:</u> To provide opportunities for the use of under-utilized residential parcels. Within the City there are four vacant small residentially zoned lots, less than 7,200 square feet, (APN: 022-150-032, 001-013-023, 001-113-012, 011-140-048) which may support residential development but because of the 7,200 minimum square footage requirement in the City’s Zoning Ordinance, these lots are unbuildable at this time. This program was developed to allow these lots to apply for a variance to allow for development on a lot less than 7,200 square feet.</p> <p><u>Specific Action Required:</u> The City shall allow the owners of the identified lots to apply for a variance to allow development on lots not meeting the minimum required lot size. The City shall support such requests for a variance to the minimum lot size, when no public health and safety issues are found.</p> <p><u>Responsible Agencies/Departments:</u> City Planner, City Council.</p> <p><u>Funding Sources:</u> N/A.</p> <p><u>Implementation Schedule:</u> As requested.</p> <p><u>Expected Results:</u> The potential utilization of up to four existing substandard lots.</p>	<p><u>Progress:</u> Since the adoption of the Housing Element, none of the four vacant small residentially zoned parcels have been proposed for development. The opportunities specified in this program will be made available as projects come forward on these parcels.</p> <p><u>Effectiveness:</u> While no proposed projects were developed on these parcels during the planning period, this program will be continued to assist in the development of these parcels if and when proposals are received by the City.</p>	<p>Continue</p>

## 8.0 HOUSING

Program	Progress/Effectiveness	Appropriateness
<p><b><u>Program 2.11 – Emergency Shelters/Transitional and Supportive Housing</u></b></p> <p><u>Objective:</u> The provision of emergency shelters and transitional and supportive housing resources for homeless and nearly homeless persons as required by State law.</p> <p><u>Specific Action Required:</u> The City’s Zoning Ordinance shall be amended as necessary to adhere to State legislation regarding the allowance of emergency shelters, transitional and supportive housing by right in the M-1 zoning district. Both transitional and supportive housing will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure.</p> <p>In addition, the City will evaluate the potential for adopting development standards consistent with Government Code Section 65583(a)(4), which may include lighting, on-site management, maximum number of beds or persons to be served nightly by the facility, off-street parking based on demonstrated need, and security during hours that the emergency shelter is in operation.</p> <p>The City will continue to support local and regional public assistance programs for the homeless, such as those sponsored by the Butte County Continuum of Care.</p> <p><u>Responsible Agencies/Departments:</u> City Planner, City Council, Community Development Specialist.</p> <p><u>Funding Sources:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Amend the Zoning Ordinance to conform to shelter and supportive housing legislation requirements by January 2011.</p> <p><u>Expected Results:</u> Amend the Zoning Ordinance to address emergency shelters and transitional and supportive housing projects as required by law.</p>	<p><u>Progress:</u></p> <p>The City revised the Zoning Ordinance to include emergency shelters and transitional and supportive housing permitted by right in the M-1 zoning district as part of ZCA 2013-03.</p> <p><u>Effectiveness:</u></p> <p>This program has been implemented effectively. However, the program will be modified and included in the update to fully address the transitional and supportive housing requirements of SB 2.</p>	<p>To fully comply with SB 2, modify to allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed.</p>

Program	Progress/Effectiveness	Appropriateness
<p><b><u>Program 2.12 – Single-Room Occupancy Units</u></b></p> <p><u>Objective:</u> To encourage and facilitate supportive housing and single-room occupancy units (SROs).</p> <p><u>Specific Action Required:</u> The City’s Zoning Ordinance allows for multifamily dwellings, which includes units designed for or used for residential occupancy by more than two families. Unit types could include apartment houses, dormitories, rooming houses, row houses, townhouses and similar housing types; each with or without common or separate kitchen or dining facilities.</p> <p>Additionally, residential zones allow for guesthouses which are a detached accessory building intended for occupancy by guests without compensation of any kind as a condition of occupancy and used as sleeping quarters only, without cooking facilities. The development standards for these types of uses are the same as other uses in the respective zone and do not constrain the development of SRO types. The City will update its Zoning Code to include a definition for SROs in the same zone(s) where types of units are allowed.</p> <p><u>Responsible Agencies/Departments:</u> City Planner, City Council.</p> <p><u>Funding Sources:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Amend the Zoning Ordinance definitions to include a specific definition of SROs to meet AB 2634 requirements by August 2011.</p> <p><u>Expected Results:</u> Continue to allow SROs by right in the R-3 zoning district.</p>	<p><u>Progress:</u></p> <p>The City revised the Zoning Ordinance to include a specific definition of single-room occupancy (SRO) units and allowed SROs by right in the R-3 zoning district as part of ZCA 2013-03.</p> <p><u>Effectiveness:</u></p> <p>This program’s objectives were completed and as such this program will be removed.</p>	<p>Delete</p>

## 8.0 HOUSING

Program	Progress/Effectiveness	Appropriateness
<p><b><u>Program 2.13 – Extremely Low-Income Households</u></b></p> <p><u>Objective:</u> To encourage and facilitate supportive housing and single-room occupancy units (SROs).</p> <p><u>Specific Action Required:</u> The City shall continue to work with the private sector, nonprofit agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing (i.e. SROs) for extremely low-income households. In addition, the City will consider incentives or regulatory concessions to encourage the development of SROs.</p> <p><u>Responsible Agencies/Departments:</u> City Planner, City Council.</p> <p><u>Funding Sources:</u> CDBG, HOME</p> <p><u>Implementation Schedule:</u> Annually, as funding is available.</p> <p><u>Expected Results:</u> Help facilitate the development of housing affordable to extremely low-income households.</p>	<p><u>Progress:</u></p> <p>There was no affordable housing identified for extremely low-income households proposed in the city during the planning period. Further, the City did not secure any state or federal monies during the planning period that could be used to support the development of affordable housing.</p> <p><u>Effectiveness:</u></p> <p>The program was fairly ineffective because of a lack of available funding as well as a lack of private sector interest in providing housing for extremely low-income households. However, this is considered an important need in the city and as such this program will be continued.</p>	<p>Continue</p>
<p><b><u>Program 2.14 – At Risk Units</u></b></p> <p><u>Objective:</u> Preservation of affordable units in the City.</p> <p><u>Specific Action Required:</u> The City shall maintain a list of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include at least: the number of units, the type of government program, and the date on which the units may convert to market-rate dwellings. The City will require all property owners to provide at least 2 years notice prior to the conversion of any units for lower-income households to market-rate units in any of the following circumstances:</p> <ul style="list-style-type: none"> <li>• the units were constructed with the aid of government funding</li> </ul>	<p><u>Progress:</u></p> <p>All subsidized affordable housing in the city is administered by the Butte County Housing Authority for affordable housing purposes and are affordable in perpetuity. As such, these units are not at risk of conversion to market rate. If any affordable units are built in the city during the planning period which could potentially be at risk to convert to market rate the City will monitor them under this program.</p>	<p>Continue</p>

Program	Progress/Effectiveness	Appropriateness
<ul style="list-style-type: none"> <li>the project was granted a density bonus</li> <li>the project received other incentives</li> </ul> <p>Such notice shall be given at least to the following:</p> <ul style="list-style-type: none"> <li>The City</li> <li>HCD</li> <li>Butte County Housing Authority</li> <li>Residents of at-risk units</li> <li>Any others deemed appropriate</li> </ul> <p><u>Responsible Agencies/Departments:</u> City Planner, City Council.  <u>Funding Sources:</u> General Fund  <u>Implementation Schedule:</u> Ongoing.  <u>Expected Results:</u> Monitor at-risk housing units.</p>	<p><u>Effectiveness:</u></p> <p>There has not been a need to implement this program during the planning period. This program will be continued and implemented should a need arise during the planning period.</p>	
<p><b><u>Program 2.15 – Residential Care Facilities</u></b></p> <p>The City shall amend Chapter 14.100 Residential Use Table, of the Biggs Municipal Code to allow for small care facilities having less than 6 persons as a by-right Permitted Principal Use and to allow large care facilities having 7 or more persons as a permitted use subject to the approval and issuance of a conditional use permit by 2011. Revise Zoning Ordinance to establish Residential Care Facilities as use that are Principally Permitted or permitted via a Use Permit in residential zone districts.</p> <p><u>Responsible Agencies/Departments:</u> City Planner, City Council.  <u>Funding Sources:</u> General Fund  <u>Implementation Schedule:</u> Amend the Zoning Ordinance to conform to residential care facility legislation requirements by January 2011.  <u>Expected Results:</u> Expand opportunity for Residential Care Facilities and formally comply with State law.</p>	<p><u>Progress:</u></p> <p>The City has revised the Zoning Ordinance (ZCA 2013-03) to include definitions for Residential Care - Small and Residential Care - Large. Residential Care - Small (six or fewer persons) is allowed by right in all residential zones in the City. Residential Care - Large (seven or more persons) is allowed with a CUP in the R-3 zoning district.</p> <p><u>Effectiveness:</u></p> <p>This program has been completed and will be removed.</p>	Delete

## 8.0 HOUSING

Program	Progress/Effectiveness	Appropriateness
<p><b><u>Program 3.1 – Housing Discrimination and Housing Equal Opportunity</u></b></p> <p><u>Objective:</u> Prevent housing discrimination and promote equal housing opportunities.</p> <p><u>Specific Action Required:</u> Continue to coordinate and refer interested persons to the appropriate agencies such as the Community Legal Information Center, Mediation Center of the North Valley, Butte County Housing Authority, and Legal Services of Northern California. The City will act as an independent third party to discrimination complaints. The City will support equal housing opportunity programs by continuing to provide informational fair housing brochures in English and Spanish that will be available to the public at City Hall, the library, and other public places.</p> <p><u>Responsible Agency:</u> City Planner, Community Development Specialist.</p> <p><u>Funding Source:</u> N/A.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> Adherence with the City's policy of fair housing practices.</p>	<p><u>Progress:</u></p> <p>The City received no reports of discrimination during the planning period. The City would refer any complaints received to the appropriate agencies and act as a third party to discrimination complaints as needed. Fair housing information is available in English and Spanish and is available in the lobby of City Hall and at the library.</p> <p><u>Effectiveness:</u></p> <p>While no reports of discrimination have been received by the City, this is considered an important program by the City and will be continued.</p>	<p>Continue</p>

Program	Progress/Effectiveness	Appropriateness
<p><b><u>PROGRAM 3.2 – Removal of Housing Constraints for Persons with Disabilities</u></b></p> <p><u>Objective:</u> Identify and remove possible governmental constraints to the development of housing for persons with disabilities.</p> <p><u>Specific Action Required:</u> Persons with disabilities have been identified by the State as a housing special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to Biggs housing policies and practices.</p> <p>The City will annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</p> <p><u>Funding Sources:</u> General Fund.</p> <p><u>Responsible Agencies/Departments:</u> City Administrator, City Planner, City Council.</p> <p><u>Implementation Schedule:</u> Annually review zoning code for constraints to housing for disabled persons. The City will adopt a more formalized reasonable accommodations procedure by August 2012.</p> <p><u>Expected Results:</u> An evaluation of the City's policies and regulations to determine if any constraints to the development of disabled housing as a result of those policies and regulations exist and removal of such constraints if they do exist. Adoption of a reasonable accommodations procedure by August 2012.</p>	<p><u>Progress:</u></p> <p>No housing units have been constructed during the planning period specifically for persons with disabilities and as such the evaluation of constraints to housing for persons with disabilities cannot be completed. However, the City abides by the requirements of the Americans with Disabilities Act (ADA) including those related to public facilities. As a part of the Zoning Ordinance update, a review of existing codes was completed, in part to determine if the code is in compliance with ADA requirements. No inconsistencies were found. The city does not have a formal reasonable accommodations procedure in place. This procedure is currently being developed.</p> <p><u>Effectiveness:</u></p> <p>While no reports of constraints to housing for persons with disabilities have been received by the City or found as a part of Zoning Ordinance review, this is considered an important program by the city and will be continued, and a reasonable accommodation procedure will be developed.</p>	<p>Continue</p>

## 8.0 HOUSING

Program	Progress/Effectiveness	Appropriateness
<p><b><u>Program 4.1 – Implement State Energy Conservation Standards</u></b></p> <p><u>Objective:</u> Promote energy and resource conservation wherever possible. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.</p> <p><u>Specific Program Required:</u> The City will request that the Butte County Development Services Building Division will be responsible for implementing the state's energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.</p> <p><u>Responsible Agency:</u> City Planner, Butte County Building Division.</p> <p><u>Funding Source:</u> N/A.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> The checking of all building plans for compliance with state energy conservation requirements. The increase in energy efficiency will save energy and natural resources.</p>	<p><u>Progress:</u></p> <p>The City of Biggs, through its use of the Butte County Building Division for building permitting and plan check services, has adopted all current California Building and Energy Codes (as required) including Title 24 of the Energy Code addressing energy and resource conservation.</p> <p><u>Effectiveness:</u></p> <p>This program has been implemented effectively and will continue to be implemented.</p>	<p>Modify to refer to implementation of Title 24 and continue.</p>



Program	Progress/Effectiveness	Appropriateness
<p><b><u>PROGRAM 4.2 – Biggs Municipal Utility, Home Energy Efficiency Rebate Program</u></b></p> <p><u>Objective:</u> The Biggs Municipal Utility will promote energy and resource conservation wherever possible.</p> <p><u>Specific Program Required:</u> The Home Energy Efficiency Rebate Program will continue to promote energy reduction and conservation by providing rebates for the installation and usage of energy efficient appliances, insulation materials, windows, energy audits, weatherization, and other energy saving techniques.</p> <p><u>Responsible Agency:</u> Biggs Municipal Utility.</p> <p><u>Funding Source:</u> Public Benefits funds.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> The continuation of existing programs and development of future program designed to address electric and natural resource usage in the City.</p>	<p><u>Progress:</u></p> <p>The City of Biggs has partnered with two property owners in the city to partially offset costs associated with the installation of solar panels on existing houses, and continues to actively seek opportunities to educate and assist residents with energy-efficiency upgrades.</p> <p><u>Effectiveness:</u></p> <p>This program has been effective and will be continued.</p>	<p>Continue</p>



### **8.3 HOUSING GOALS, POLICIES, AND PROGRAMS**

The purpose of this chapter is to present the City of Biggs's housing program, which is based on state, regional, and local housing policies, as well as identified housing needs of the City's residents, housing resources, and housing constraints.

#### **STATE HOUSING STRATEGY AND POLICIES**

In 1980, the state of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."

In 1995, the state published the State of California Consolidated Plan that includes a five-year housing strategy. The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

- 1) Meeting low-income renters' needs.
- 2) Meeting low-income homeowners' needs.
- 3) Meeting the needs of homeless persons and households requiring supportive services.

Within the five-year strategy is a sub-list of strategies that are intended to address housing as a statewide concern:

- 1) Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources, and fostering partnerships between housing providers).
- 2) Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects and mobile home ownership).
- 3) Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation, financing and manufactured homes, eliminating duplicative environmental review procedures, and revising regulations that add to the cost of housing development).

In 1999, the state issued the California Statewide Housing Plan Update Phase II. Key issues in the Housing Plan include the following:

- Much higher levels of housing construction are needed to adequately house the state's population.
- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban

## 8.0 HOUSING

---

housing markets has led to increasing cost burdens, particularly for low-income renter residents.

- In some regions of the state, the level of overcrowding has dramatically increased.
- A substantial portion of affordable rental housing developments statewide are at risk of conversion to market-rate use.
- Significant numbers of temporary agricultural workers migrate throughout the state facing housing challenges that impact their welfare.
- Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

### REGIONAL HOUSING POLICIES

The Butte County Association of Governments (BCAG) is responsible for the development of regional housing policies for Butte County and the cities within the county. The Regional Housing Needs Plan (RHNP) was issued by BCAG in December 2012. The purpose of the RHNP is to allocate to the cities and county their "fair share" of Butte County's projected housing need by household income group over the eight-year (2014-2022) planning period covered by the plan. As discussed in Section 8.5 Housing Needs and Land Inventory section, the RHNP provides the regional housing needs allocation targets for the City of Biggs.

### CITY OF BIGGS HOUSING PROGRAM

The purpose of this section is to create a housing program that works toward the preservation, improvement, and development of housing for Biggs. The housing program includes many components, such as the establishment of goals, policies, and programs, which together provide a foundation upon which housing activities can be developed and implemented.

### GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

Biggs's housing goals, objectives, policies, and programs concentrate on four specific aspects of the housing market: housing quality, housing quantity and affordability, equal housing opportunity, and natural resources and energy conservation. Goals are provided to address each of these issues, and policies and programs are developed to support and implement each goal. The goals and policies remain similar to those of the previous Housing Element. The programs have been updated to reflect current conditions in the city.

The goals, objectives, policies, and programs of the Biggs Housing Element are as follows:

#### **Goal 1: Housing Quality**

*Provide an adequate supply of housing which is affordable, safe, and sanitary for all segments of the community. Housing should be of sufficient quality, quantity, and diversity to afford all persons regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities an opportunity of selecting among varying types, designs, quality and value.*

### Policy 1.1

Work to provide an adequate supply of housing which is affordable, safe, and sanitary for all segments of the community through the production of new housing stock and/or the maintenance of existing housing stock.

### Policy 1.2

Conserve the existing housing stock through the enforcement of city codes, assisting with the rehabilitation of substandard housing units and, where necessary, provide recommendations for the removal of dilapidated structures.

### Policy 1.3

Integrate and make consistent the Housing Element update within the framework of the City of Biggs General Plan.

### Policy 1.4

Review the City General Plan, Housing Element, and Municipal Code to analyze the effectiveness of the goals, policies, programs, and codes and assist in the development of housing for all Biggs residents.

The following programs have been adopted to attain Goal 1 and to implement the above policies.

#### Program 1.1 – Housing Inspection Program

Objective: Continue the code enforcement program and explore options for the establishment of a Housing Condition Inspection Program. Buildings found to be in violation of health and safety standards and/or building codes will be targeted for rehabilitation to meet current codes and standards.

Specific Action Required: Continue to implement a building inspection program for health and safety standards and building code violations. Particular attention shall be given to housing units identified as dilapidated in the 2004 Housing Condition Survey as this is the most recent and comprehensive survey in the city. The owners of buildings in need of rehabilitation will be notified of options and programs available to address building issues.

Funding Sources: General Fund.

Responsible Agencies/Departments: Code Enforcement/Building Inspector.

Implementation Schedule: Continue code enforcement as needed. Implement a Housing Condition Inspection Program in partnership with the County by June 2015.

Expected Results: The inspection of approximately five housing units on average, annually.

#### PROGRAM 1.2 – Housing Rehabilitation Program

Objectives: Continue the Housing Rehabilitation Program to provide financial assistance to eligible owner and renter households for housing rehabilitation.

## **8.0 HOUSING**

---

Specific Action Required: Continue to apply for Community Development Block Grant (CDBG) funding and apply for funding from Home Investment Partnerships Program (HOME) and CalHome programs. The Housing Rehabilitation Program shall be publicized through the development of informational material made available at City Hall, the City's quarterly newsletter, and the library.

Funding Sources: CDBG Program, HOME, and CalHome.

Responsible Departments/Agencies: City Council, Community Development Specialist.

Implementation Schedule: Apply for funding annually as Notices of Funding Availability (NOFA) are released.

