




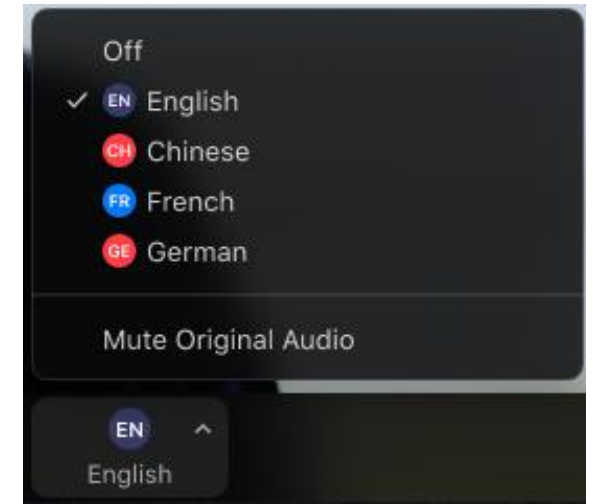
CITY OF BIGGS 2022 HOUSING ELEMENT UPDATE: HOUSING NEEDS AND ISSUES

COMMUNITY
MEETING #1

OCTOBER 7, 2021

5:30-7:00 PM

1. Click “Interpretation” / Clic “Interpretación” 
2. Click the language that you would like to hear (Spanish is available for this meeting) / Haga clic en el idioma que le gustaría escuchar (español está disponible para esta reunión)
3. To hear the interpreted language only, click **Mute Original Audio** (recommended) / Para escuchar solo el idioma interpretado, haga clic en **Mute Original Audio** (recomendado)



INTERPRETATION / INTERPRETACIÓN

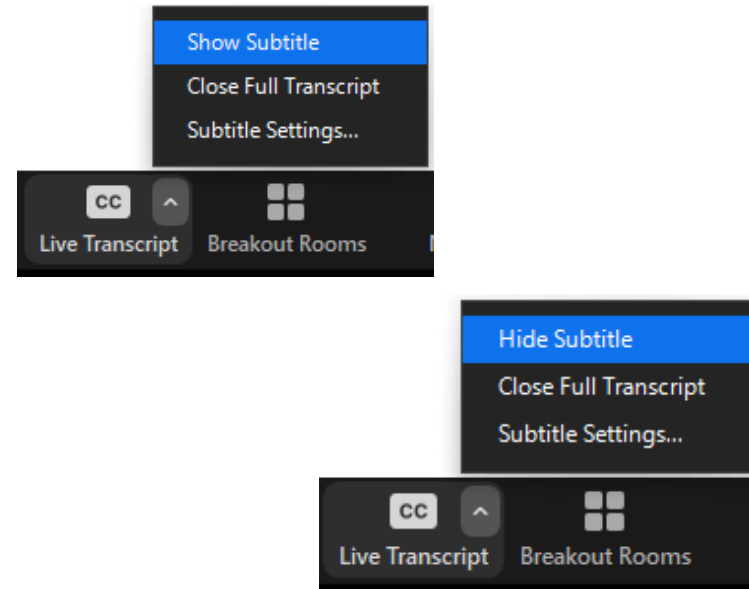
GRAPHICS FROM ZOOM

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- This slide presentation is available to download in English.
- This slide presentation is available to download in Spanish / Esta presentación de diapositivas está disponible en español, descárguela aquí
- www.biggs-ca.gov/City-Services/Building-Planning/2022-2030-Housing-Element-Update



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GRAPHICS FROM ZOOM & UNIVERSITY OF ILLINOIS

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Chat



Raise Hand



Q&A

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INTERACTIVE FEATURES OF TODAY'S MEETING / FUNCIONES INTERACTIVAS DE LA REUNIÓN DE HOY

GRAPHICS FROM ZOOM

HOUSING ELEMENT OVERVIEW

**UPDATE ON 2014 HOUSING ELEMENT
PROGRESS**

**CONTEXT—HOUSING NEEDS, MARKET,
FUNDING**

**BREAKOUT GROUPS (IN PERSON) AND
SURVEY (THOSE AT HOME)**

**RECONVENE TO REVIEW GROUP INPUT (IN
PERSON ONLY)**

**TIMELINE AND NEXT COMMUNITY MEETING
(IN PERSON ONLY)**

AGENDA

DEFINITIONS

- **Affordable Housing**: The generally accepted measure for housing affordability is spending less than 30% of one's gross household income on housing costs (including utilities, rent or mortgage principal and interest). In the context of the Housing Element, affordable housing generally focuses on housing for extremely low, very low, low and moderate income households. This type of housing generally receive subsidies, either during construction and/or during operations, in order to keep monthly rents at affordable levels
- **Market-rate Housing**: Housing where the “market” (supply/demand/other factors) sets the cost to the occupant and there are no public subsidies
- **Permanent Supportive Housing**: Housing in which wrap-around supportive services, such as case management, counseling, education and peer support are provided to tenants to support their self-sufficiency
- **Housing Rehabilitation**: Repairs to address deferred maintenance and aging of housing stock. May also address abatement of asbestos and lead, installation of energy efficiency measures, and removal of architectural barriers for those with mobility needs