Expected Results: Provide assistance for the rehabilitation of approximately two housing units on average, annually.

### **PROGRAM 1.3 – Housing Condition Survey**

Objective: Maintain a current inventory of housing conditions in the city.

Specific Action Required: The most current housing conditions survey was completed in 2004. This information is somewhat dated, and as such the City will conduct a housing conditions survey in order to assess housing conditions in the City and determine rehabilitation needs for the 5<sup>th</sup> cycle planning period.

Funding Sources: CDBG Planning and Technical Assistance (PTA) grant.

Responsible Departments/Agencies: Community Development Specialist.

Implementation Schedule: Apply for grant funding to conduct housing conditions survey by 2015. Complete housing conditions survey by June 2016.

### **PROGRAM 1.4 – General Plan and Housing Element Periodic Review and Update**

Objective: Maintain a General Plan, including the Housing Element that contains current data and is effective in implementing housing goals.

Specific Action Required: Review the General Plan and Housing Element on an annual basis as part of the City's General Plan Annual Report to evaluate the effectiveness of the element in achieving goals and objectives, and update the data in the element on a continual basis. Provide annual reports as to the effectiveness of the Housing Element to the Biggs City Council and HCD, as required by Government Code Section 65400.

Responsible Agency: City Planner, City Council.

Funding Source: General Fund.

Implementation Schedule: Annually.

Expected Results: Annual evaluation of the effectiveness of the General Plan, including Housing Element Goals, Policies, and Programs.

PROGRAM 1.5 – Zoning Ordinance Review and Update

Objective: Maintain a Zoning Ordinance that contains current data and is effective in implementing housing goals.

Specific Action Required: Review the Zoning Ordinance on an ongoing basis to determine the effectiveness of the ordinance in achieving goals and objectives, and update the data in the General Plan and its compliance with state law.

Responsible Agency: City Planner, City Council.

Funding Source: General Fund.

Implementation Schedule: Ongoing.

Expected Results: Ongoing evaluation of the effectiveness of the Zoning Ordinance in achieving the goals of the General Plan and its compliance with state law.

PROGRAM 1.6 – Multifamily Housing

Objective: Continue to explore alternative methods for increasing the City's affordable housing stock.

Specific Action Required: Currently, the City allows for the development of single-family homes in the high density zoning district (R-3). The City will continue to evaluate if allowing single-family homes in the R-3 zone is an impediment to developing multifamily housing in the City. If it is determined that this is an impediment, the City will amend the Zoning Ordinance to require a CUP for single-family development in the R-3 zoning district so that these remaining sites can be used to accommodate multi-family housing.

Responsible Agency: City Planner, City Council.

Funding Source: General Fund.

Implementation Schedule: Evaluate annually.

Expected Results: The removal of impediments to multifamily housing.

**Goal 2: Housing Quantity and Affordability**

The preservation of existing housing and the construction of new housing at a range of costs and in quantities to meet the needs of existing and future residents of the city.

Policy 2.1

Assist in the production of housing for special needs groups, such as seniors, the disabled (including developmentally disabled), large families, farmworkers, single-headed households, and the homeless.

## 8.0 HOUSING

---

### Policy 2.2

Strive to achieve the City's fair share allocation of the market area housing needs for the 2014-2022 period as determined by the Butte County Association of Governments.

### Policy 2.3

Assist in the development of housing affordable to low-, very low-, and extremely low-income households through financial and/or technical assistance.

### Policy 2.4

Provide adequate housing information to guide municipal decisions and to determine their effect on housing quality and inventory and to encourage private industry to meet the housing needs.

The following programs have been adopted to attain Goal 2 and to implement the above policies.

#### PROGRAM 2.1 – First-Time Homebuyers Program

Objective: Promote the First-Time Homebuyers Program to stimulate more interest. Use this program to assist lower-income households purchase a home.

Specific Action Required: Promote the First-time Homebuyers Program through the production of informational brochures and pamphlets and make this information available at City Hall and the library. Additionally, provide information on the City's website. As interest is increased, apply for HOME and CDBG funding for the continuation of this program.

Funding Sources: General Fund, HOME, and CDBG funds (if available).

Responsible Departments/Agencies: Community Development Specialist.

Implementation Schedule: Provide information by December 2014. Apply for funds in 2015 and thereafter if interest is adequate.

Expected Results: Provide funding for qualified first-time homebuyers based upon monies available.

#### PROGRAM 2.2 – Farmworker Housing

Objective: Provide for the development of suitable housing for farmworkers. Farmworkers typically have special housing needs due to their lower incomes and the seasonal nature of their work. As a result, farmworkers often have a more difficult time finding suitable housing. The City has amended the Zoning Ordinance to comply with California Health and Safety Code Section 17021.5 to allow employee housing for farmworkers accommodating six or fewer workers as a residential use and shall not require any special approvals that are not required of a family dwelling of the same type in the same zone. The City will further revise the Zoning Ordinance to comply with California Health and Safety Code Section 17021.6.

Specific Action Required: The City shall amend its Zoning Ordinance to conform to Health and Safety Code 17021.6. The City shall continue to consider measures to encourage the production of housing for permanent and migrant farmworkers. Such measures include funding development, developer identification, maintaining an inventory of suitable sites, site



development, and ensuring zoning and development standards that would facilitate a variety of housing types for farmworker housing needs.

Funding Sources: General Fund, USDA funds (e.g., Section 515 and 516), HCD funds (e.g., Joe Serna Farmworker Housing Grants), HOME, CDBG, and CalHome.

Responsible Departments/Agencies: City Planner, Community Development Specialist, City Council.

Implementation Schedule: Amend the Zoning Code by 2015 to allow farmworker housing as required by Health and Safety Code Section 17021.6. Investigate resources available to further the goal of providing needed farmworker housing on an ongoing basis.

Expected Results: Facilitate the development of housing for farmworkers.

### PROGRAM 2.3 – Large Household Housing

Objective: Renter households with six or more persons do not have an adequate number of dwelling possibilities in the city. The number of large rental housing units is limited in the city, and as such large renter households cannot obtain adequate housing.

Specific Action Required: The City will consider a program to provide incentives such as fee reductions, modifications to development standards, and financial incentives for the development of rental housing units with four or more bedrooms.

Funding Sources: HOME/CDBG Programs.

Responsible Departments/Agencies: City Council, Community Development Specialist.

Implementation Schedule: As development applications are received.

Expected Results: Increased attractiveness of the development of larger residential housing units.

### PROGRAM 2.4 – Infill Development Program

Objective: The supply of developable land zoned for higher-density residential use is a limiting constraint to the development of higher-density housing in the city. Identification of vacant and underutilized residential land and its development potential will help to determine the residential development potential in the city and assist in identifying ways to remove the constraints.

Specific Action Required: The City will maintain a database of vacant and underutilized residential land and the constraints to the development of that land. This information shall be made available to the public by the city.

Responsible Agency: City Planner.

Funding Source: General Fund.

Implementation Schedule: Ongoing.

Expected Results: The development of two to four infill residential units during the planning period.

## **8.0 HOUSING**

---

### Program 2.5 – Second Units

Objective: An adequate second dwelling unit housing supply to meet the needs of the expanding Biggs population.

Specific Action Required: Encourage the development of second dwelling units and allow the following incentives on a case-by-case basis: the reduction of parking requirements; enhanced processing times, and impact fee reduction. Provide educational materials regarding second units in the form of brochures at City Hall and the public library.

Responsible Agency: City Planner, City Council.

Funding Source: General Fund.

Implementation Schedule: As applications for development of second units are received.

Expected Results: The development of four additional second dwelling units.

### PROGRAM 2.6 – Development Processing System Review Program

Objective: Minimize processing time for development permits, especially those for affordable residential projects and those that conform to City development requirements. Complex processing procedures in permit issuance can be an obstacle in housing development especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs.

Specific Program Required: Annually monitor the development processing/review procedures on an ongoing basis, and make changes as required to minimize the time required for review by the City as much as feasible. This reduction in time will reduce the cost to developers and may increase housing production in the city.

Responsible Agency: City Planner, Building Department.

Funding Source: General Fund.

Implementation Schedule: Annually.

Expected Results: The reduction of plan review time needed by City staff to process complex affordable housing projects as needed.

### PROGRAM 2.7 – State and Federal Housing Programs

Objective: To provide support and assistance to affordable housing developers to help meet the needs of existing and future residents.

Specific Action Required: Coordinate with county, state, and federal resources to obtain any available sources of funding for the development of affordable housing units. Actively pursue all potential funding sources available to the city. This activity will be updated biannually. The City will assist and support applications for funding for affordable housing development.

There are a number of state and federal programs which provide low-cost financing or subsidies for the production of extremely low-, very low-, low-, and moderate-income housing. Certain programs require an application and participation by the local public agency; other programs

are for use by nonprofit housing corporations and housing authorities; and the remaining programs require application and direct participation by a private developer. The City will determine which programs will be most beneficial for housing production in the city and then directly or indirectly pursue those programs. Programs which the City will consider are:

- Affordable Housing Partnership Program (AHPP)
- USDA Rural Development, Section 202 Program
- Community Development Block Grant Program (CDBG)
- Home Investment Partnerships Program (HOME)
- CalHome Program

Per state law the City offers incentives such as density bonuses, reduced parking standards and fee reductions.

Funding Sources: All available federal, state, and local sources.

Responsible Departments/Agencies: Community Development Specialist.

Implementation Schedule: Ongoing. Scheduling of City applications for funding from the various federal and state funding programs are dependent on the application deadlines for the various programs. The City will contact HCD biannually to determine the application deadlines for the various funding sources. The City will apply for funding as it becomes available and as staffing permits.

Expected Results: Increased interest in the production of targeted housing units in the city.

### PROGRAM 2.8 – Planned Development

Objective: Encourage planned developments in the North Area and South Area Residential Special Planning Districts as discussed in the City's General Plan. The City permits planned development districts, which allow for flexibility in the use and design of land and structures. This flexibility may include the alteration of setback requirements, height limits, sign requirements, building coverage limits, off-street parking, density and intensity limits, etc. These districts are areas for the development of a mix of different housing types, including live-work units, apartments, and single-family dwellings.

Specific Program Required: Provide informational materials and staff resources to describe the planned development process and its possibilities, identify areas of the city that may be rezoned as planned development districts, and identify possible development incentives for a planned development such as density bonuses and development standard modifications.

Responsible Agency: City Planner, City Council.

Funding Source: General Fund.

Implementation Schedule: Continue to publicize incentives applicable to planned developments. Produce informational materials by June 2015.

Expected Results: The promotion of neighborhoods with a mix of different housing types and land uses, affordable to a broad range of households.

## 8.0 HOUSING

---

### Program 2.9 – Substandard Lot Development Variance

Objective: To provide opportunities for the use of underutilized residential parcels. Within the city there are four vacant small residentially zoned lots, less than 7,200 square feet (APN: 022-150-032, 001-013-023, 001-113-012, 011-140-048), which may support residential development; however, because of the minimum 7,200-square-footage requirement in the City's Zoning Ordinance, these lots are unbuildable at this time. This program was developed to allow these lots to apply for a variance to allow for development on a lot less than 7,200 square feet.

Specific Action Required: The City shall allow the owners of the identified lots to apply for a variance to allow development on lots not meeting the minimum required lot size. The City shall support such requests for a variance to the minimum lot size, when no public health and safety issues are found.

Responsible Agencies/Departments: City Planner, City Council.

Funding Sources: N/A.

Implementation Schedule: As requested.

Expected Results: The potential utilization of up to four existing substandard lots.

### Program 2.10 – Transitional and Supportive Housing

Objective: The provision of emergency shelters and transitional and supportive housing resources for homeless and nearly homeless persons as required by state law.

Specific Action Required: The City's Zoning Ordinance shall be amended as necessary to adhere to state legislation (SB 2) regarding the allowance of transitional and supportive housing. Both transitional and supportive housing will be allowed in all zones allowing residential uses subject only to the same restrictions on residential uses contained in the same type of structure in the same zone.

The City will continue to support local and regional public assistance programs for the homeless, such as those sponsored by the Butte County Continuum of Care.

Responsible Agencies/Departments: City Planner, City Council, Community Development Specialist.

Funding Sources: General Fund.

Implementation Schedule: Amend the Zoning Ordinance to allow transitional and supportive housing per SB 2 within one year of Housing Element adoption.

Expected Results: Amend the Zoning Ordinance to address transitional and supportive housing projects as required by law.

### Program 2.11 – Extremely Low-Income Households

Objective: To encourage and facilitate supportive housing and single-room occupancy (SRO) units.

Specific Action Required: The City shall continue to work with the private sector, nonprofit agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing (i.e., SROs) for extremely low-income households. In addition, the City will consider incentives or regulatory concessions to encourage the development of SROs.

Responsible Agencies/Departments: City Planner, City Council.

Funding Sources: CDBG, HOME.

Implementation Schedule: Annually, as funding is available.

Expected Results: Help facilitate the development of housing affordable to extremely low-income households.

### Program 2.12 – At Risk Units

Objective: Preservation of affordable units in the city.

Specific Action Required: The City shall continue to maintain a list of all dwellings within the city that are subsidized by government funding, or low-income housing developed through local regulations or incentives. The list shall include at least: the number of units, the type of government program, and the date on which the units may convert to market-rate dwellings. Currently no assisted units with the potential to convert to market rate have been identified in the city.

The City will require all property owners to provide at least two years' notice prior to the conversion of any units from lower-income to market-rate units in any of the following circumstances:

- The units were constructed with the aid of government funding.
- The project was granted a density bonus.
- The project received other incentives.

Such notice shall be given at least to the following:

- The City
- HCD
- Butte County Housing Authority
- Residents of at-risk units
- Any others deemed appropriate

## 8.0 HOUSING

---

Responsible Agencies/Departments: City Planner, City Council.

Funding Sources: General Fund.

Implementation Schedule: Ongoing.

Expected Results: Monitor at-risk housing units.

### Program 2.13 – Special Needs Households

Objective: Meet special needs and seek funding for special needs groups.

Specific Action Required: The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments. In addition, as appropriate, the City will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.

Responsible Agencies/Departments: City Planner, City Council.

Funding Sources: Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups.

Implementation Schedule: Seek funding opportunities beginning in 2014–2015 and annually thereafter; all program components are ongoing.

Expected Results: Apply for at least two funding opportunities serving special needs groups.

### **Goal 3: Equal Housing Opportunity**

*It is the goal of the City of Biggs to assure that discrimination is not a factor in the ability of households to obtain housing.*

#### Policy 3.1

Do not allow discrimination to interfere with the attainment of the City's housing goals, policies, and programs.

#### Policy 3.2

Coordinate with all regional governmental and non-governmental agencies to address the regional housing problems of all special needs groups.

Policy 3.3

Endeavor to include all segments of the community in the development and revision of the Housing Element.

The following programs have been adopted to attain Goal 3 and to implement the above policies.

Program 3.1 – Housing Discrimination and Housing Equal Opportunity

Objective: Prevent housing discrimination and promote equal housing opportunities.

Specific Action Required: Continue to coordinate and refer interested persons to the appropriate agencies such as the Community Legal Information Center, Mediation Center of the North Valley, Butte County Housing Authority, and Legal Services of Northern California. The City will act as an independent third party for discrimination complaints. The City will support equal housing opportunity programs by continuing to provide informational fair housing brochures in English and Spanish that will be available to the public at City Hall, the library, and other public places.

Responsible Agency: City Planner, Community Development Specialist.

Funding Source: N/A.

Implementation Schedule: Ongoing.

Expected Results: Adherence with the City's policy of fair housing practices.

PROGRAM 3.2 – Removal of Housing Constraints for Persons with Disabilities

Objective: Identify and remove possible governmental constraints to the development of housing for persons with disabilities.

Specific Action Required: Persons with disabilities have been identified by the state as a special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to Biggs's housing policies and practices.

The City will continue to annually evaluate whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures, and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

Funding Sources: General Fund.

Responsible Agencies/Departments: City Administrator, City Planner, City Council.

Implementation Schedule: Annually review Zoning Ordinance for constraints to housing for disabled persons. The City will adopt a formalized reasonable accommodations procedure by January 2015.

## 8.0 HOUSING

---

Expected Results: An evaluation of the City's policies and regulations to determine if any constraints to the development of disabled housing as a result of those policies and regulations exist and removal of such constraints if they do exist. Adoption of a reasonable accommodations procedure.

### **Goal 4: Natural Resources and Energy Conservation**

*It is the goal of the City to promote the conservation of natural resources and energy in housing production.*

#### Policy 4.1

Encourage the development of energy-efficient housing by utilizing efficient designs and materials as well as encouraging proper orientation of new homes to maximize solar radiation.

The following programs have been developed to attain Goal 4 and to implement the above policy.

#### Program 4.1 – Implement State Energy Conservation Standards

Objective: Promote energy and resource conservation wherever possible. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

Specific Program Required: Building permitting and code compliance is administered by the Butte County Development Services for the city. The City will continue to request that the Butte County Development Services Building Division be responsible for implementing the state's energy conservation standards established by Title 24 of the California Building Code (CBC). This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.

Responsible Agency: City Planner, Butte County Building Division.

Funding Source: N/A.

Implementation Schedule: Ongoing.

Expected Results: The checking of all building plans for compliance with Title 24. The increase in energy efficiency will save energy and natural resources.

#### PROGRAM 4.2 – Biggs Municipal Utilities, Home Energy Efficiency Rebate Program

Objective: Biggs Municipal Utilities will promote energy and resource conservation wherever possible.

Specific Program Required: The City will continue the Home Energy Efficiency Rebate Program in order to continue promoting energy reduction and conservation by providing rebates for the installation and usage of energy-efficient appliances, insulation materials, windows, energy audits, weatherization, and other energy-saving techniques.

Responsible Agency: Biggs Municipal Utilities.



Funding Source: Public benefits funds.

Implementation Schedule: Ongoing.

Expected Results: The continuation of existing programs and development of future programs designed to address electric and natural resource usage in the city.

#### QUANTIFIED OBJECTIVES SUMMARY

Based on the above programs, the City has the objective to provide for the rehabilitation of eight units. As described in Section 8.5 Housing Needs and Land Inventory, the realistic capacity of available residential sites would yield 240 units between 2014 and 2022. However, based on the amount of housing production since 2009, which was only replacement housing for homes destroyed by fires, and the City's housing stock was actually reduced by two units, the potential to develop this number of housing units is unlikely. Therefore, a lower number of units has been identified as part of the quantified objectives of the City, as shown in **Table 8.3**.

**TABLE 8.3**  
**QUANTIFIED OBJECTIVES SUMMARY (2014-2022)**

Income Group	Rehab	Preservation/ Conservation	Additional Residential Capacity	Totals
Extremely Low	0	0	12	<b>12</b>
Very-low	3	0	14	<b>17</b>
Low	5	0	17	<b>22</b>
Moderate	0	0	20	<b>20</b>
Above-Moderate	0	0	72	<b>72</b>
<b>Total</b>	<b>8</b>	<b>0</b>	<b>135</b>	<b>143</b>

*Note: No affordable housing units are anticipated to need preservation or conservation during the Housing Element planning period.*



## **8.4 HOUSING NEEDS ASSESSMENT**

The Housing Needs Assessment provides a demographic profile of the city by analyzing the following types of information: population, employment, and household trends, housing unit characteristics, income, housing costs and overpayment, and special housing needs.



HCD developed a data packet for jurisdictions in Butte County that contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. Where additional information is required, the US Census is the preferred data source as it provides the most reliable and in-depth data for demographic characteristics of a locality. The California Department of Finance (DOF) is another source of valuable data and is more current than the Census. However, the DOF does not provide the depth of information that can be found in the 2010 US Census. Whenever possible, the Butte County data packet, DOF data, and local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The 2010 US Census did not collect information in several categories that are required for the Housing Needs Assessment. Where this is the case, historical DOF data is used or information from the 2000 US Census is retained. Additionally, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Where the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in Biggs, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale.

The data presented in the Housing Needs Assessment will not only guide the development of housing goals and policies, but will also be integrated into the body of the Housing Element to present the current status of housing and housing-related issues in the City of Biggs.

### **POPULATION CHARACTERISTICS**

#### **Population Trends**

**Table 8.4** shows the population growth in Biggs and Butte County from 2000 to 2013. Between 2000 and 2010, the City's population decreased by 5 percent. The City's decline in population was not consistent with the overall county population trends, which increased by 8 percent during the same period. From 2010 to 2013, the City's population continued to decline, from 1,707 to 1,692 residents.

## 8.0 HOUSING

**TABLE 8.4**  
**POPULATION TRENDS, 2000-2013**  
**CITY OF BIGGS AND BUTTE COUNTY**

	2000 Population	2010 Population	Percent Change 2000-2010	2013 Population	Percent Change 2010-2013
City of Biggs	1,793	1,707	-5%	1,692	-1%
Butte County	203,171	220,000	8%	221,485	1%

Source: 2000 US Census; 2010 US Census; Department of Finance 2013

BCAG's *Butte County Long-Term Regional Growth Forecasts* provides low, medium, and high population projections for all cities of Butte County. **Table 8.5** reports low-level BCAG projections, which estimate that the city's population will increase by more than 50 percent through 2020 and more than double by 2035. Based on the BCAG projections, the population of Biggs is expected to increase to 4,059 people by 2035. These population projections are reported with several caveats. First, the current Land Use Element of the General Plan would not accommodate this population. Second, given the stagnation and decline of population through 2013, the population projections likely overestimate growth. However, BCAG projections are presented in this report to be consistent with regional planning efforts.

**TABLE 8.5**  
**POPULATION TRENDS, 2010-2035**  
**CITY OF BIGGS AND BUTTE COUNTY**

	2010 Population	2020 Population	2030 Population	2035 Population	Percent Change 2010-2035
City of Biggs	1,707	2,624	3,521	4,059	138%
Butte County	220,000	257,504	293,285	315,698	44%

Source: 2000 US Census; Department of Finance 2013; BCAG *Butte County Long-Term Regional Growth Forecasts* 2011

### Population by Age

**Table 8.6** shows the population of Biggs by age group and the percent change between 2000 and 2010. According to the 2010 US Census, the median age for the city was 35.1, which was younger than Butte County with a median age of 37.2. In the City of Biggs, children age 14 and under accounted for approximately 22 percent of the total population. Approximately 11 percent of the population of Biggs was 65 years and over, as compared to Butte County with 15 percent of persons 65 years or over. This population group is considered to have special housing needs, which are discussed later in this Housing Element.

The largest age group in the City of Biggs was the 45-54 age group, which represented 16 percent of the total city population. This was an increase in proportion from 1990 of 14.2 percent. The second largest age group was the 35-44 age group, which in 1990 had been the largest age group proportionately. The largest percentage increase occurred in the 60-64 age group, with a 107 percent increase. **Table 8.7** reports age by householder, which is another way of illustrating how age is distributed in the city. The majority of renters are between 25 and 34 years old, while most owners are older than 45 years old.

**TABLE 8.6**  
**POPULATION BY AGE, CITY OF BIGGS**

Age Group	2000		2010		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
Under 5 Years	139	8%	99	6%	-40	-29%
5 to 9 Years	172	10%	132	8%	-40	-23%
10 to 14 Years	185	10%	141	8%	-44	-24%
15 to 19 Years	180	10%	172	10%	-8	-4%
20 to 24 Years	96	5%	121	7%	25	26%
25 to 34 Years	237	13%	187	11%	-50	-21%
35 to 44 Years	289	16%	206	12%	-83	-29%
45 to 54 Years	194	11%	277	16%	83	43%
55 to 59 Years	72	4%	101	6%	29	40%
60 to 64 Years	41	2%	85	5%	44	107%
65 to 74 Years	104	6%	101	6%	-3	-3%
75 to 84 Years	72	4%	68	4%	-4	-6%
85 Years and Over	12	1%	17	1%	5	42%
Total	1,793	100%	1,707	100%	-86	-5%

Source: 2000 US Census and 2010 US Census

## 8.0 HOUSING

---

**TABLE 8.7**  
**POPULATION BY AGE OF HOUSEHOLDER, CITY OF BIGGS**

Householder Type	Number	Percentage of Total
Owner-Occupied	388	62%
Householder 15 to 24 years	5	1%
Householder 25 to 34 years	47	8%
Householder 35 to 44 years	56	9%
Householder 45 to 54 years	82	13%
Householder 55 to 59 years	50	8%
Householder 60 to 64 years	36	6%
Householder 65 to 74 years	66	11%
Householder 75 to 84 years	20	3%
Householder 85 years and over	26	4%
Renter-Occupied	235	38%
Householder 15 to 24 years	38	6%
Householder 25 to 34 years	72	12%
Householder 35 to 44 years	33	5%
Householder 45 to 54 years	4	1%
Householder 55 to 59 years	46	7%
Householder 60 to 64 years	20	3%
Householder 65 to 74 years	9	1%
Householder 75 to 84 years	13	2%
Householder 85 years and over	0	0%
Total	623	100%

Source: US Census ACS 2007-2011, B25007

### EMPLOYMENT CHARACTERISTICS

According to the California Employment Development Department (EDD), the City of Biggs had 700 employed persons in 2013 and had an unemployment rate of 13.5, which is higher than the 2008 rate of 10.5%. The consistently high unemployment rate in the past four years is the result of local long-term structural changes in employment patterns as well as the result of the substantial national economic downturn that occurred in 2008.

**Table 8.8** illustrates employment in the City of Biggs by industry. According to the ACS, the majority of persons employed in Biggs in 2010 worked in the Services sector, representing 48 percent (307 persons) of the City's workforce. The Services sector had the largest numerical increase in employment since 2000, with an increase of 54 persons. Significant percentage increases occurred in Finance, Insurance and Real Estate, though the percentage increases are exaggerated by the small size of the industry. Between 2000 and 2010, agriculture, manufacturing, wholesale trade, retail trade, information, and government all had decreases both numerically and in terms of percentage.

**TABLE 8.8**  
**EMPLOYMENT BY INDUSTRY**  
**CITY OF BIGGS**

Industry	2000		2010		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
Agriculture, Forestry, Fishing, Hunting and Mining	74	11%	63	10%	-11	-15%
Construction	44	7%	74	12%	30	68%
Finance, Insurance and Real Estate	14	2%	32	5%	18	129%
Government	32	5%	27	4%	-5	-16%
Information	5	1%	0	0%	-5	-100%
Manufacturing	89	13%	30	5%	-59	-66%
Retail Trade	91	14%	59	9%	-32	-35%
Services	253	38%	307	48%	54	21%
Transportation, Communications and Public Utilities	32	5%	40	6%	8	25%
Wholesale Trade	32	5%	10	2%	-22	-69%
<b>Total*</b>	<b>666</b>	<b>100%</b>	<b>642</b>	<b>100%</b>	<b>-24</b>	<b>-4%</b>

Source: 2000 US Census; US Census ACS 2007-2011, DP-03

\* Total represents all employed civilians 16 years of age and over.

The major employers in Biggs are generally limited to the agricultural and public sectors. Given the small size of the city and its location near larger cities, the number of businesses is limited and employment is often available elsewhere. Major employers based in Biggs or the immediate vicinity include Red Top Rice Growers, SunWest Milling Company, the Biggs Unified School District, and the City of Biggs.

**Table 8.9** shows employment projections from 2010 through 2020 as related to occupation growth for the Chico Metropolitan Statistical Area (MSA), which includes all of Butte County. The EDD does not provide employment projections for the City of Biggs; the Chico MSA data is the best available employment projection data. Over the next seven years, the Chico MSA expects new employment to be concentrated in a variety of occupations ranging from personal care aides to laborers. When comparing annual incomes to the 2013 median income (\$58,700) for Butte County, only one of these occupational categories, registered nurses, is above the median income. The remainder of the occupations would provide an income for a family of four that is "very low."

## 8.0 HOUSING

**TABLE 8.9**  
**CHICO METROPOLITAN STATISTICAL AREA (BUTTE COUNTY)**  
**FASTEST-GROWING OCCUPATIONS (PROJECTED), 2010-2020**

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

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

### COMMUTE

Commute distance is important to look at when determining options for housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while communities with short average commutes tend to have a strong jobs/housing balance or a greater balance between jobs and housing available in the community. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on transportation-related expenses. This, in turn, affects a household's ability to occupy decent housing without being overburdened by cost. **Table 8.10** indicates that the majority of residents travel less than 30 minutes from home to work. This figure indicates that many of the jobs are within 20 miles of the city. However, 46 percent of employed residents travel more than 30 minutes, indicating a weak job/housing balance meaning that the available jobs are not within close distance to the employees' places of residence.

**TABLE 8.10**  
**CITY OF BIGGS COMMUTE PROFILE**

Travel Time to Work	Number	Percentage
Less than 30 minutes	389	54%
30 to 59 minutes	264	36%
60 or more minutes	72	10%
Total	725	100%

Source: CHAS 2009



## HOUSEHOLD CHARACTERISTICS

According to the 2010 US Census, the City of Biggs has 565 households. This is a 1 percent decline from the 2000 household count of 571 (**Table 8.11**). As with population, this decrease in households runs counter to countywide trends, which saw a 10 percent increase in households during the same period.

**TABLE 8.11**  
**HOUSEHOLDS, 1980-2010**  
**CITY OF BIGGS AND BUTTE COUNTY**

Year	Households	Change	Decade % Change
<b>City of Biggs</b>			
1980	488		
1990	521	33	7%
2000	571	50	10%
2010	565	-6	-1%
<b>Butte County</b>			
1980	56,904		
1990	71,665	14,761	26%
2000	79,566	7,901	11%
2010	87,618	8,052	10%

Source: 1980 US Census; 1990 US Census; 2000 US Census; Department of Finance, 2010

**Household Size**

**Table 8.12** displays the household size, number of households, and percentage of each household size in the City of Biggs. There has been a significant increase in the number of households with seven or more persons since 2000. By contrast, the number of households with four to six persons has decreased. The increase in the number of family-sized households is reflected in the average household size for Biggs, which decreased by 3 percent between 2000 and 2010. The average household size in Biggs is high when compared with the average household size in Butte County, which was 2.48 persons per household in 2010.

**TABLE 8.12**  
**HOUSEHOLD SIZE, 2000-2010**

Household Size	2000		2010		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
1 person	116	20%	127	20%	11	9%
2 person	126	22%	154	25%	28	22%
3 person	82	14%	127	20%	45	55%
4 person	118	21%	100	16%	-18	-15%
5 person	80	14%	51	8%	-29	-36%
6 person	32	6%	23	4%	-9	-28%
7+ person	19	3%	41	7%	22	116%
<b>Total</b>	<b>573</b>	<b>100%</b>	<b>623</b>	<b>100%</b>	<b>50</b>	<b>9%</b>
Average Household Size	3.14		3.02		-0.12	-3%

Source: 2000 US Census; US Census ACS 2007-2011, B25009

## 8.0 HOUSING

---

### Household Tenure

According to the 2010 US Census, as indicated in **Table 8.13**, the majority of housing units in Biggs were owner-occupied (69 percent). This represents an 8 percentage point decrease in the proportion of owner-occupied households to total households from 2000. The ownership rate in Biggs is greater than Butte County as a whole, which has 58 percent owner-occupied households.

**TABLE 8.13**  
**HOUSEHOLD TENURE, 2000-2010**  
**CITY OF BIGGS**

Household Type	2000		2010		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
Occupied Housing Units	571	100%	565	100.0%	-6	-1%
<i>Owner Occupied</i>	425	74%	392	69%	-33	-8%
<i>Renter Occupied</i>	146	26%	173	31%	27	18%

Source: 2000 US Census; Department of Finance, 2010

### Overcrowded Households

The US Census Bureau defines overcrowding as occurring when a housing unit is occupied by more than the equivalent of one person per room (not including kitchens and bathrooms). A typical home might have three bedrooms, a living room, and a dining room, for a total of five rooms. If more than five people were living in the home, it would be considered by the Census Bureau to be overcrowded.

Overcrowding can be a result of a low supply of affordable and adequate housing. Households that are unable to afford larger housing units, or face a lack of vacant larger housing units in an area, may be forced to rent or purchase housing that is too small to meet their needs.

As **Table 8.14** shows, 69 households were considered overcrowded in Biggs in 2010, representing 12 percent of the households in the city. This is roughly the same rate of overcrowding that occurred in 2000. The only major change between 2000 and 2010 is the shift in the percentage of severely overcrowded households from owner- to renter-occupied households. This follows city tenure trends and may indicate that many larger families are unable to own their own house in the city.

**TABLE 8.14**  
**OVERCROWDED HOUSEHOLDS**

Type	Overcrowded (1.01-1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)		Total	
	Number	Percentage of Total Housing Units	Number	Percentage of Total Housing Units	Number	Percentage of Total Housing Units
<b>2000</b>						
Owner	28	5%	22	4%	50	9%
Renter	20	4%	3	1%	23	4%
<b>Total</b>	<b>48</b>	<b>8%</b>	<b>25</b>	<b>4%</b>	<b>73</b>	<b>13%</b>
<b>2010</b>						
Owner	23	4%	0	0%	23	4%
Renter	28	5%	18	3%	46	8%
<b>Total</b>	<b>51</b>	<b>9%</b>	<b>18</b>	<b>3%</b>	<b>69</b>	<b>12%</b>

Source: 2000 US Census; US Census 2007-2011 ACS, B25014

## HOUSING CHARACTERISTICS

### Housing Stock

According to the State of California Department of Finance, as shown in **Table 8.15**, the number of housing units in Biggs had very little change between 2000 and 2013. Single-family detached residences make up the majority of housing units in the city. Single-family detached and attached units saw the largest growth over this period, with 10 percent and 25 percent increases, respectively. Between 2000 and 2013, two- to four-unit, five or more units, and mobile home housing types all saw substantial decreases.

**TABLE 8.15**  
**HOUSING UNITS BY TYPE**

Units in Structure	2000		2010		2013		Number Change, 2000- 2013	Percentage Change, 2000-2013
	Number	Percentage	Number	Percentage	Number	Percentage		
Single family, detached	506	82%	559	91%	559	91%	53	10%
Single family, attached	28	5%	35	6%	35	6%	7	25%
2 to 4 units	28	5%	0	0%	0	0%	-28	-100%
5 or more	5	1%	4	1%	4	1%	-1	-20%
Mobile home, other	47	8%	19	3%	17	3%	-30	-64%
<b>Total</b>	<b>614</b>	<b>100%</b>	<b>617</b>	<b>100%</b>	<b>615</b>	<b>100%</b>	<b>1</b>	<b>0%</b>

Source: 2000 US Census, Department of Finance 2013

Note: Housing units constructed in the city's sphere of influence are not included as a part of the city's housing stock. These units are considered to be a part of Butte County's housing stock and remain so unless the City annexes these units.

## 8.0 HOUSING

---

### Age of Housing Stock

**Table 8.16** illustrates the approximate age of the housing stock in Biggs. The largest percentage of Biggs's housing stock, 24 percent (148 units), was built between 1970 and 1979. Prior to 1970, 54 percent of the housing stock was built and 25 percent was built in 1949 or earlier. Overall, 78 percent of the housing stock was constructed more than 35 years ago, the age at which most housing units need substantial repairs or retrofits. The City actually lost units between 2010 and 2013 according to the DOF.

**TABLE 8.16**  
**HOUSING UNITS BY YEAR BUILT**

Year Built	Number	Percent
1939 or earlier	93	15%
1940 to 1949	63	10%
1950 to 1959	65	11%
1960 to 1969	112	18%
1970 to 1979	148	24%
1980 to 1989	76	12%
1990 to 1999	57	9%
2000 to 2009	16	1%
2010 to January 2013	0	0%
<b>Total</b>	<b>630</b>	<b>100%</b>

Source: 2010 Census, DOF for units between 2010 and 2013

### Housing Stock Condition

Substandard housing conditions, without physical inspection, can generally be assessed through the indicators of overcrowding, units lacking complete plumbing, and units constructed before 1950 that have not had significant maintenance. **Table 8.14** illustrates overcrowding conditions in Biggs and **Table 8.16** indicates that approximately 25 percent of the housing stock in the City was built prior to 1950.

The most recent inventory of housing conditions in the City of Biggs was completed in May 2004. This survey involved a total of 591 housing units in the community. A computer file with residential parcel data was used to determine the location of all units in the City of Biggs. Due to the small size and accessibility of the community, 100 percent of the assessable residential housing units were inspected. Through the use of a point rating system prescribed by HCD, the five major components of each structure were numerically rated, and the results were tabulated to establish a total score. Based on this total score, each unit was categorized as "sound," "minor," "moderate," "substantial," or "dilapidated." Undeveloped properties were not scored, while properties featuring more than one unit were marked as multifamily dwellings and counted as one unit in determining the total housing count.

The survey was conducted on a street-by-street basis to assess the exterior physical condition of each structure. Using a combination of drive-by and walk-by techniques, and remaining within public rights-of-way, all structures were visually rated according to the condition of major

structural components, including foundations, roofing, siding, windows, and electrical. Attached garages were included in the evaluation, while detached garages, carports, and other appurtenant structures were not included. The surveyor visually assessed each of the structures, taking into account the quality of the building materials, building codes, structural size and configuration, and whether any substandard additions or other structures were attached to the dwelling (California Engineering Company 2004). The results of the survey are displayed in **Table 8.17**.

**TABLE 8.17**  
**HOUSING CONDITION SURVEY**  
**CITY OF BIGGS**

Condition	Number of Units	Percent of Total Units
Sound	118	20.0%
Minor rehabilitation	121	20.4%
Moderate rehabilitation	233	39.4%
Substantial rehabilitation	73	12.4%
Dilapidated	46	7.8%
<b>Total</b>	<b>591</b>	<b>100.0%</b>

*Source: California Engineering Company 2004*

The results of the housing condition survey revealed a substantial need for housing rehabilitation and maintenance in the City of Biggs. The overall percentage of units needing improvement totaled approximately 80 percent, or 473 units. A majority of the units in need of repair were placed in the "minor" to "moderate" repair category, and a limited number of units were found to be in need of "substantial" repair or in "dilapidated" condition. According to the DOF, as of 2009 approximately 53 percent of the homes constructed in the city are more than 40 years old. Many of the older homes have been maintained, resulting in the low number of dilapidated units. However, the high number of "minor" to "moderate" units should be addressed to ensure the stock is preserved and will not result in an increase to a more substantial need for repair.