HOUSING ELEMENT OVERVIEW



HOUSING ELEMENT OVERVIEW: PURPOSE

- The Housing Element establishes the City's priorities for housing its residents in 8-year cycles
- It sets goals for the allocation of funding, program coordination and zoning efforts to support the production of housing
- It is one of the mandated elements of the City's General Plan and must be consistent with the General Plan, which has a 15-20 year time frame

HOUSING ELEMENT OVERVIEW: STATE OVERSIGHT

- Oversight of Housing Element development and implementation statewide is administered by the State Department of Housing & Community Development (HCD)
- HCD approval provides access to State funding
- Since 2014, the State has amended the Housing Element Law through numerous bills which place additional responsibility on local jurisdictions to adequately plan for and facilitate the production of housing, while removing as many constraints as possible

SOME OF THE NEW OR AMENDED LAWS

- **Accessory Dwelling Units, aka. ADUs (AB 671)**: Requires that housing elements include a plan to incentivize and promote the creation of ADUs that can offer affordable rents for very-low, low- or moderate-income households.
- **Affirmatively Furthering Fair Housing (AB 686)**: Requires that the housing element conduct an analysis and include programs that promote and affirmatively further fair housing opportunities throughout the community.
- **No Net Loss (SB 166)**: Requires that local governments establish internal mechanisms that monitor and evaluate development, rezoning of parcels and available sites to ensure development opportunities remain available through the planning period to accommodate the RHNA, along with restrictions on reducing parcel density and disapproving housing projects.



HOUSING ACCOUNTABILITY ACT (HAA): FIRST ENACTED IN 1982 AND RECENTLY AMENDED

- Establishes limitations to a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need.
- In amending the HAA, the Legislature made repeated findings that the lack of housing and the lack of affordable housing, is a critical problem that threatens the economic, environmental, and social quality of life in California.
- Imposes a higher standard of proof on local governments which make findings to support disapproval of housing projects and allows courts to overturn local approvals.

HOUSING ELEMENT OVERVIEW: MANDATED TOPICS ADDRESSED IN THE HOUSING ELEMENT

Public
Participation
Process

Review of
Previous Housing
Element Progress

Housing Needs
Assessment

Adequate Sites
Inventory

Financial
Inventory

Constraints
Analysis

Affirmatively
Furthering Fair
Housing

Goals, Policies,
and Programs

Existing/Expiring Housing
Element Period

2014-2022

New Housing Element Update
Period

2022-2030

HOUSING ELEMENT OVERVIEW: PLANNING CYCLES

HOUSING ELEMENT OVERVIEW: REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- The foundation of the Housing Element process is determining the amount of housing that must be planned for, segmented by income levels, to account for future growth.
- Using demographic data from a variety of sources, HCD determines the regional housing needs allocation in conjunction with BCAG for Butte County as a whole.
- HCD then allocates the housing need by income level between the cities and the county. This is referred to as the RHNA or Regional Housing Needs Allocation.
- The RHNA does not have a funding source tied to it to facilitate production of the units needed to accommodate future growth.

**2014-2022
HOUSING
ELEMENT
PROGRESS**





GOALS OF THE 2014-2022 HOUSING ELEMENT

- Assist in the preservation of housing which is safe and sanitary
- Construct new housing at a range of costs and in quantities to meet the needs of existing and future residents
- Assure that discrimination is not a factor in the ability of households to obtain housing
- Encourage the development of energy-efficient housing

RHNA ALLOCATION AND PRODUCTION, 2014-2022

SOURCES: BCAG REGIONAL HOUSING NEEDS PLAN, 2013; HCD WEBSITE/APR TABLES, 2021

(PRODUCTION FIGURES ARE THROUGH DECEMBER 2020)

Affordability Tier	RHNA Allocation	Produced	% of Allocation Produced
Very Low Income	48	26	54.2%
Low Income	30	30	100%
Moderate Income	24	5	20.8%
Above Moderate Income	82	0	0%
<i>Total</i>	184	61	33.1%

OTHER HOUSING ELEMENT PROGRESS

- Zoning Ordinance Amendments as follows:
 - Conformance with state law in regard to agricultural worker housing.
 - Modification of the M-1 zoning district to include emergency shelters as a permitted use.
 - Modification of the residential zoning districts to allow supportive housing and transitional housing as a residential use subject only to those restrictions that apply to residential uses of the same type.
 - Definition of single-room occupancy units (SROs) and modifying the residential use table to include SRO units as a permitted use in the R-3 High Density Residential zoning district.