Generally, the CDBG program considers those units categorized as minor, moderate, or substantial to be suitable for rehabilitation. Those units determined to be dilapidated are generally considered unsuitable. However, all of these classifications are considered indicators of the need for rehabilitation and must be reported in applications for funding housing and community development programs. Additionally, while dilapidated units are usually better candidates for demolition, they may also be reconstructed or substantially repaired. Dilapidated units were included in the total percentage of units requiring rehabilitation.

The survey also evaluated the condition of mobile homes in the city. The survey found the majority of these units are in need of replacement due to the age of the units. Five units were found in sound conditions, 12 units were in need of minor repair, and 32 units demonstrated the need for moderate repair (California Engineering Company 2004).

Since 2004, the City has had approximately nine to 10 homes that have been substantially renovated. This would reduce the total number of units needing improvement established as a result of the 2004 survey of 473 units; however, this would only reduce the percentage of units needing improvement by 2 percent to approximately 78 percent. Additionally, some units may have further deteriorated since the 2004 survey if no repairs or maintenance have been

## 8.0 HOUSING

conducted in the last 10 years. Therefore, for the purposes of this Housing Element update, it is estimated that approximately 80 percent of units are in need of minor to moderate improvements. However, the majority of these minor or moderate repair homes are considered at this level of condition because of the age of the home and as with all buildings, as the building ages, a higher level of repair and annual maintenance may be needed. According to the City (City of Biggs, 2013) ten housing units are dilapidated. Of these, three have been “red tagged” by the City meaning that they are uninhabitable: one due to fire damage, one because of a lack of utilities, and one was bought by the City as a tax sale purchase as it was uninhabitable and is currently undergoing a remediation process to remove potential health issues (lead-based paint). Of the remaining six dilapidated houses, four are undergoing the City’s code enforcement process to correct violations and two are being rehabilitated. **Program 1.3** is proposed to require the City to conduct an updated Housing Conditions Survey by 2016.

### HOUSING VACANCY

A healthy housing market generally has a vacancy rate of 5 percent. A low vacancy rate reduces the opportunities for mobility within a community and increases the cost of available housing. An increased rate of homelessness and emigration are likely consequences of excessively low vacancies. A high vacancy rate may lower the cost of housing, present a greater opportunity for mobility within a community, and reduce the rate of homelessness. It may also inhibit the development of newer housing units.

According to the California Department of Finance, the City of Biggs was just above the desired vacancy rate at 7 percent (**Table 8.18**). The vacancy rate has remained constant between 2000 and 2010. However, the absolute number of vacant units increased by 11 units during that same period.

**TABLE 8.18**  
**VACANCY RATES**

Description	2000		2010	
	Number of Units	Percentage	Number of Units	Percentage
Total Units	614	100%	617	100%
<i>Vacant Units</i>				
For rent	19	3%	12	3%
For sale only	11	2%	13	2%
Rented or sold, not occupied	9	2%	1	2%
For seasonal, recreational, or occasional use	2	0%	3	0%
For migrant workers	0	0%	0	0%
Other vacant	0	0%	23	0%
<b>Total vacant units</b>	<b>41</b>	<b>7%</b>	<b>52</b>	<b>7%</b>
<b>Effective Vacancy Rate</b>	<b>7%</b>		<b>8%</b>	

Source: 2000 US Census; Department of Finance 2010

**HOUSEHOLD INCOME**

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

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

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

**Table 8.19** shows the maximum annual income level for each income group adjusted for household size for Butte County. The maximum annual income data is used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

## 8.0 HOUSING

**TABLE 8.19**  
**2013 STATE INCOME LIMITS, BUTTE COUNTY**

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

Source: California Department of Housing and Community Development 2013

According to the 2007-2011 ACS Five-Year Estimates, the household median income for the City of Biggs was \$44,485. Between 2000 and 2011, the City median income increased by \$11,235, or 34 percent. Indicative of the change in median income is the change in income levels in the city. As shown in **Table 8.20**, households earning less than \$35,000 annually have decreased between 2000 and 2011. According to the 2007-2011 ACS Five-Year Estimates, the proportion of households in Biggs earning less than \$15,000 decreased from 21 percent to 14 percent between 2000 and 2011 and the proportion of households earning \$50,000 or more annually substantially increased during the same period, from 30 percent to 43 percent.

**TABLE 8.20**  
**HOUSEHOLD INCOME, CITY OF BIGGS**

Annual Income	2000		2011		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
Less than \$10,000	65	11%	39	6%	-26	-40%
\$10,000 to \$14,999	57	10%	49	8%	-8	-14%
\$15,000 to \$19,999	62	11%	61	10%	-1	-2%
\$20,000 to \$24,999	44	8%	28	4%	-16	-36%
\$25,000 to \$34,999	76	13%	68	11%	-8	-11%
\$35,000 to \$49,999	94	16%	107	17%	13	14%
\$50,000 to \$74,999	116	20%	143	23%	27	23%
\$75,000 to \$99,999	40	7%	39	6%	-1	-3%
\$100,000 or more	19	3%	89	14%	70	368%
Median Income	\$33,250		\$44,485		\$11,235	34%

Source: 2000 US Census, Summary File 3; US Census Bureau, 2007-2011 American Community Survey, Table B25118 and Table B25119

**Table 8.21** illustrates income levels between owner and renter households in Biggs. While the majority of households at all income levels are owners (approximately 62 percent of all occupied housing units), generally there is a higher proportion of renters at lower-income levels. Approximately 10 percent of the renter households in the city earned less than \$15,000 in 2010,



compared to 3 percent of the owner households. Conversely, 34 percent of the owner households earned \$50,000 or more in 2010, compared to 10 percent of the renter households.

**TABLE 8.21**  
**INCOME LEVEL BY TENURE, 2000-2010**

Income	2000		2010	
	Households	Percent of Total	Households	Percent of Total
Owner-Occupied Households				
Less than \$10,000	49	9%	13	2%
\$10,000 to \$14,999	38	7%	9	1%
\$15,000 to \$19,999	40	7%	32	5%
\$20,000 to \$24,999	30	5%	24	4%
\$25,000 to \$34,999	56	10%	29	5%
\$35,000 to \$49,999	76	13%	71	11%
\$50,000 to \$74,999	93	16%	116	19%
\$75,000 to \$99,999	35	6%	15	2%
\$100,000 or more	17	3%	79	13%
Total Owner-Occupied	434	76%	388	62%
Renter-Occupied Households				
Less than \$10,000	16	3%	26	4%
\$10,000 to \$14,999	19	3%	40	6%
\$15,000 to \$19,999	22	4%	29	5%
\$20,000 to \$24,999	14	2%	4	1%
\$25,000 to \$34,999	20	3%	39	6%
\$35,000 to \$49,999	18	3%	36	6%
\$50,000 to \$74,999	23	4%	27	4%
\$75,000 to \$99,999	5	1%	24	4%
\$100,000 or more	2	0%	10	2%
Total Renter-Occupied	139	23%	235	38%
Median Income – Owners	\$36,000		\$58,625	
Median Income – Renters	\$24,063		\$38,162	

Source: 2000 US Census, Summary File 3; US Census Bureau, 2007-2011 American Community Survey, Table B25118 and Table B25119

**Table 8.22** illustrates the number of households in each income group based on 2007-2011 ACS estimates. Nearly 15 percent of households fall into the extremely low-income category. Over one-half of the city's households have incomes at or below the low-income limit. An additional 23 percent of households earn incomes that fall into the moderate-income category and the remaining 21 percent of households fall into the above moderate-income category. It should be

## 8.0 HOUSING

noted that the ACS income categories do not fit exactly with the HCD income groups and therefore the number of households per income group is only an estimate.

**TABLE 8.22**  
**HOUSEHOLDS BY INCOME GROUP, 2010**

Income Group	Income	Households	Percent
Extremely Low (Below 30% of Median Income)	< \$17,600	88	14%
Very Low (30–50% of Median Income)	\$17,601–\$29,350	157	25%
Low (51–80% of Median Income)	\$29,351–\$46,950	107	17%
Moderate (81–120% of Median Income)	\$46,951–\$70,450	143	23%
Above Moderate (Over 120% of Median Income)	> \$70,450	128	21%
Total Households		623	100%

Source: HCD 2013; 2007-2011 American Community Survey, Table B25118

Note: Estimates are based upon 2010 income distribution data as reported in the 2007-2011 American Community Survey, Table B25118.

### HOUSING COSTS AND OVERPAYMENT

#### Housing Sales Prices

Table 8.23 presents the housing value for owner-occupied homes in the city. The majority of homes (69 percent) are valued below \$200,000, based on information provided by the ACS. Housing cost information is supplemented by Table 8.24, which notes that the median home sales price in 2012 was approximately \$85,000 and in 2013 was approximately \$107,000. There was a slight home value increase between 2012 and 2013, which mirrors state trends, although with only two data points, no definitive trend can be drawn from that increase.

**TABLE 8.23**  
**OWNER-OCCUPIED HOUSING UNIT VALUE, 2011**

Value	Number of Homes	Percentage of Homes
\$0 to \$49,999	15	4%
\$50,000 to \$99,999	39	10%
\$100,000 to \$149,999	72	19%
\$150,000 to \$199,999	140	36%
\$200,000 to \$249,999	39	10%
\$250,000 to \$299,999	21	5%
\$300,000 to \$499,999	62	16%
\$500,000 and up	0	0%
Total	388	100%

Sources: 2007–2011 ACS Five-Year Estimates

**TABLE 8.24**  
**MEDIAN HOME SOLD PRICE, 2012 AND 2013**

	<b>2012</b>	<b>2013</b> (as of 11/12/2013)	<b>Income to Afford 2013 Median Home Price<sup>1</sup></b>
City of Biggs	\$85,000 (based on 27 sales)	\$107,000 (based on 18 sales)	\$30,700

<sup>1</sup> Income to afford median home price assumes a 30-year fixed-rate mortgage with an annual percentage rate of 4.0 percent and a down payment of 5 percent.

Source: Rapattoni Corp., One Line Report

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

The qualifying annual income identified in Table 8.24 is based on a 30-year fixed-rate mortgage with an annual percentage rate of 4.0 percent and a down payment of 5 percent. In 2013, the qualifying income for the average home sales price (\$107,000) would require an approximate income of \$30,700, which, based on the 2013 HCD income limits, is affordable to the low-, moderate-, and above moderate-income categories. The median home price in Biggs is not affordable to extremely low-income or very low-income households.

### Housing Rental Costs

The City conducted a point-in-time survey using online resources such as craigslist.org, trulia.com, and rent.com to identify the range of rental costs in the City of Biggs. Few units were available for rent at the time of the survey, so results may not be representative of all rental costs in the city. The rental survey indicated that prevailing market rents in the City of Biggs in 2013 are as follows:

- Studio: No units available at the time of the survey
- 1-Bedroom: \$500–650
- 2-Bedroom: \$650–850
- 3-Bedroom: \$850–1,000
- 4-Bedroom: No units available at the time of the survey

### Overpayment

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered “cost-burdened” and households that pay more than 50 percent are considered “severely cost-burdened.” Measuring the number of households paying more than these percentages helps define an area’s affordability problem. The US Census ACS reports information on overpayment by tenure, as illustrated in **Table 8.25**. Approximately 90 percent of households earning 30 percent or less of the area mean income (AMI) spent more than 30

## 8.0 HOUSING

percent of their income on housing costs; approximately 66 percent of household earning between 30 and 50 percent AMI were also burdened by the cost of housing. Biggs is unique in comparison to most California jurisdictions in that renter- and owner-occupied households generally experienced approximately equivalent rates of overpayment. Both renters and owners in Biggs have relatively high percentages of overpayment.

**TABLE 8.25**  
**COST BURDENS FOR ALL HOUSEHOLDS, 2007-2011**

Household	Extremely Low (30 % or less of AMI)	Very Low (> 30% to 50% AMI)	Low (> 50% to 80% AMI)	Moderate (> 80% to 120% AMI)	Above Moderate (> 120% AMI)	Total Households	Lower Income Households (80% or less of AMI)
Ownership Households	48	39	77	95	94	352	164
Overpaying Owner Households	44	25	41	64	4	178	110
Percentage of Overpaying Owners	92.6%	62.5%	53.3%	68.0%	4.3%	50.5%	66.9%
Renter Households	62	32	43	22	30	189	137
Overpaying Renter Households	55	22	29	5	0	111	106
Percentage of Overpaying Renters	88.6%	69.8%	67.4%	22.9%	0.0%	58.8%	77.5%
Total Households	109	72	120	117	124	541	300
Total Overpaying Households	99	47	70	70	4	289	215
Percentage of Total Overpaying Households	90.3%	65.8%	58.3%	59.5%	3.2%	53.4%	71.7%

Source: 2007–2011 ACS Five-Year Estimates, Table B25106

### Housing Affordability by Household Income

**Table 8.26** shows the maximum affordable monthly payment that is affordable to extremely low-, very low-, low-, and moderate-income households. Affordability is based on a household spending 30 percent or less of its total household income for shelter and on the maximum household income levels established by HCD.

As shown in **Table 8.26**, the maximum affordable payment for a three-person household with an extremely low income is \$396 monthly, very low income is \$661, and low income is \$1,058. As

stated previously, prevailing market rents for two-bedroom units in Biggs range from \$650 to \$850. This would indicate that most rental units in the city are affordable to very low- and low-income households, but not to extremely low-income households. Extremely low-income households may be required to rent one-bedroom units, which are more in the price range of these households; however, this situation may increase overcrowding in the city.

**TABLE 8.26**  
**AFFORDABLE PAYMENTS BY HOUSEHOLD SIZE**

Income Group	Household Income Levels							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
<b>Extremely Low Income</b>								
Annual Income	\$12,350	\$14,100	\$15,850	\$17,600	\$19,050	\$20,450	\$21,850	\$23,250
Monthly Income	\$1,029	\$1,175	\$1,321	\$1,467	\$1,588	\$1,704	\$1,821	\$1,938
Affordable Monthly Payment	\$309	\$353	\$396	\$440	\$476	\$511	\$546	\$581
<b>Very Low Income</b>								
Annual Income	\$20,550	\$23,500	\$26,450	\$29,350	\$31,700	\$34,050	\$36,400	\$38,750
Monthly Income	\$1,713	\$1,958	\$2,204	\$2,446	\$2,642	\$2,838	\$3,033	\$3,229
Affordable Monthly Payment	\$514	\$588	\$661	\$734	\$793	\$851	\$910	\$969
<b>Low Income</b>								
Annual Income	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000
Monthly Income	\$2,742	\$3,133	\$3,525	\$3,913	\$4,229	\$4,542	\$4,854	\$5,167
Affordable Monthly Payment	\$823	\$940	\$1,058	\$1,174	\$1,269	\$1,363	\$1,456	\$1,550
<b>Moderate Income</b>								
Annual Income	\$49,300	\$56,350	\$63,400	\$70,450	\$76,100	\$81,700	\$87,350	\$93,000
Monthly Income	\$4,108	\$4,696	\$5,283	\$5,871	\$6,342	\$6,808	\$7,279	\$7,750
Affordable Monthly Payment	\$1,233	\$1,409	\$1,585	\$1,761	\$1,903	\$2,043	\$2,184	\$2,325

Source: Numbers estimated using income information from the California Department of Housing and Community Development, 2013.

Note: Affordable housing costs assume that 30% of gross household income is applied toward rent or house payment.

## SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

### Seniors

Seniors, identified here as any person 65 years or older, may have special housing needs resulting primarily from physical disabilities and limitations, fixed income, and health care costs. Additionally, senior households have other needs related to preserving their independence, including protective services to maintain their health and safety, in-home support services to

## 8.0 HOUSING

---

perform activities of daily living, conservators to assist with financial affairs, and daily assistance. Seniors with a mobility limitation require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

**Table 8.27** shows the number of seniors living in Biggs. In 2010, seniors accounted for approximately 11 percent of the total population in the city. After a slight increase in the senior population between 1980 and 1990, there was a substantial decrease between 1990 and 2000. Part of the reason for the decline may be attributed to the lack of housing facilities that serve seniors. There are no licensed residential care facilities for seniors in Biggs. The decrease leveled off and the senior population remained stable between 2000 and 2010.

**TABLE 8.27**  
**BIGGS SENIOR (65 + YEARS OLD) POPULATION**

Year	Senior Population	Percentage of Total Population
1980	207	15%
1990	213	14%
2000	188	-10%
2010	186	11%

*Source: 1980 US Census; 1990 US Census; 2000 US Census; 2010 US Census*

The nearest residential care facility, the Evergreen Residential Care Facility, is located in Gridley. According to staff at the facility, the facility has a total capacity of 34 residents. Other senior facilities are located throughout Butte County. There are no senior apartment complexes in Biggs. It is possible that some of the senior population moved out of Biggs to these facilities.

**Table 8.28** shows the number of households by age and tenure. According to the 2007-2011 US Census American Community Survey (ACS), 134 elderly households reside in Biggs, which is approximately 22 percent of the total households. Of the 134 senior households, 22 were in rental units (16 percent), which is below the total percentage of households in rental units in Biggs (38 percent). The remaining senior households are in owner-occupied units. The high rate of ownership by seniors generally ensures that housing costs will not increase for seniors in Biggs. However, maintenance costs may increase, which may make it more difficult for seniors to adequately maintain their homes.

Approximately 22 percent (25 households) of the senior householders were living below the poverty level, according to the 2000 US Census (the 2010 US Census does not include poverty data and the ACS provides margins of error that are too large to be useful for this topic; the 2000 US Census data is retained here as the best available accurate data). This is a greater percentage than that for households in Biggs overall (16 percent). All the elderly households that were below the poverty level are nonfamily households. This group is particularly vulnerable to increases in housing costs, either rents or maintenance costs. Also, increases in other expenses associated with housing, such as energy costs, would adversely affect elderly households below the poverty level, as well as households above the poverty level with limited incomes.

In Biggs, consideration should be given to establishing programs that would enable seniors to remain in their homes, referred to as "aging in place." Such programs may include financial assistance for weatherization, housing rehabilitation, and retrofitting to accommodate disabilities

(e.g., installation of wheelchair ramps). The need for additional housing units for seniors in Biggs is minor, given the decrease in the senior population. However, in considering development applications for housing units to accommodate the elderly, special consideration should be given to projects that provide 24-hour health care and other services. Also, given the lack of services in the city that seniors require, such as health facilities, consideration should be given to locating senior housing units in areas that are readily accessible by public transportation.

**TABLE 8.28**  
**BIGGS HOUSEHOLDERS BY TENURE BY AGE, 2010**

Householder Age	Owner Occupied	Renter Occupied	Total
15 to 24 years	5	38	43
25 to 34 years	47	72	119
35 to 44 years	56	33	89
45 to 54 years	82	4	86
55 to 59 years	50	46	96
60 to 64 years	36	20	56
65 to 74 years	66	9	75
75 to 84 years	20	13	33
85 years and over	26	0	26
Total	388	235	623

Source: US Census ACS 2007-2011, B25007

Between 1990 and 2000, the senior population in Biggs decreased by approximately 12 percent. Given this decrease and the lack of growth in the senior population between 2000 and 2010 the need for additional housing units for seniors in Biggs is minor.

### Disabled Persons

According to California Government Code Section 12926, a "disability" includes, but is not limited to, any physical or mental disability. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, physical disorders that cause impaired mental function, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. In addition, a mental or physical disability limits major life activities by making their achievement difficult, including physical, mental, and social activities, and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for one's self difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as assistance with daily living skills and employment assistance need to be integrated into

## 8.0 HOUSING

---

the housing situation. As with some seniors, persons with a mobility limitation require housing that is physically accessible.

The US Census Bureau defines a disability as a mental, physical, or health condition that lasts over six months. As detailed in **Table 8.29**, approximately 32.0 percent of the number of disabled persons were age 65 and over. There were 87 persons from ages 16-64 with a disability that were not employed. This accounted for approximately 53.7% percent of the total number of persons with disabilities. By comparison, the percentage of the total population age 16-64 without a disability that was not employed was approximately 34.5 percent.

**TABLE 8.29**  
**PERSONS WITH DISABILITY BY EMPLOYMENT STATUS, 2000**

Disability Category	Number	Percentage
Age 16-64, Employed Persons with a Disability	23	14.2%
Age 16-64, Not Employed Persons with a Disability	87	53.7%
Persons Age 65 Plus with a Disability	52	32.0%
<b>Total Persons with a Disability</b>	<b>162</b>	<b>100.0%</b>

Source: 2000 US Census, PCT028

The 2000 US Census categorized six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. **Table 8.30** provides more detail on the disabilities recorded for residents of Biggs. A total of 698 persons in Biggs age 5 and over had a disability, which was approximately 41.3 percent of the total population. It should be noted that the total disabilities recorded exceed the number of persons with disabilities, indicating that some persons had more than one type of disability. There were 136 persons over 15 years of age who had a go-outside-home disability and 38 persons with a self-care limitation. Some of these persons may have both types of disabilities, but the number is unknown. Approximately 31.6 percent of the tallied go-outside-home disabilities (43) and 39.5 percent of the tallied self-care disabilities (15) were associated with seniors.



**TABLE 8.30**  
**PERSONS WITH DISABILITIES BY DISABILITY TYPE, 2000**

Disability by Type	Number	Percentage
Total Disabilities Tallied	698	100.0%
Total Disabilities for Ages 5-15	24	3.4%
<i>Sensory disability</i>	4	0.6%
<i>Physical disability</i>	1	0.1%
<i>Mental disability</i>	17	2.4%
<i>Self-care disability</i>	2	0.2%
Total Disabilities for Ages 16-64	522	74.8%
<i>Sensory disability</i>	31	4.4%
<i>Physical disability</i>	110	15.6%
<i>Mental disability</i>	66	9.5%
<i>Self-care disability</i>	23	3.3%
<i>Go-outside-home disability</i>	93	13.3%
<i>Employment disability</i>	199	28.5%
Total Disabilities for Ages 65 and Over	152	21.8%
<i>Sensory disability</i>	28	4.0%
<i>Physical disability</i>	52	7.4%
<i>Mental disability</i>	14	2.0%
<i>Self-care disability</i>	15	2.1%
<i>Go-outside-home disability</i>	43	6.2%

Source: 2000 US Census, P041

Persons with disabilities in Biggs face many of the same housing issues as seniors. Aside from independence and accessibility issues, additionally there are no licensed adult residential facilities in Biggs that provide accommodations for persons with disabilities. The nearest such facility is located in Gridley, which has one facility that accommodates up to six residents. Other facilities are located in Chico, Oroville, and Paradise.

Community care facilities for up to six persons are considered residential uses by state law. Such facilities are not required to obtain a conditional use permit, zoning variance, or other zoning clearance if they are not required of a family dwelling of the same type in the same zone (California Health and Safety Code Section 1566.3). The city complies with state law and allows residential care facilities of six or fewer persons by right in all residential zones. The city also allows residential care facilities of seven or more persons in the R-3 zone with a conditional use permit.

The three principal statutes that address the fair housing and building standards for persons with disabilities are the federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA) as supported in Title 24 of the California Government Code. The City has reviewed all zoning laws, policies, and practices for compliance with fair housing law. Section 8.7 Housing Constraints addresses the issue of potential constraints on the development of housing for disabled persons in greater detail.

## 8.0 HOUSING

---

### Developmental Disabilities

SB 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

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

The state Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center serves Butte County and is one of 21 regional centers in the state of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table 8.31**, provided by the *Department of Developmental Services*, reports Biggs' population of developmentally disabled persons by age; **Table 8.32** reports developmentally disabled residents by residence type.

**TABLE 8.31**  
**DEVELOPMENTALLY DISABLED RESIDENTS BY AGE**

Zip Code	0–13 Years	14–21 Years	22–51 Years	52–61 Years	62+ Years	Total
95917	10	3	8	1	0	22

Source: Department of Developmental Services, 2013

**TABLE 8.32**  
**DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE**

Zip Code	Parent or Guardian	Independent Living	Total
95917	20	2	22

Source: Department of Developmental Services, 2013

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating "barrier-free" design in all new multi-family housing (as required by California and federal Fair Housing laws) is especially important to

provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Far North Regional Center, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program 2.13 is proposed to specifically address the needs of the developmentally disabled as well as other special needs groups.

### Female-Headed Households

Female-headed households are households with a female present but no male present. Such households may have or not have children. In female-headed households with children, living expenses generally make up a higher percentage of household income than in other households. In other words, living expenses take up a larger share of income than is generally the case in two-parent households. Female-headed households tend to have a lower income level on average. Finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households are often the households most in need of child care, job training, and rehabilitation funds.

The *US Census ACS* provides data on the total number of households with a female head and the number of those with children and the number with incomes below the poverty level. **Table 8.33** presents information on female-headed households in Biggs. The data includes all female heads of households; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female-headed households comprise 16 percent of the total households in Biggs and account for 26 percent of families that are below the poverty level.

**TABLE 8.33**  
**FEMALE-HEADED HOUSEHOLDS**

Householder Type	Number	Percentage of Total Households
Total Householders	488*	100%
Female Headed Householders	77	16%
<i>Female Heads with Own Children</i>	45	9%
<i>Female Heads without Children</i>	32	7%
Female Headed Householders Under the Poverty Level	24	5% **
Total Families Under the Poverty Level	91	19% **

Source: *US Census ACS 2007-2011 B17012*

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

\*\*Note: The Butte County Housing Element Data Packet presents these figures as a percent of total families under the poverty level. This table presents these figures as a percent of total households in order to provide a relative sense of scale.

## 8.0 HOUSING

---

Given the disproportionate number of female-headed households in Biggs below the poverty level, this special needs group would particularly benefit from expanded affordable housing opportunities in the city. Creation of supportive housing developments that include on-site child care, vocational training, and other supportive programs could be one way to meet the needs of this population. This option should be given consideration, as there is a general lack of such supportive services in Biggs. Another alternative would be to place housing in areas close to schools and with ready access to public transportation.

### Large Family Households

Large households are defined as households with more than five persons. Large-family households are considered a special needs group because there is typically a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms.

**Table 8.34** reports the number of large households (5+ family members) by tenure. According to the 2010 US Census, approximately 20 percent of the households in the city had five or more persons, which represents a 3 percentage point increase since 2000. Of the large family households in Biggs, approximately 48 percent live in owner-occupied units.

In some circumstances, where the housing market does not meet the housing needs of large households, overcrowding can result. As illustrated in **Table 8.34**, the incidence of overcrowding in Biggs has experienced little change, decreasing by 1 percent from 2000 to 2010. It should be noted that overcrowding is not as significant a problem as in California overall. Approximately 12.7 percent of households in the city are overcrowded; overcrowding is an issue of concern.

Consideration should be given to the provision of housing with a larger number of rooms. Since larger families tend to have greater expenses than smaller families, affordable housing for large families is an issue. In addition, larger households may require safe outdoor play areas for children. Therefore, it is preferred that housing for larger families be located near such community resources. The Butte County Housing Authority manages 20 duplex units in Biggs. Of these 20 units, two are four-bedroom units that are suitable for larger families.

**TABLE 8.34**  
**LARGE FAMILY (5+ FAMILY MEMBERS) HOUSEHOLDS BY TENURE, 2000–2010**

	2000		2010	
	Households	Percent of Total Households	Households	Percent of Total Households
Owner-Occupied Large Households	69	12%	55	9%
Renter-Occupied Large Households	30	5%	60	10%
Total Large Households	99	17%	115	20%
Total Households	571	100%	588	100%

Source: 2000 US Census, summary file 3; US Census ACS 2007-2011, B25009

Assuming the same proportion of large family households to the total number of city households as determined in 2000, it is projected that there would be approximately 38 additional large family households in Biggs by 2015. To accommodate this increase, an average of eight housing units suitable for large families will need to be constructed annually. Program 2.3 has been incorporated into this Housing Element to assist in the development of housing units for large households.

### Agricultural Workers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2007 US Department of Agriculture (USDA) Census of Agriculture, there were 5,021 farmworkers in Butte County in 2007 (**Table 8.35**). This represents a 26 percent decrease from the 2002 Census of Agriculture figure of 6,786 farmworkers. To a large extent, this is due to a decrease in total farms—from 2,128 in 2002 to 2,048 in 2007, a 4 percent decrease. Most of the farmworkers in Butte County were employed by farms using less than 10 workers. The total number of workers on farms with 10 or more workers decreased by 2,589 between 2002 and 2007. One factor may be the increased mechanization of agriculture, which reduces the number of workers needed for farm operations. Farms that have a greater number of workers may have a greater incentive to mechanize operations.

**TABLE 8.35**  
**NUMBER OF FARMWORKERS, BUTTE COUNTY**

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

Source: 2002 and 2007 USDA Census of Agriculture

Approximately 71.3 percent of County farmworkers worked fewer than 150 days in a year, or less than about 60 percent of the year. There were 1,439 farmworkers that were known to work more than 150 days. These indicators suggest that farmworkers need housing that is not exclusively

## 8.0 HOUSING

---

located near work on farms, but that can accommodate work at other locations. The 2007 Census of Agriculture did not indicate the number of farmworkers living in Biggs or in the vicinity. The *Butte County 5<sup>th</sup> Cycle Housing Element Data Packet* states that 63 persons age 16 and over in Biggs were employed in the agriculture, forestry, fishing and hunting industry. However, this count does not likely include seasonal or temporary employees, nor does it include migrant workers who may reside temporarily in Biggs during harvest time.

There is no housing designated specifically for farmworkers in Biggs. However, the Butte County Housing Authority operates a farm labor housing center outside the City of Gridley approximately five miles from Biggs. The center contains 130 family housing units, which are available to qualified farmworkers who earn a specific amount of their income in "farm labor" as defined by the USDA Rural Development.

Under California Health and Safety Code Section 17021.5(b), housing for six or fewer farmworkers shall be considered a residential land use and shall not require a conditional use permit, zoning variance, or other zoning ordinance if such actions are not required for a family dwelling of the same type in the same zone. The Biggs Zoning Ordinance identifies farmworker housing as "housing for agricultural employees consisting of six or fewer persons in a single-family home." The City allows farmworker housing, as defined above, in all residential zones by right. In addition, multifamily dwellings may also serve as low-cost housing for farmworkers. To comply with additional requirements of the state Employee Housing Act (California Health and Safety Code Section 17021.6) **Program 2.2** is proposed to amend the Zoning Ordinance to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in all zones allowing agricultural uses.

### Homeless Persons and Persons Needing Emergency Shelter

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

Quantifying the homeless population in a community that does not have a well-developed network of homeless assistance providers is a very difficult task. The City of Biggs may have a limited homeless population, but the size of this population is difficult to estimate because there are no formal homeless shelters or other facilities, such as daytime service centers, where homeless persons would be attracted and accounted for. Due to the transient nature of this population, the number of homeless people fluctuates in any one area.

The HUD Continuum of Care Butte County program *2011 Point-In-Time Homeless Census & Survey Report* reports homeless individuals, persons in families, and chronically homeless persons (**Table 8.36**) and was included in the HCD Butte County data packet. In 2012, Butte County had roughly 760 homeless individuals and 137 homeless persons in families. Of these homeless persons and families, approximately 263 are chronically homeless.

**TABLE 8.36**  
**HOMELESS NEEDS IN BUTTE COUNTY, 2011 AND 2012**

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

Source: HUD Continuum of Care, 2012

The data packet does not include homeless data for the City of Biggs. However, the source data, the Butte County Continuum of Care *2011 Point-In-Time Homeless Census & Survey Report*, does contain city specific information. Although no homeless persons are reported in Biggs, the Continuum of Care report does report 97 homeless persons in nearby Gridley. As stated in the previous Biggs Housing Element, there is no homeless problem in the city, but there is a transient population of migrant farmworkers whose housing needs should be addressed. Current farmworker housing needs were discussed previously.

In order to provide housing assistance to those who are currently homeless or are at risk of becoming homeless, the Butte County Housing Authority administers the federal Housing Choice Voucher Program. The program provides Section 8 vouchers to families in need of rent assistance. There are approximately six Section 8 vouchers currently being used in the City of Biggs. There are additional facilities located throughout Butte County, as identified in **Table 8.37**, but none of those facilities are located in the city. The remainder of this section describes other possible homeless shelter opportunities in the city and Butte County.

**TABLE 8.37**  
**HOMELESS FACILITIES IN BUTTE COUNTY, 2011**

Facility Type	Family Beds	Adults Only Beds	Child Only Beds	Total Year Round Beds
Emergency Shelter	30	200	0	230
Transitional Housing	98	89	0	187
Permanent Supportive Housing	163	68	0	231
Total	291	357	0	648

Source: HUD Continuum of Care, 2012

## 8.0 HOUSING

---

**Emergency shelter** is defined as shelter for homeless persons where the provision of services is not the primary focus. The shelters provide basic necessities such as food, clothing, protection from the elements, and the opportunity to engage in supportive services. The length of stay is not regulated; however, funding availability limits the number of nights provided.

There are no shelters for homeless persons in Biggs. However, the City allows emergency shelters by right in the M-1 zoning district. Currently, there are two vacant parcels of M-1 zoning accounting for 7.96 acres in the city. The City does not have any restrictions or standards required for the development of an emergency shelter.

The nearest homeless shelter is the 140-bed Torres Community Shelter in the City of Chico, which is operated by the Chico Community Shelter Partnership. The Torres Shelter is the only emergency shelter in the area that serves men, women, and families with children. Approximately 75 percent of people staying at the shelter are male and 25 percent are female, as the Torres Community Shelter is the only emergency shelter in Chico for men. Services include case management, beds, showers, evening meals, laundry, basic personal necessities, message and mail service, storage of personal belongings, and transportation. Related social services are also provided. In 2012, the shelter served more than 670 people including 46 families with 77 children. On average, the shelter hosted 82 guests per night (Torres Community Shelter, 2013).

**Transitional housing** is a program that links supportive services to homeless persons, such as case management, mental health counseling, and job training tailored to peoples' needs and based on individual case management plans. The City allows transitional housing by right in the M-1 zoning district.

The Community Action Agency operates the Esplanade House, also located in Chico, as a transitional program with 60 apartments ranging from one bedroom to three bedrooms. The families are referred to the Esplanade House by local social service providers.

**Permanent supportive housing** is a living situation where occupants are housed in a standard residential unit ranging from single-room occupancy (SRO) to a single-family home and receive supportive services to help them maintain their independent living status. Housing for the developmentally disabled, mentally ill, and frail elderly are three examples of residents in permanent supportive housing. The City allows supportive housing by right in the M-1 zoning district.

Biggs does not have any permanent supportive housing operating within the city. The following is a list of permanent supportive housing located in Chico, approximately 25 miles north of Biggs. Caminar, Inc. owns and operates a 14-unit permanent housing project in Chico called Avenida Apartments for homeless persons with disabilities. Caminar offers intensive case management and supportive services to residents in order to support independence and self-sufficiency. Northern Valley Catholic Social Services operates Hartford Place in Chico, which is a 21-unit apartment complex for persons with developmental disabilities. Another nonprofit organization, VECTORS, owns and operates a 15-unit permanent housing project for homeless veterans, also in Chico. The Housing Authority of the County of Butte administers permanent supportive housing at both Walker Commons and Locust Street in Chico. Walker Commons is a low-income, 56-unit complex comprising one-bedroom units located near Bidwell Park. The majority of tenants at Walker Commons are disabled and elderly. The Locust Street complex is a 10-unit income-based complex comprising one- and two-bedroom units that is administered by the Housing Authority and located in Chico.



Other service providers for homeless persons include the Oroville Rescue Mission in Oroville, the Jesus Center in Chico, and the Salvation Army through its offices in Chico and Oroville. These agencies provide services oriented primarily toward homeless persons.

In addition to shelters for homeless individuals and families, shelters are also provided for individuals and families for emergency situations other than local disasters. Catalyst, a private, nonprofit corporation, provides shelter and support services to victims of domestic violence in Butte County. Catalyst provides a confidential 16-bed shelter for women and their children fleeing domestic violence situations.



**8.5 HOUSING NEEDS AND LAND INVENTORY**

This section provides the Regional Housing Needs Allocation for the City of Biggs, and an inventory of vacant land that is available in Biggs for both single-family and multifamily residential development. Included in this section is a table that provides the parcel number, size of parcel, zoning, General Plan Land Use, and the availability of infrastructure to service potential residential development.



**FUTURE HOUSING NEEDS**

**Regional Housing Needs Allocation**

A Regional Housing Needs Plan (RHNP) is mandated by the state of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The state of California also establishes the number of total housing unit need for each region. The RHNP is developed by BCAG, and allocates to cities and the unincorporated county their “fair share” of the region’s projected housing needs. The RHNP allocates fair share needs based on household income groupings over the five-year planning period for each specific jurisdiction’s Housing Element. The RHNP, which covers January 1, 2014, to June 30, 2022, also identifies and quantifies the existing housing needs for each jurisdiction.

**TABLE 8.38  
REGIONAL HOUSING NEEDS ALLOCATION – CITY OF BIGGS**

Income Group	Basic Construction Need	
	Number	Percentage
Extremely Low	24	13%
Very Low	24	13%
Low	30	16%
Moderate	24	13%
Above Moderate	82	45%
Total	184	100.0%

*Note: Assumes 50 percent of the very low-income households from the Regional Housing Needs Plan (48 units) are extremely low-income households.  
Source: Regional Housing Needs Plan, BCAG (2013)*

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table 8.38** provides the Regional Housing Needs Allocation (RHNA) target for the

## 8.0 HOUSING

---

planning period 2014 to 2022 (also referred to as “basic construction needs”) for each of the five household income groups for the City of Biggs.

Based on the above projections the City of Biggs will need to accommodate 78 housing units affordable to extremely-low, very low- and low-income households, or 42 percent of all new housing units required to comply with the City’s total RHNA target. In addition, the City will have to accommodate 106 housing units available to moderate- and above moderate-income households.

### General Housing Affordability

As mentioned in Section 8.4 and Table 8.24, a survey of recent sale prices of single-family homes from 2012 and 2013 revealed a median home price of \$107,000 in the City of Biggs. The qualifying income for the average sales price of a two-bedroom home (approximately \$98,000) would be \$29,400 and for a three-bedroom home (approximately \$122,000) would be \$36,600. This income is below the established 2013 HCD median income of \$58,700 for a four-person household in Butte County and would fall within the very low- and low-income categories, respectively. This information suggests that a significant portion of the market-rate housing within the City of Biggs is affordable to low-income groups.