**CONTEXT:
HOUSING
NEEDS,
MARKET,
FUNDING**



DEMOGRAPHICS SOURCE: U.S. CENSUS AMERICAN COMMUNITY SURVEY, 2015-2019

- The total population of Biggs is estimated to be 2,175, with the largest percentage of residents aged 25-34 years old and 45-54 years old.
- Approximately 73% of the population identifies as White, and more than half of the population identifies as Hispanic or Latino.
- More than one in four households are female-headed households with no spouse and approximately half of those households live below the poverty level.
- 21.4% of the population has a disability, which is nearly double that of the State of California.
- The median income is \$54,188.
 - The majority of both owner-occupied and renter-occupied housing units have an annual household income of \$50,000-\$74,999.
 - 45.6% of renters have a household income of \$34,999 or less.

HOUSING STOCK CHARACTERISTICS

SOURCE: U.S. CENSUS AMERICAN COMMUNITY SURVEY, 2015-2019

Housing Types:

- 92% of housing units are single-family, detached homes
- There are 26 rent-restricted units available to house an estimated 191 low-income households, which is a shortfall of 165 affordable units

Age of Housing:

- Approximately 75% of structures were built in 1979 or earlier
 - Nearly one-third of all homes in Biggs were built in the 1970s
- Only 7.9% of structures were built in the year 2000 or later

REGIONAL HOUSING NEEDS ALLOCATION (2022-2030)

SOURCE: STATE DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT, AUGUST 5, 2020

Affordability Tier	Number of Units Allocated
Very Low Income	36
Low Income	1
Moderate Income	12
Above Moderate Income	32
<i>Total</i>	81

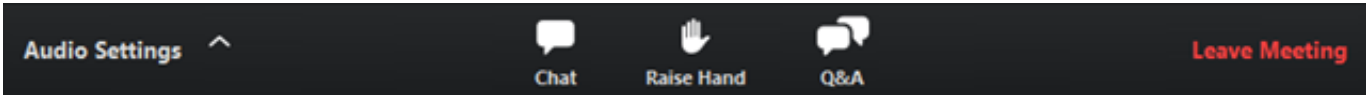
MARKET TRENDS: HOME OWNERSHIP
SOURCE: METROLIST, REALTOR.COM
JUNE 2021 AND U.S. CENSUS

- The median home sale price increased from \$134,000 in 2015 to \$250,000 in 2020. Home sales have remained steady since 2017, averaging 32 sales per year.
- The largest percentage of owner households are aged 65 to 74 years old.



FEDERAL AND STATE FUNDING

- **CDBG (Community Development Block Grant):** Funds can be used for a variety of community development objectives, including housing rehabilitation and infrastructure. Biggs can apply to the State of California for funding.
- **HOME (Home Investments Partnerships Program):** Funds can be used for the development of affordable housing. Biggs can apply to the State of California for funding, in partnership with developers.
- **Permanent Local Housing Allocation (PLHA):** New annual source for local jurisdictions funded by real estate recording fees, provided in 5-year planning cycles.
- **Infill Infrastructure Grant Program:** Promote infill housing development by providing financial assistance for Capital Improvement Projects that are an integral part of, or necessary to facilitate the development of, a Qualifying Infill Project or a Qualifying Infill Area.



QUESTIONS & ANSWERS (Q&A)

GRAPHIC FROM ZOOM



**SIGN UP FOR
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Send an email with the subject line “Biggs” to
admin@housing-tools.com



WHAT'S NEXT?

Those attending in person: 5-minute comfort break and then join a breakout group

- We'll observe a 5-minute break and ask those attending in person to come back and find a table to join for the breakout group conversations.

Those watching from home: Go online and take the survey!

- English version:
www.surveymonkey.com/r/BiggsHE1
- Spanish version:
www.surveymonkey.com/r/BiggsHE1S

Visit our website: www.biggs-ca.gov/City-Services/Building--Planning/2022-2030-Housing-Element-Update