### Pending Residential Projects

**Table 8.39** identifies the residential development projects that are pending in the City of Biggs as of December 2013. In 2006, the City approved the North Biggs Estates subdivision. Fifty-six self-help income-restricted single-family homes were part of the approved subdivision. However, with the housing slowdown in recent years, none of these units were constructed. In December 2013, the North Biggs Estates project requested building permits for 18 out of the 56 approved units approved by the City. These units are anticipated to be built by the spring of 2014.

**TABLE 8.39**  
**PENDING RESIDENTIAL PROJECTS**

Project Name	Project Type	Number of Units	Income Category	Funding Source
North Biggs Estates subdivision	Single Family Attached	56 (18 building permits requested in January 2014)	40% Very Low and 60% Low Income	USDA Rural Utilities
<b>Total</b>		<b>56</b>		

Source: City of Biggs, 2013

**Table 8.40** compares regional growth needs to current availability to meet those needs. Total RHNA numbers are compared to units which have been approved in the City since January 1, 2014. The remaining housing needs are then compared to the site inventory capacity. It is assumed that Low Density Residential (LDR) parcels are suited to the above moderate-income group, Medium Density Residential (MDR) parcels are suited to the moderate-income group, and High Density Residential (HDR) parcels are suited to the low- and very low-income groups, respectively. The RHNA surplus represents the amount by which the units built or approved since January 1, 2014, and the capacity provided by vacant residential lands exceeds the regional housing needs. The City is estimated to have a total surplus of 78 units above the regional housing needs allocation, while fulfilling the needs allocation of each of the income groups.

**TABLE 8.40**  
**COMPARISON OF REGIONAL GROWTH NEED AND RESIDENTIAL SITES**

Income Group	Total RHNA	Progress since January 2014	Remaining RHNA	Site Inventory Realistic Capacity	RHNA Surplus
Extremely Low	24	0	24	102 <sup>2</sup>	42
Very Low	24	7	17		
Low	30	11	19		
Moderate	24	0	24	37 <sup>3</sup>	13
Above Moderate	82	0	82	105 <sup>4</sup>	23
<b>Total</b>	<b>184</b>	<b>18<sup>1</sup></b>	<b>166</b>	<b>244</b>	<b>78</b>

Source: City of Biggs, 2014, *Regional Housing Needs Plan, 2013*.

1) These numbers correspond to the units with building permits pulled that are part of the North Biggs Estates project.

2) 40 of these units are allotted to the North Biggs Estates project.

3) Includes 2.02 acres of underutilized land accounting for 19 units.

4) Includes 19.26 acres of underutilized land accounting for 92 units.

### Realistic Capacity

The City recognizes that the potential number of housing units that each vacant parcel can accommodate is not dependent on the maximum buildout of each site, but rather on incorporating all development standards (setback, FAR, etc.) and the characteristics of each site (topography, infrastructure, etc.).

The realistic capacity of sites that are not associated with a development agreement was determined by taking into account the zoning regulations of each site, applicable development standards, and the characteristics of each site. Lot size requirements and corresponding floor area ratios are intended to allow adequate space for development standards such as parking and open space. Based on the City's adopted development standards and recent development activity in the city, a net density of 80 percent of the maximum density was assumed for multifamily zoned parcels and a net density of 60 percent of the maximum density was assumed for the single-family zoned parcels. A description of the vacant parcels and the capacity of each is identified in **Table 8.41** and described below.

### Available Residential Sites

Table 8.41 provides a summary of available land in each zoning district in the city. Table 8.42 provides the characteristics of vacant and underutilized parcels in the city and is sorted by residential zoning district. Appendix A shows the location of the vacant and underutilized residential acreage in the city.

Adequate infrastructure is available for all vacant residential parcels in the city. Due to a lack of contiguity of the vacant sites, there is little opportunity for consolidation of the parcels. The relatively small acreage of the vacant parcels in the city is not considered to be a constraint to development of affordable housing due to the relatively inexpensive land costs in the city.

## 8.0 HOUSING

**TABLE 8.41**  
**UNIT CAPACITY BY GENERAL PLAN LAND USE DESIGNATION**

Zoning Designation (dwelling units/acre)	Total Vacant Acres	Total Under- Utilized Acres	Infrastructure Availability	Maximum Number of Units	Net Number of Units <sup>1</sup>
<i>Residential Land Use Designations</i>					
LDR (6 du/ac)	3.68	19.26	yes	137	105
MDR (12 du/ac)	1.49	2.02	yes	42	33
HDR (25 du/ac)	10.60 <sup>2</sup>	–	yes	118 <sup>2</sup>	102
<b>Total</b>	<b>15.77</b>	<b>21.28</b>		<b>297</b>	<b>240</b>

Source: City of Biggs, 2013

<sup>1</sup> The net number of units is based on realistic capacity and a minimum square footage of 7,200 sq. ft. as required in the Biggs Zoning Ordinance, as described earlier in this section.

<sup>2</sup> Includes 7.18 acres of MDR in the North Biggs Estates project as this land has been identified for very low- and low-income housing resulting in a total of 54 housing units. This total does not include the 18 units permitted in January 2014 in the North Biggs Estates project

Lands in the city with the General Plan land use designation of LDR are permitted a maximum of six units per acre. There are approximately 3.68 vacant acres in the LDR designation, which has a net number of units of 13. Another 19.26 acres (five parcels) of land is considered underutilized which nets a maximum of 92 units. Therefore, vacant and underutilized land designated LDR could yield up to 105 units.

The MDR land use designation allows up to 12 units per acre. There are 1.49 vacant acres in this district with the realistic capacity to yield 14 dwelling units. Additionally, there are 2.02 acres of underutilized land which would be able to accommodate 19 dwelling units. This land designation is considered affordable to those in the moderate-income group.

Underutilized land in the city consists of a total of 21.28 acres including both LDR and MDR land. Because of the limited availability of larger vacant parcels of residential land (only two parcels greater than a half-acre) in the city, some future larger housing development projects are likely to occur on this underutilized land. All of the underutilized land in the city has available electric, water, and sewer services and is adjacent to existing residential development.

Generally, the construction of housing units affordable to lower-income households is more economically feasible in multifamily zoning districts with higher allowed densities. The HDR land use designation has a maximum density of 25 units per acre and is considered the area most likely for the development of dwellings affordable to low- and very low-income groups. Currently, six parcels in the city have the HDR designation. Together these six parcels total 3.42 acres, and have a realistic capacity of approximately 62 dwelling units. Additionally, the North Biggs Estates project has 40 lots which are identified for low- and very low-income households. Together, these 46 parcels have a realistic capacity of 102 dwelling units.

**TABLE 8.42**  
**VACANT AND UNDERUTILIZED RESIDENTIAL PARCELS**

Map Key #	Assessor Parcel #	GP Designation	Zoning	Parcel Size <sup>1</sup> (acres)	Maximum Number of Units <sup>2</sup>	Net Number of Units <sup>3</sup>	Development Impediments*
<b>Low Density Residential Sites</b>							
1	001-150-068	LDR	R-1	0.40	2	1	None
2	001-140-048	LDR	R-1	0.18	1	1	None
3	001-113-008	LDR	R-1	0.18	1	1	None
4	001-115-008	LDR	R-1	0.17	1	1	None
5	001-130-004	LDR	R-1	6.57 (2.75)	16	9	On-site irrigation canal; only 2.75 acres of the site was used.
<b>Total LDR Site Capacity</b>				<b>3.68</b>	<b>21</b>	<b>13</b>	
<b>Medium Density Residential Sites</b>							
6	022-170-057	MDR	R-2	0.31	4	3	None
7	001-031-013	MDR	R-2	0.17	2	1	None
8	001-053-008	MDR	R-2	0.30	4	3	None
9	001-101-011	MDR	R-2	0.19	2	2	None
10	001-185-013	MDR	R-2	0.27	3	3	None
11	001-193-009	MDR	R-2	0.25	3	2	None
12	001-220-001	MDR	R-1	0.19	1	1	The units are all CHIP Housing Set aside for low and very low income households At 40% of units for very low and 60% of units for low = 24 units for low income and 16 units for very low income
13	001-220-002	MDR	R-1	0.19	1	1	
14	001-220-003	MDR	R-1	0.19	1	1	
15	001-220-004	MDR	R-1	0.19	1	1	
16	001-220-005	MDR	R-1	0.19	1	1	
17	001-220-006	MDR	R-1	0.19	1	1	
18	001-220-011	MDR	R-1	0.17	1	1	
19	001-220-012	MDR	R-1	0.17	1	1	
20	001-220-014	MDR	R-1	0.19	1	1	
21	001-220-015	MDR	R-1	0.17	1	1	
22	001-220-017	MDR	R-1	0.17	1	1	
23	001-220-018	MDR	R-1	0.17	1	1	
24	001-220-025	MDR	R-1	0.17	1	1	
25	001-220-030	MDR	R-1	0.18	1	1	
26	001-220-031	MDR	R-1	0.17	1	1	
27	001-220-032	MDR	R-1	0.17	1	1	

## 8.0 HOUSING

Map Key #	Assessor Parcel #	GP Designation	Zoning	Parcel Size <sup>1</sup> (acres)	Maximum Number of Units <sup>2</sup>	Net Number of Units <sup>3</sup>	Development Impediments*
28	001-220-033	MDR	R-1	0.17	1	1	
29	001-220-034	MDR	R-1	0.17	1	1	
30	001-220-035	MDR	R-1	0.17	1	1	
31	001-220-036	MDR	R-1	0.17	1	1	
32	001-220-037	MDR	R-1	0.18	1	1	
33	001-220-038	MDR	R-1	0.16	1	1	
34	001-220-039	MDR	R-1	0.19	1	1	
35	001-220-040	MDR	R-1	0.17	1	1	
36	001-220-041	MDR	R-1	0.17	1	1	
37	001-220-042	MDR	R-1	0.22	1	1	
38	001-220-043	MDR	R-1	0.17	1	1	
39	001-220-044	MDR	R-1	0.17	1	1	
40	001-220-045	MDR	R-1	0.17	1	1	
41	001-220-046	MDR	R-1	0.19	1	1	
42	001-220-047	MDR	R-1	0.18	1	1	
43	001-220-048	MDR	R-1	0.18	1	1	
44	001-220-049	MDR	R-1	0.17	1	1	
45	001-220-050	MDR	R-1	0.18	1	1	
46	001-220-051	MDR	R-1	0.18	1	1	
47	001-220-052	MDR	R-1	0.18	1	1	
48	001-220-053	MDR	R-1	0.20	1	1	
49	001-220-054	MDR	R-1	0.20	1	1	
50	001-220-055	MDR	R-1	0.19	1	1	
51	001-220-056	MDR	R-1	0.18	1	1	
<b>Total MDR Site Capacity</b>				<b>8.67</b>	<b>58</b>	<b>54</b>	
<b>High Density Residential Sites</b>							
52	001-220-057	HDR	R-3	1.72	35	28	None
53	001-220-066	HDR	R-3	0.36	9	7	None
54	001-220-065	HDR	R-3	0.37	9	7	None
55	001-220-064	HDR	R-3	0.34	9	7	None
56	001-220-063	HDR	R-3	0.31	8	6	None
57	001-220-062	HDR	R-3	0.32	8	6	None
<b>Total HDR Site Capacity</b>				<b>3.42</b>	<b>78</b>	<b>62</b>	
<b>Underutilized Residential Land Sites</b>							



## 8.0 HOUSING

Map Key #	Assessor Parcel #	GP Designation	Zoning	Parcel Size <sup>1</sup> (acres)	Maximum Number of Units <sup>2</sup>	Net Number of Units <sup>3</sup>	Development Impediments*
58	001-140-045	LDR	R-1	1.53	9	7	Has 1 unoccupied single-family residence in poor condition.
59	001-140-011	LDR	R-1	2.06	12	10	Has 1 unoccupied single-family residence in poor condition.
60	022-35-008	LDR	R-1	1.85	11	9	Has one mobile home in poor condition.
61	022-350-07	LDR	R-1	2.65	16	13	Has 1 single-family residence in good condition.
62	022-160-067	LDR	R-1	11.17	67	54	Has 1 unoccupied single-family residence in poor condition.
63	001-210-019	MDR	R-1	2.02	28	23	Has 1 single-family residence in good condition.
<b>Total Underutilized Site Capacity</b>				<b>21.28</b>	<b>144</b>	<b>115</b>	
<b>Grand Total</b>				<b>37.05</b>	<b>296</b>	<b>240</b>	

Source: City of Biggs, 2013

\* Infrastructure is available to all sites within the inventory

<sup>1</sup>The City requires a minimum of 7,200 square feet for development.

<sup>2</sup>Unit number were rounded down to the nearest whole number.

<sup>3</sup>The net number of units is based on a minimum square footage of 7,200 sq. ft. as required in the Biggs Zoning Ordinance.



**8.6 HOUSING RESOURCES****AFFORDABLE HOUSING**

The City of Biggs currently has 20 single-family units in Biggs that are operated by the Butte County Housing Authority as part of the Conventional Housing Program. Additionally, the Housing Authority offers the Housing Choice (Section 8) Vouchers to qualified low-income households. Funding for Section 8 affordable housing originates from HUD, and Butte County Housing Authority is responsible for administering the project-based Section 8 properties. Persons using these vouchers are not restricted to the type or location of housing that they may choose to live in, so the vouchers can be used for housing units in multi-family complexes and single-family detached housing units. There are six Section 8 vouchers that are currently in use in Biggs.



HUD funds and administers various affordable housing opportunities for lower-income persons which include Section 221(d)(3), Section 202, Section 236, and Section 811 housing. However, according to information provided by the California Housing Partnership Corporation, there are no HUD-administered or HUD-subsidized affordable housing complexes or individual housing units located in the City of Biggs. USDA Rural Development also provides affordable housing opportunities through its Section 515 mortgage program. There is no housing in Biggs under the Section 515 program.

**AT-RISK HOUSING**

State law requires that all Housing Elements include information regarding the potential conversion of existing, assisted housing developments to market rents during a 10-year period (Government Code Section 65583). The development of the law stems from concern about the loss of affordable housing due to the expiration of affordability restrictions or the prepayment of government mortgages. At-risk housing refers to assisted housing developments with affordability restrictions that are set to expire during the 10-year period from 2013-2023. This housing is considered at risk of losing its affordability controls and converting to market rate housing.

As previously stated, there are no HUD-administered or HUD-subsidized affordable housing complexes or individual housing units located in the City of Biggs. There are also no housing units participating in Rural Development's Section 515 program. The Butte County Housing Authority units are the only public or publicly-subsidized affordable housing units in Biggs. These units are not at risk, since they are managed by a public agency for affordable housing purposes.

**Program 2.12** states that the City shall maintain a list of all dwellings in the city that are subsidized by government funding, or low-income housing developed through local regulations or incentives and that the City will contact all property owners and ask them to provide at least two years' notice prior to the conversion of any units for lower-income households to market-rate units.

## 8.0 HOUSING

State law also requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concerns that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be prepaid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured. There are no federally assisted HUD or Rural Development housing programs or any other affordable housing complexes in Biggs. Therefore, a cost analysis to preserve at-risk housing in the City of Biggs is not included as a component of this Housing Element.

### RESOURCES AND INCENTIVES FOR AFFORDABLE HOUSING

Efforts by the City to assist in the development, rehabilitation and preservation of affordable housing would require the utilization of organizational and financial types of resources. This section lists local, state, federal and private housing programs that are valuable resources in assisting in the development and preservation of affordable housing and for housing rehabilitation. Also, this section describes some organizations that have been involved in the development of affordable housing in the area.

#### Financial Resources

**Table 8.43** provides a summary of the financial resources that may be available to the City for affordable housing development, rehabilitation, and preservation from federal and state sources. It is important to note that many of these programs require annual budget appropriations and, periodically, may not be funded. Also, it should be noted that the City may not be eligible for all programs listed, nor may some of these programs be applicable to the City's housing needs. However, the information is presented here to increase awareness of the options that are potentially available to the City as it seeks to fulfill its RHNA targets. The financial programs are discussed in more detail below.

**TABLE 8.43  
FEDERAL, STATE, AND PRIVATE HOUSING RESOURCES**

Program Name	Description	Eligible Activities
<b>1. Federal Programs</b>		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the state's allocation process.	- Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families.	- Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	- New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	- Rehabilitation

Program Name	Description	Eligible Activities
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless individuals and families.	- Homeless Assistance - New Construction
<b>2. State Programs</b>		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the state of California, for many homeowner and renter needs.	- Homebuyer Assistance - Rehabilitation - New Construction - Rental Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A state-funded program administered by HCD which provides low- and moderate-income households up to \$30,000 for a down payment.	- Homebuyer Assistance
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	- Homebuyer Assistance - Rehabilitation
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers.	- Homebuyer Assistance
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	- New Construction
Federal Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services.	- New Construction - Rehabilitation - Homeless Assistance - Public Services
<b>3. Private Resources/Financing Programs</b>		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers. - Mortgages which fund the purchase and rehabilitation of a home. - Low down payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance - Rehabilitation
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Homebuyer Assistance

Source: PMC 2013

## **8.0 HOUSING**

---

### **Community Development Block Grants**

HUD's CDBG program provides funds for community development and housing activities and is administered by HCD. Examples of such activities include acquisition of housing or land, rehabilitation of housing, homebuyer assistance, and public facility and infrastructure improvements, among others. These funds require submittal of an application, and they are awarded on a competitive basis. The City has successfully competed for and received CDBG funds from the state recently. These funds are being used for the City's Housing Rehabilitation Program, which is being administered by Mercy Housing of California. The program offers low interest loans and grants for qualified owners and owner-investors in the city. Currently the City, through Mercy Housing, is in the process of issuing seven loans for housing rehabilitation.

### **HOME Investment Partnership Act Funds**

The HOME Investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. As with CDBG funds, the City applies to HCD for these funds and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction and acquisition and rehabilitation, for both single-family and multi-family projects.

### **Section 8 Rental Assistance**

Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to very low-income households in need of affordable housing. The Butte County Housing Authority administers this program, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of their income) and the fair market rent (FMR) for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them. The Housing Authority currently provides 1,955 vouchers in Butte County, six of which are provided to city residents.

### **Local Housing Resources**

The following nonprofit developers have been active in the construction and rehabilitation of affordable housing projects in Butte and surrounding counties. While some of the nonprofit organizations are already active in Butte County, others listed here are located in the region and may be useful in developing additional affordable housing opportunities in the city. In addition, Butte County has a public housing agency, whose responsibilities and activities are described here.

### **Butte County Housing Authority**

The Butte County Housing Authority is a designated Public Housing Authority by HCD. The Housing Authority manages housing and community development activities, including conventional housing or low-rent public housing, and the Housing Choice Voucher (Section 8) program. The conventional housing program involves housing developments that are managed and maintained by the Housing Authority. As previously mentioned, the Housing Authority manages 20 housing units in Biggs.

The Housing Choice Voucher program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the certificate at any decent, sanitary, and safe housing unit (single-family or multi-family) that accepts the certificates. The tenant's portion of the rent is based on 30 percent of

the adjusted family gross income. The Housing Authority subsidizes the difference between the tenant's portion and the contract rent. However, FMR restricts the actual contract rent as determined by HUD. The Housing Choice Voucher program is similar to the certificate program, except the tenant's housing contract rent is not restricted by FMR. As previously stated, the Housing Authority provides six Section 8 vouchers in the City of Biggs.

### **Community Housing Improvement Program, Inc. (CHIP)**

CHIP is a nonprofit housing developer that has been active in Butte County and in other areas of Northern California. Based in Chico, CHIP has developed both single-family and multifamily residences in places such as Chico, Orland, Red Bluff, and Yuba City. Single-family home construction typically occurs as part of a "sweat equity" program, in which prospective tenants provide much of the labor. CHIP has constructed two housing projects in the city. Southfield Manor phase one was built in 1989, consisting of 35 single-family homes, and phase two of 25 single-family homes was built in 1999. While these homes were sold to lower-income persons originally, the units are not deed-restricted to lower-income households and can be resold as market rate units.

### Mercy Housing California

Mercy Housing California is a branch of the nationwide no-profit Mercy Housing System. Based in San Francisco with an office in West Sacramento, Mercy Housing is actively involved in the development, rehabilitation, and management of housing units throughout California. The agency seeks to provide affordable housing to lower-income families, seniors, and people with special needs. In 2000, Mercy Housing merged with the Rural Community Assistance Corporation, which has funded affordable housing projects in many rural northern counties.

### INCENTIVES FOR AFFORDABLE HOUSING

In addition to the affordable housing resources listed above, the City anticipates offering incentives to promote the development of housing affordable to very low- and low-income households. Concessions or incentives include any of the following:

- The City offers density bonuses as an incentive to produce affordable housing. Municipal Code Chapter 14.170 was adopted by the City in March 2014 and is fully compliant with state density bonus law.
- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, including but not limited to a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required.
- Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development, and if the commercial, office, industrial, or other land uses are compatible with the housing development and with the existing or planned development in the area where the proposed housing project will be located.
- Other regulatory incentives or concessions proposed by the developer or the City that results in identifiable cost reductions (Government Code Section 65915(k)).
- Expedited development review.





### 8.7 HOUSING CONSTRAINTS

Various interrelated factors can constrain private and public sectors' abilities to provide adequate housing and meet the housing needs for all economic sectors of the community. These factors can be divided into two categories: governmental and non-governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing.



#### NON-GOVERNMENTAL CONSTRAINTS

##### Land Availability

The City of Biggs consists of approximately 0.65 square miles (414 acres) of land area. The City is located in the southern portion of Butte County and is surrounded by agricultural land uses. According to the land use survey, the City has approximately 15.77 acres of residential vacant land. This equates to 3.8 percent of the total land area in the city. Additionally, the City has 21.28 acres of land considered to be underutilized.

##### Land Cost

The cost of developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. This allows the developer to distribute the costs for infrastructure improvements (e.g., streets, sewer lines, water lines) over the maximum number of homes. As of October 2013, there were limited vacant residential parcels for sale in the city. According to [www.trulia.com](http://www.trulia.com), the two vacant residential parcels for sale are approximately \$78,700 per acre. This is roughly consistent with the local real estate agent data provided for the 2009 Housing Element, which noted that residential land cost \$50,000 to \$80,000 per acre for land with infrastructure available in the city. The development of residential land in the city may be considered restricted, due to slow growth and the limited number of available for-sale residential lots.

##### Infrastructure

Certain physical characteristics of the Biggs area profoundly affect the development and the manner in which infrastructure is provided in the City. Constraints to infrastructure development include the following:

The topography of the area is very flat. The ditches and sloughs, which drain surface water from the Biggs area to the Sacramento River, have an average gradient of only 0.5 foot per thousand feet. Consequently, water velocity is very low, and the ditches must be very large to accommodate the high volume of stormwater flows generated within the area.

## 8.0 HOUSING

---

A high water table exists throughout much of the city. Subsurface soils include very dense hardpan layers that hold a perpetual reservoir of water 8 to 10 feet below the surface of the ground. The elevated water table affects trenching for drainage facilities, adding considerable difficulty and expense. Open ditches must be widened rather than deepened to increase capacity.

Large open irrigation canals or drainage ditches bisect or are adjacent to some developable property in the city. The presence of these historical open waterways impacts the design, the review process, and the cost of engineering and construction for new development in Biggs. The large open ditches obstruct access to undeveloped property, limit the options for development of the property, and can create aesthetic and safety concerns for the proposed urban use of the property.

The City of Biggs provides sewer service to its residents, and supplies both electricity and water through its municipal utility. The 2008 Biggs Municipal Service Review (MSR) identified adequate pumping capacity but an undersized storage capacity in the Biggs water system. This determination was due in part to the City's use of single-speed groundwater pumps and its reliance on the use of a single above-ground elevated water tower. Since the adoption of the MSR, all of the City's wells have been changed over to variable speed drive pumps with standby backup generators. As identified in the Water Master Plan, these improvements ensure that the water system and facilities are adequate to accommodate future growth and address the potential concern addressed in the MSR regarding storage capacity. The City also replaced approximately 20,000 lineal feet of wastewater mains, refurbished two wells, installed automated telemetry controls, obtained an automated emergency generator back-up, installed a 10,000 gallon hydro-pneumatic tank, and installed new fire hydrants and water meters. With these water system improvements in place, the City has the water storage and water pumping capacity to meet the 2014-2022 regional housing needs allocation.

In October 2012, the City of Biggs received Time Schedule Order (TSO) R5-2012-0048 from the California Regional Water Quality Control Board – Central Valley Region. The TSO found that the City was not able to consistently comply with the new effluent limitation for ammonia and as such, changes to the City's Wastewater Treatment Plant (WWTP) were necessary. The City's WWTP Enhancement Project proposes to develop a new effluent disposal process that consists of a reclamation/land disposal system (effluent land disposal system). These changes in the disposal project will not increase or decrease the WWTP's permitted design capacity of 0.38 million gallons per day (mgd), and its peak facility design flow capacity is 1.05 mgd. The environmental impact report (EIR) for the WWTP Enhancement Project was Certified in January of 2013 and the City is actively pursuing the implementation of the project. Revisions to the WWTP do not affect the wastewater capacity in the city.

In compliance with SB 1087, the City, as the local water and sewer provider, will utilize the Housing Element in making water and sewer allocations and in the event of limited system capacity issues, will grant priority for service allocations to proposed developments that include units affordable to lower-income households.

### **Environmental Constraints**

The City of Biggs currently lies completely outside of any area identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) as being within a designated 100-year flood plain. The City recognizes, however, that flood zones are subject to revision based upon the certification status on nearby levees and based upon ongoing actions of state and federal certifying and operating agencies. It is noted herein that the City of Biggs

does not believe that any part of the city is located within a 100-year floodplain areas based upon the best available data.

The City's General Plan has several policies addressing flood hazards and is designed to minimize potential flood-related impacts to the city. Additionally, the City's adopted development standards require improvements to be constructed using development techniques designed to minimize the risks associated with flooding and flood hazards.

As described in **Table 8.42**, there are no known environmental constraints in the R-2 and R-3 zoning districts, with only one identified site constraint on an R-1 zoned parcel. The City has approximately 15.77 acres of vacant land and 21.28 acres of underutilized land for the development of housing, showing capacity for more than enough land for the development of the regional housing needs allocation, even if further environmental constraints were identified.

### **Construction Costs**

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data ([www.building-cost.net](http://www.building-cost.net)), provided by the Craftsman Book Company, estimates the per square foot cost of a single-story home in Biggs to be approximately \$108 per square foot. This cost estimate is based on a 1,500-square-foot house of good-quality construction including a two-car garage, central heating, and air conditioning. The total construction costs excluding land costs are estimated at \$162,241 for a house of average standard quality built in a housing tract and \$376,815 for a custom home.

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

### **Availability of Financing**

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Biggs. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase.

Variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. Although variable rate mortgages may allow lower-income households to enter into homeownership, there is a risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage is the preferred type of loan, especially during periods of low, stable interest rates. **Table 8.44** illustrates interest rates as of October 2013. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

## 8.0 HOUSING

**TABLE 8.44**  
**INTEREST RATES**

	Interest	APR
<b>Conforming</b>		
30 year fixed	4.375%	4.547%
15 year fixed	3.50%	3.795%
5 year ARM	3.125%	3.120%
<b>Jumbo</b>		
30 year fixed	4.125%	4.237%
5 year ARM	3.125%	3.120%
<b>FHA</b>		
30 year fixed	4.250%	5.766%

*Conforming or FHA loans are for no more than \$625,500. A jumbo loan is greater than \$625,500. Rates are subject to change on a daily basis.*

*Source: www.wellsfargo.com, October 2013*

### GOVERNMENTAL CONSTRAINTS

#### Land Use Controls

The Biggs General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the city. The land use designations established by the General Plan allow single-family and multiple family residential developments. The Zoning Ordinance (Biggs Municipal Code Title 14) further describes the residential land use designations. These are provided in **Table 8.45**. A total of six residential land use designations provide for a range of residential densities ranging from agricultural residential densities (1 du/10 acres) to multiple family residential densities (20 du/acre). Additional land use designations, which allow residential development, are also described in **Table 8.45**. In addition, residential care facilities are allowed in the Downtown Commercial (C-D), General Commercial (C-G), and Light Industrial (M-1) zones with a use permit.

**TABLE 8.45**  
**LAND USE DESIGNATIONS**

Land Use Designation	Residential Density Units per Gross Acre*
Agriculture	1 du per 10 gross acres
Agricultural Commercial	1 du per 10 gross acres
Agricultural Industrial	1 du per 10 gross acres
Low Density Residential	0 – 6 du/ac.
Medium Density Residential	6 – 12 du/ac.
High Density Residential	12 – 25 du/ac.
Residential Mixed Use	6 – 16 du/ac.
Downtown Mixed Use	16 – 25 du/ac.

*Source: City of Biggs Land Use Element of the General Plan*

*\*Note: The densities presented in this table are from the forthcoming Land Use Element update, which is expected to be adopted February 2014.*

## Residential Development Standards

The City of Biggs Zoning Ordinance is the major guide for residential development policies. The policies establish and control the type, location, and density of residential development in Biggs. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the General Plan. The specific residential zones used in Biggs and the respective maximum densities are shown in **Table 8.46**.

The Planned Development (PD) District may be applied as a combining zone in any zoning designation in the city. All uses are required to conform to the City of Biggs General Plan. The underlying zoning district determines the dominant use of the PD district and all development standards should conform to the standards of the underlying zoning. However, the City has to the option to alter the setback requirements, height limits, building coverage, parking requirements, and density and intensity limits.

**TABLE 8.46**  
**RESIDENTIAL GENERAL PLAN LAND USE / ZONING CONSISTENCY**

General Plan Land Use Category	Zoning Code Designation 2
A – Agriculture	R-1
AC - Agricultural Commercial	R-1, C-G, LI
AI - Agricultural Industrial	R-1, LI, HI, M-A
LDR - Low Density Residential	R-1, R-2, PD
MDR - Medium Density Residential	R-1, R-2, R-3, PD
HDR - High Density Residential	R-2, R-3, PD
MU - Mixed Use	R-2, R-3, C-D, C-G, C-O, PD
DMU - Downtown Mixed Use	C-G, C-D, C-O, PD

Source: City of Biggs Land Use Element of the General Plan

**TABLE 8.47**  
**RESIDENTIAL ZONES AND DENSITIES**

Zone	Allowed Density	Residential Types
Single Family Residential (R-1)	2 to 6 units per acre	Detached single-family residences
Medium Density Residential (R-2)	6 to 14 units per acre	Detached single-family residences, duplexes, condominiums (with use permit)
High Density Residential (R-3)	6 to 20 units per acre	Detached single-family residences, duplexes, triplex/fourplexes, apartments, townhouses, condominiums, residential care homes (with use permit), ledges (with use permit)
Planned Development (PD)	Consistent with density of underlying land use designation	All residential types consistent with the underlying zoning district

Source: City of Biggs Zoning Ordinance, 2013

## 8.0 HOUSING

The City regulates development through development standards. **Table 8.48** and **Table 8.49** detail development standards that are applied to residential development in the city. Chapter 14.065 of the Biggs Zoning Ordinance provides detailed requirements for off-street parking. Other standards are described in the chapters for the appropriate zoning district. These standards are typical of other jurisdictions, and are not considered a significant constraint to housing development.

**TABLE 8.48**  
**RESIDENTIAL DEVELOPMENT STANDARDS**

Zone	Front Yard	Side Yard	Rear Yard	Minimum Area	Minimum Lot Width	Maximum Lot Coverage	Height
R-1	20 ft.	5-15 ft.	20 ft.	7,200 sq. ft.	55-70 ft.	40% (up to 55% with use permit)	30 ft.
R-2	20 ft.	5-15 ft.	20-25 ft.	7,200 sq. ft.	55-70 ft.	50% (up to 65% with use permit)	30 ft.
R-3	20 ft.	5-15 ft.	20-25 ft.	7,200 sq. ft.	55-70 ft.	60% (up to 75% with use permit)	35 ft.
PD	As approved through the design review process, recommended by the Planning Commission, and adopted by the City Council						

Source: City of Biggs Zoning Ordinance, 2013

**TABLE 8.49**  
**RESIDENTIAL PARKING STANDARDS**

Type of Use	Required Spaces and Criteria
Cottage units and second dwellings	1 space per unit
Senior citizen dwellings	1 space per unit
Boardinghouses	1 space per room
Hospitals and residential care	0.5 space per bed + 1 space per nonresidential employee
Studio or one-bedroom apartments	1.25 spaces per unit
Two-bedroom apartments	1.75 spaces per unit
Single-family dwellings	2 driveway spaces + 2 car garage per unit
Duplexes and triplexes	1 uncovered space + 1 car garage per unit
Mobile home parks	2 spaces per unit

Source: City of Biggs Zoning Ordinance, 2013

Overall, the Biggs residential development standards do not pose a significant constraint to the development of new housing or affordable housing. The overriding constraints to the development of affordable housing involve high land costs, high construction costs, availability of funding to cover the subsidy gap necessary to make affordable housing projects achievable, and various market factors.

### Residential Development Standards

All new single-family homes or new installations of manufactured homes in the city are subject to the City's development standards. Specific residential standards as included in subsection 14.60.110 of the City of Biggs Municipal Code are as follows:

- 1) Roof eaves and overhangs shall extend away from the walls a minimum of 18 inches. The Planning Commission may grant variations to this standard.
- 2) Roofing materials must be tile, wood, or composition shingles. Roofs made solely of corrugated metal, galvanized steel, aluminum and/or fiberglass sheets are not acceptable.
- 3) Front yard landscaping is required with the following provisions:
  - a. The entire front yard must be landscaped.
  - b. At least one shade tree must be provided in the front yard.
  - c. Underground irrigation system.
  - d. Non-living groundcovers shall not exceed 35 percent of total front yard area.
- 4) A fully enclosed two-car garage.
- 5) A 6-foot high fence is required to surround all backyard areas.

Design standards may add a minimal additional cost to the price of a new residential unit. However, these standards were implemented in order to require new residential development to conform to the existing character of the residential neighborhood, provide for neighborhood cohesion, and help to keep the City aesthetically pleasing. The design standards are not considered a constraint to residential development in the city.

### **Site Improvements**

The City's Municipal Code Title 13 Subdivisions and Title 14 Zoning outline the site improvement requirements for all new construction within city limits. Subdivisions and new construction (including single-lot development) are required to install curbs, sidewalks, and gutters. Sidewalks must be 4 feet in width and separated from the curb by a 4-foot landscaping strip. Subdivisions are required to install fire hydrants, street lighting, street signs, and underground all utilities (water, sewer, gas, and electric).

### **Design Review**

Design review is required of all new development in the city, except for infill development projects resulting in construction of individual new dwelling units on existing vacant lots. This review has been instigated by the City in order to promote orderly and harmonious development, enhance the desirability of living in the city, enhance the living conditions of the city residents, and promote visual environments which are of high aesthetic quality and variety.

The City planner and/or Planning Commission discretionally approve site, building and landscaping plans based on City Zoning ordinance design review guidelines. General design standards are as follows:

Does the project:

- 1) Preserve and improve the character of existing residential neighborhoods and industrial and commercial areas?

## 8.0 HOUSING

---

- 2) Maintain design compatibility between existing and new developments including, but not limited to, style, scale, and building materials?
- 3) Ensure variety in building and site design, emphasizing variations in setbacks, height, elevation, and transition?
- 4) Emphasize the use of extensive landscaping, particularly shade and street trees?

### Provisions for a Variety of Housing

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Housing types include single-family residential housing, multiple family residential housing, residential accessory dwelling units, manufactured homes, duplexes, and residential care homes. **Table 8.50** shows the housing types permitted in the various residential zoning districts of Biggs. The PD overlay zone allows for a variety of housing types, depending on the approved site development plan.

### Second Units

In accordance with Government Code Section 65852.2, the Biggs Zoning Ordinance allows for second units. Second units, called "second dwellings" in the Zoning Ordinance and also commonly known as "granny flats," are detached or attached housing units that provide complete independent living facilities for one or more persons with provisions for living, sleeping, eating, cooking, and sanitation on the same parcel with a primary housing unit. They are permitted in all residential zones, subject to setback requirements. As of July 1, 2003, AB 1866 took effect. AB 1866 mandates that any second unit application filed on the basis of a local ordinance is to be considered through a ministerial process, without discretionary review or hearing. In 2006, the City adopted a second unit ordinance in compliance with AB 1866 that defined development standards and requirements for second units, which are codified as §14.60.115 in the City's Municipal Code. Program encourages applicants to develop second units and provides incentives for second unit development.

### Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person."

In effect since January 1, 2008, SB 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility.



- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The City allows emergency shelters in the M-1 zoning district by right. The City's Zoning Ordinance does not include any restrictions or standards for the development of this type of housing.

### Extremely Low-Income Households

AB 2634 (Lieber, 2006) requires the 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 (SRO) units.

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. The City Zoning Ordinance clearly defines SROs and allows them in the R-3 zoning district by right. In addition, the City will consider financial incentives or regulatory concessions to encourage the development of SROs. Program 2.11 is proposed as an option to assist to incentivize the development of SROs as well as providing overall opportunities for housing for extremely low-income households.

### Supportive and Transitional Housing

Supportive housing is defined in Government Code Section 65582(f) as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Target population is defined Government Code Section 65582(g) as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Transitional housing is defined in Government Code Section 65582(h) as buildings configured as rental housing developments, but operated under program requirements that require the

## 8.0 HOUSING

---

termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Pursuant to SB 2, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The City allows transitional and supportive housing by right in the M-1 zone. **Program 2.10** proposes to amend the zoning code to fully comply with SB 2 related to transitional and supportive housing.

### Accommodation of Persons with Disabilities

According to California Government Code Section 12926, a "disability" includes, but is not limited to, any physical or mental disability. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. In addition, a mental or physical disability limits major life activities by making their achievement difficult, including physical, mental, and social activities, and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for one's self difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. As with some seniors, persons with a mobility limitation require housing that is physically accessible.

Persons with disabilities in Biggs face many of the same housing issues as seniors. Aside from independence and accessibility issues, there are no licensed adult residential facilities in Biggs that provide accommodations for persons with disabilities. The nearest such facility is located in Gridley, which has one facility that accommodates up to six residents. Other facilities are located in Chico, Oroville, and Paradise.

Community care facilities for up to six persons are considered residential uses by state law. Such facilities are not required to obtain a conditional use permit, zoning variance or other zoning clearance if they are not required of a family dwelling of the same type in the same zone (California Health and Safety Code Section 1566.3). The City allows by right community care facilities, (identified as residential care facilities, small in the zoning code) in all residential zoning districts. **Program 3.2** proposes to adopt a reasonable accommodation procedure to allow exceptions to development standards when requested to accommodate someone with a disability.

### Farmworker Housing

Farmworker housing is defined in Sections 17021.5 and 17021.6 of the Health and Safety Code as any employee housing consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household shall be deemed an

agricultural land use designation. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.

The City allows by right agricultural worker housing for less than six or fewer persons in all residential zoning districts. **Program 2.2** proposes amendments to the City's zoning code to comply with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).

**TABLE 8.50**  
**HOUSING TYPES PERMITTED BY ZONING DISTRICT**

Housing Type	Zoning Districts				
	R-1	R-2	R-3	C-D, C-G	M-1
Single-family dwelling	P	P	P	U	
Duplex		P	P	U	
Triplex/fourplex			P	U	
Apartments			P	U	
Townhouse/row house			P	U	
Condominium		U	P	U	
Residential care home (6 or fewer persons)	P	P	P	U	U
Residential care homes (7 or more persons)			U	U	U
Manufactured home	P	P	P	U	
Emergency/transitional housing					P
Transitional/supportive housing	P	P	P		
Single-room occupancy units			U		
Farmworker housing	P	P	P		

Use permits, being discretionary actions, are subject to procedures that would lengthen the approval process for particular housing projects. These procedures principally include environmental review under the California Environmental Quality Act (CEQA). However, the use permit process applies only to a limited number of housing projects in specific zones. Most housing projects in Biggs would require only ministerial approval, if they were located in a zone that allows for the specific type of project. Therefore, zoning standards for a variety of housing types are not considered a significant constraint on housing in Biggs.

### Housing Codes and Code Enforcement

The City of Biggs contracts with the Butte County Development Services Building Division building plan inspection. The County, in accordance with the state Housing Law, establishes certain

## 8.0 HOUSING

---

minimum requirements for residential construction. The County Building Division currently administers codes and code enforcement under the 2013 California Building Code and 2010 editions of the California Electric Code (CEC), California Mechanical Code (CMC), and California Plumbing Code (CPC). No amendments/modifications to the uniform codes have also been adopted which affect residential buildings. Enforcement of development and building standards and amendments to these standards do not constrain the production or improvement of housing in the city. The 2013 California Building, Electric, Mechanical, and Plumbing Codes were released July 2013 and went into effect January 1, 2014. The City adopted the new codes in accordance with state law in January 2014.

Code inspection and enforcement is provided by the City, which offers a direct response to community concerns and complaints. Code enforcement is done on a proactive basis. Because of the high number of housing units considered in need of repair in the city, an active building inspection and code enforcement unit has been established.

### Planning and Development Fees

Two aspects of local government have been criticized as placing undue burdens on the private sector's ability to build affordable housing. These are (1) the fees or other exactions required of developers to obtain project approval, and (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer or renter in the form of higher purchase prices or rents.

Costs associated with site improvements are an important component of new residential development costs. Site improvements costs are applied to provide sanitary sewer and water services and other infrastructure to a project. In addition, the City may require the payment for various off-site improvements as part of project mitigation measures (e.g., payment toward an off-site traffic signal). Developers of new residential projects are also required to construct all on-site streets, sidewalks, curb, gutter, and affected portions of off-site arterials. A variety of development impact fees are often assessed on new residential projects that include City-controlled fees (e.g., development application fees, building permit fees) and non-City-controlled fees (e.g., school impact fees). Another component of project costs involves utility service connection fees, such as those for sewer and water service.

The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significant costs on housing. The City of Biggs has adopted fees applicable to all developments, including single-family and multifamily residential developments. **Table 8.51** lists the various City fees related to housing development.

**TABLE 8.51  
CITY DEVELOPMENT FEES**

Item	Fee
<b>Impact Fees</b>	
Sewer Impact Fee All Residential Units	\$7,822
Drainage Impact Fee All Residential Units	\$2,447
Water Impact Fee All Residential Units	\$4,097
Electric Impact Fee All Residential Units	\$2,179
Parks and Recreation Impact Fee All Residential Units	\$4,525
General Government Impact Fee All Residential Units	\$599 <sup>1</sup>
Police Impact Fee All Residential Units	\$61
Fire Impact Fee All Residential Units	\$234
<b>Land Development Fees</b>	
Filing Fees	
Tentative Subdivision Map	\$3,887 + \$20/lot
Tentative Parcel Map	\$1,090 + \$25/lot
Revised Map	\$200
Preliminary Subdivision	\$400
Boundary Line Modification	\$250
Certificate of Compliance/Certificate of Correction	\$100
Reversion to Acreage	\$200
Annexation	\$3,260 deposit + cost
Checking Fees	
Final Subdivision Map	\$351 + \$20
Final Parcel Map	\$200 + \$20/lot
Record of Survey	\$200
Boundary Line Modification by Map, Deed of Plat	\$200
Waiver Application by Deeds	\$200
Plan Checking Deposit	2% of cost + 10%
Inspection Deposit	4% of constr. Cost
Plot Plan Review – New Construction	\$283
Miscellaneous Fees	
General Plan Amendment	\$2,125 + cost
Zoning Change	\$2,315 + cost
Use Permit	\$741
Use Permit – Mobile Home	\$200
Variance	\$519
Environmental Impact Reports	Actual cost + 20%

## 8.0 HOUSING

Item					Fee	
Environmental Review – Environmental Evaluation					\$125	
Environmental Review – Categorical Exemption					\$50	
Rezoning, 0-1 acre					\$300	
Rezoning, over 1 acre					\$300 + \$10/acre <sup>2</sup>	
<b>Building Permit Fees</b>						
Apartment Building						
Project Size (Sq. Ft.)	Construction Type					
	IA, IB		IIA, IIIA, VA		IIB, IIIB, IV (HT), VB	
	Base Cost	Each additional 100 sq. ft.	Base Cost	Each additional 100 sq. ft.	Base Cost	Each additional 100 sq. ft.
1,000	\$4,114	\$102	\$3,427	\$85	\$2,742	\$68
5,000	\$8,203	\$68	\$6,836	\$56	\$5,469	\$45
10,000	\$11,623	\$52	\$9,686	\$43	\$7,748	\$34
20,000	\$16,842	\$27	\$14,033	\$23	\$11,227	\$18
50,000	\$25,218	\$28	\$21,015	\$23	\$16,812	\$18
100,000	\$39,318	\$28	\$32,765	\$23	\$26,213	\$18
Dwellings						
Project Size (Sq. Ft.)	Custom Models		Production Phase		Alternative Materials	
	Base Cost	Each additional 100 sq. ft.	Base Cost	Each additional 100 sq. ft.	Base Cost	Each additional 100 sq. ft.
1,000	\$2,596	\$85	\$1,806	\$56	\$3,708	\$74
2,000	\$3,450	\$78	\$2,367	\$46	\$4,449	\$82
3,000	\$4,240	\$75	\$2,832	\$45	\$5,276	\$111
4,000	\$5,000	\$84	\$3,289	\$56	\$6,388	\$140
5,000	\$5,847	\$59	\$3,858	\$35	\$7,796	\$63
10,000	\$8,822	\$59	\$5,636	\$35	\$10,980	\$63

Source: City of Biggs, Butte County, 2013

<sup>1</sup> Minimum fee or actual cost, whichever is more.

<sup>2</sup> Maximum \$1,000.

Note: The City of Biggs contracts with Butte County for building permit services. All build permit fees are County fees.

**TABLE 8.52**  
**BIGGS UNIFIED SCHOOL DISTRICT IMPACT FEES**

Development Type	Impact Fee
Residential Development	\$3.20 per square foot
Commercial Development	\$0.51 per square foot

Source: Biggs Unified School District, 2013

**TABLE 8.53**  
**PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL RESIDENTIAL DEVELOPMENT**

Development Cost for a Typical Unit	Single-Family <sup>1</sup>	Multifamily <sup>2</sup>
Estimated impact fees per unit	\$21,964	\$21,964
Estimated building permit fees per unit	\$2,086	\$3,597
Estimated school district impact fees per unit	\$4,800	\$3,840
Total estimated fee per unit	\$28,850	\$29,401
Typical estimated cost of development per unit	\$162,241	\$106,800
Estimated proportion of fee cost to overall development cost per unit	18%	28%

Source: City of Biggs, 2013; Costtobuild.net

Note: 1) Assumes 1,500 square foot production phase one-story single-family home.

2) 1,200 square foot VA construction type multifamily unit

### Development Permit and Approval Processing

The development review and permitting process is utilized to receive, evaluate, and consider approval of new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the General Plan and meet the intent and requirements of the zoning code.

Applications for development permits are a two-tier process involving the City, for planning review, and Butte County Building Department, for building permit review. As previously stated, the Butte County Building Department provides all building permit services for the City.

The development review process is the same for single-family and multifamily developments which require no zoning changes and is as follows:

- 1) The Plans are submitted to City.
- 2) The City Planner reviews the plans for its consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with design standards. This takes between 1 to 5 days.

## **8.0 HOUSING**

---

- 3) The City then sends the plans to the County Building Department, who reviews the plans for building permit requirements. This review takes four to six weeks and is dependent on the County's work load. The City of Biggs has no control over the building permit time period.
- 4) Once the plans are approved by the County Building Department, the applicant is eligible to proceed with the project. No further City review is necessary.

Typical time frames for development permitting and approval processing is 60 days for a single-family development, and 60-90 days for multifamily development.

More complex development, such as a subdivision, may take much longer. Development which requires a zoning change, specific plan, etc. requires Planning Commission and/or City Council approval. This adds additional time to the development process and may take six months or longer for final approval.

Various development review and approval activities, such as General Plan amendments, rezones, and specific plans, may be subject to CEQA and require the preparation of an environmental document before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, depending on the extent of environmental review. If an environmental impact report is required, project approval sometimes may take up to one year or longer. State environmental law mandates much of the time required in the environmental review process.

The costs associated with development project review will vary between projects. Biggs uses an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review and permitting process are not considered a constraint on housing development.

### **Constraints on Housing for Persons with Disabilities**

Under SB 520, which became effective January 1, 2002, a Housing Element is required to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities, and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). In accordance with the provisions of SB 520, the following section analyzes constraints on housing for persons with disabilities.

All administrative offices of the City of Biggs are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants. They are provided one-on-one assistance to complete the forms for zoning permits or other building applications. The City will reasonably accommodate any specific verbal or written request for assistance.

As previously discussed in Section 8.4 Housing Needs Assessment, there were 393 persons in Biggs age 5 and over who had a disability, according to the 2000 US Census. There were 93 persons age 16 to 64 reported to have a disability that prevented them from going outside their homes, while 23 persons were reported to have a self-care disability. However, there are no licensed facilities in Biggs that serve adult non-elderly disabled persons. This indicates that many disabled persons in Biggs may be housed in units not specially designed to accommodate their disabilities. One reason could be constraints on housing development for disabled persons imposed by governmental ordinances and procedures. This analysis looks at three general



categories of potential constraints: zoning and land use, permits and processing procedures, and building codes and standards.

### Zoning and Land Use

In accordance with state law, community care facilities for six or fewer persons are allowed in the residential zones by right. This means that such facilities can be established without going through a permit process, which saves time and money. Facilities housing more than six persons are allowed with a conditional use permit in the High Density Residential (R-3), Downtown Commercial (C-D), General Commercial (C-G) and Light Industrial (M-1) zones. In addition, the PD overlay zone allows for various uses, subject to approval of the site development plan. Therefore, the City's Zoning Ordinance does not unduly restrict the placement of community care facilities that could serve disabled persons.

As previously discussed in Section 8.4, no special design or permitting standards have been established for residential care facilities other than the requirements for a conditional use permit in particular zones. The City's Zoning Ordinance does not establish special standards or requirements for community care facilities that would serve adult disabled persons, such as occupancy standards or siting requirements. The City's zoning and land use regulations do not represent a significant constraint on development of housing for persons with disabilities.

### Permits and Processing Procedures

City permitting and processing procedures for retrofits for persons with disabilities are not significantly different from those for other modifications. Interior modifications to a residential unit require a building permit, as does the installation of a ramp that is 30 inches or more above grade. This ensures that all modifications comply with the applicable building codes adopted by the City. Ramps that are less than 30 inches above grade do not require a building permit. There are no special permits or procedures that are required beyond the necessary permits and procedures that are required for other projects. Applications for retrofit are processed over the counter in the same process as for improvements to any single-family home.

### Building Codes and Standards

As previously stated, the City of Biggs contracts with Butte County for building plan and permit services. The County has adopted the 2013 California Building Code. The California Building Code contains Chapter 11, which incorporates provisions of the ADA. One provision is that a number of the residential units in new multifamily construction of three or more apartments, or four or more condominiums, must be accessible or adaptable. The City, through the County building permit process, enforces the provisions of the California Building Code and other codes applicable to building construction. These codes set minimum standards for health and safety, which should be met or exceeded at all times.



### 8.8 ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Biggs. Higher energy bills add to the expense of owning or renting a housing unit, and could force lower-income households to cut back on other necessary expenses. Also, increased energy costs add to the expense of constructing new housing, which could lead to an increase in housing prices or rents. There are many opportunities for energy conservation in the city.



#### TITLE 24

Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” The housing industry must comply with the energy conservation and efficiency regulations of Title 24, and the City is responsible for enforcing these regulations. The 2013 Building Code, which includes Title 24, will provide the most energy-efficient standards to date and was adopted by the City on January 1, 2014.

#### UTILITY PROGRAMS

The City of Biggs Electric Utility and Pacific Gas and Electric (PG&E) offer various programs to promote the efficient use of energy and assist lower-income customers. Currently, the City’s Electric Utility provides service to over 90 percent of the City’s residents, while PG&E services the remaining dwellings or structures.

The 2012/2013 Biggs Home Energy Efficiency Rebate Program offers energy conservation rebates for residential customers replacing their old machines with Energy Star-rated machines including refrigerators, central air conditioning units, thermostats, and room light sensors.

The program also offers a weatherization rebate for homes that have been retrofitted with energy-conserving building products. The program offers rebates for dual pane windows, ceiling insulation, wall insulation, whole house fans, attic fans, radiant barriers, and cool roofs.

Additionally, the City of Biggs offers the Solar Incentive Program for residential, commercial, and industrial users and provides a rebate for every AC watt of solar PV installed.

#### COUNTY PROGRAMS

The Community Action Agency of Butte County administers and provides several energy affordability, conservation, and efficiency programs including:

- Utility Payment Assistance Programs—Includes the CARE program, which allows income-qualified households to save up to 20 percent on their PG&E bill and the HEAP program, which provides financial assistance for energy costs to income-qualified households
- Save U Energy—Provides home energy-saving services and products to low-income Butte County residents at no charge. For households that do not meet the low-income

## **8.0 HOUSING**

---

qualifications and would like to become more efficient, Save U Energy can provide a BPI-Certified whole home energy audit for a small fee. Save U Energy also provides a full range of weatherization and energy-saving measures. To date, over 30,000 homes have benefitted from this program in Butte County.

---

**APPENDIX A-**  
**VACANT AND UNDER-UTILIZED SITES MAP**

---





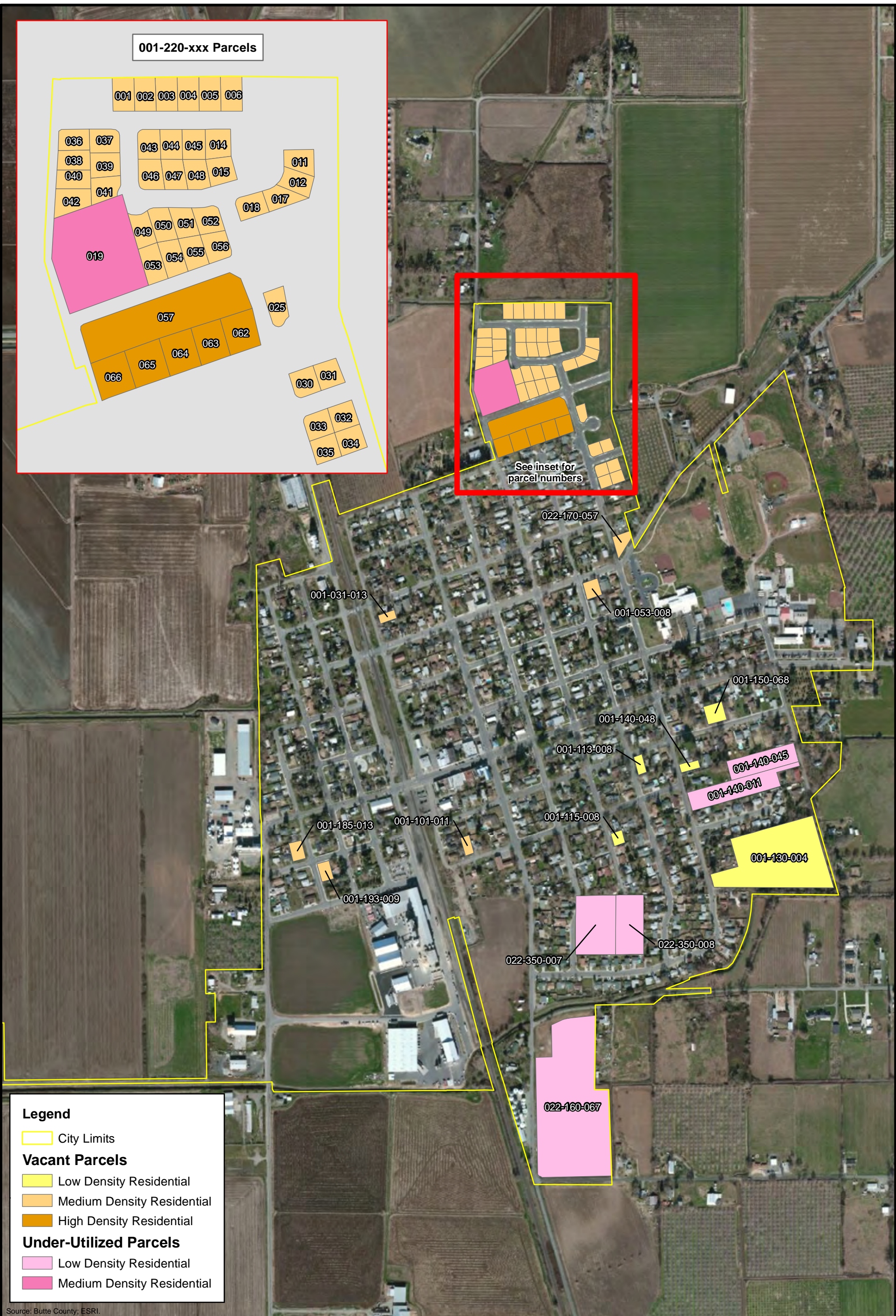


Figure 1  
Vacant and Under-Utilized Land In City of Biggs



