



# City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

Donald Rust  
DIRECTOR

1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2430 FAX (530) 538-2426  
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## City of Oroville PLANNING COMMISSION

CHAIR: Damon Robison  
VICE-CHAIR: Carl Durling  
MEMBERS: Adonna Brand; Randy Chapman; Tua Vang; Wyatt Jenkins

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### PLANNING COMMISSION MEETING AGENDA

Monday, May 12, 2014 at 7:00 p.m.  
MEETING AGENDA

OROVILLE CITY HALL  
1735 MONTGOMERY STREET, OROVILLE, CA 95965  
ALL MEETINGS ARE RECORDED

*This meeting may be broadcast remotely via audio and/or video conference at the following address:  
Cota Cole, LLP, 2261 Lava Ridge Court, Roseville, California 95661.*

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#### ADMINISTRATIVE AGENDA

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1. SPECIAL BUSINESS

**Oath of Office for New Planning Commissioner**

Randy Murphy, City Administrator or his designee, will administer the oath of office for the new Planning Commissioner Michael Britton.

**Oath of Office for Reappointed Planning Commissioners**

Randy Murphy, City Administrator or his designee, will administer the oath of office to reappoint Planning Commissioners Wyatt Jenkins, Tua Vang, and Vice Chairperson Carl Durling.

2. CALL TO ORDER

3. ROLL CALL

Commissioners Adonna Brand, Michael Britton, Randy Chapman, Tua Vang, Wyatt Jenkins, Vice Chairperson Carl Durling, Chairperson Damon Robison

4. **PLEDGE OF ALLEGIANCE**

5. **INSTRUCTIONS TO INDIVIDUALS WHO WISH TO SPEAK ON AGENDA ITEMS**

This is the time the Chairperson will remind persons in the audience who wish to address the Commission on a matter that is on the agenda to fill out one of the cards located in the lobby and hand it to the clerk of the meeting. The Chairperson will also remind persons in the audience that under Government Code Section 54954.3, the time allotted for each presentation may be limited.

6. **PUBLIC COMMENTS**

This is an opportunity for members of the public to address the Planning Commission on any subject relating to the Planning Commission, but not relative to items on the present agenda. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

7. **CORRESPONDENCE**

None

8. **APPROVAL OF MINUTES**

Approve the minutes of the April 28, 2014 Planning Commission Meeting.

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**REGULAR AGENDA**

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9. **PUBLIC HEARINGS**

- 9.1 **GPA 14-01: 2014-2022 Housing Element Update.** The Oroville Planning Commission will conduct a public hearing to consider sending a recommendation to the City Council to adopt an amendment to the Housing Element of the General Plan for the 2014-2022 planning period.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Adopt Resolution No. P2014-09: A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT AN AMENDMENT TO THE HOUSING ELEMENT OF THE GENERAL PLAN FOR THE 2014-2022 PLANNING PERIOD**

10. **DISCUSSION ITEMS**

None

11. **DIRECTOR'S REPORT**

None

12. **COMMISSION REPORTS**

Reports by commission members on information they have received and meetings they have attended which would be of interest to the commission or the public.

13. **ADJOURNMENT**

Adjourn to Monday, June 9, 2014 at 7:00 P.M. at Oroville City Hall.

Respectfully submitted by,



Donald Rust, Director  
Community Development Department

**\*\*\* NOTICE \*\*\***

*If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact Donald Rust, Director for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact Donald Rust, Director as soon as possible and preferably at least 24 hours prior to the meeting. Donald Rust, Director may be reached at 530-538-2433, or at e-mail [rustdl@cityoforoville.org](mailto:rustdl@cityoforoville.org), or at the following address: City of Oroville Planning and Development Services Department, 1735 Montgomery Street, Oroville, CA 95965.*

**\*\*\* NOTICE \*\*\***

*Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the City Council by filing with the Zoning Administrator within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the City of Oroville must be submitted at the time of filing. The Oroville City Council may sustain, modify or overrule this decision.*



**CITY OF OROVILLE PLANNING COMMISSION MEETING MINUTES  
APRIL 28, 2014**

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These minutes detail the action which was taken related to each particular agenda item and do not reflect any discussion that may have occurred. For information regarding what was discussed related to a particular item, if anything, you can obtain a copy of the audio recording for this meeting by sending an email to [cityclerk@cityoforoville.org](mailto:cityclerk@cityoforoville.org) or by calling the Clerk's office at 530-538-2535.

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The agenda for the April 28, 2014 regular meeting of the Oroville Planning Commission was posted on the bulletin board at the front of City Hall on Thursday, April 17, 2014, at 2:23 p.m.

**1. CALL TO ORDER**

The March 28, 2014 regular meeting of the Oroville Planning Commission was called to order by Chairperson Robison at 7:00 p.m.

**2. ROLL CALL**

Present: Commissioners Brand, Jenkins, Vang, Chapman (arrived at 7:11 pm), Vice Chairperson Durling, Chairperson Robison

Absent: None

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Staff Present:

Donald Rust, Director of Community Development  
Dawn Nevers, Administrative Assistant

Luis Topete, Associate Planner  
Gary Layman, Building Official

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**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chairperson Robison.

**4. RECOGNITION OF INDIVIDUALS WISHING TO SPEAK ON AGENDA ITEMS - None**

**5. PUBLIC COMMENT - None**

**6. CORRESPONDENCE - None**

**7. APPROVAL OF MINUTES**

A motion was made by Commissioner Brand, seconded by Commissioner Jenkins, to:

**Approve the minutes of the March 24, 2014 Planning Commission meeting.**

The motion was passed by the following vote:

Ayes: Commissioners Brand, Vang, Jenkins, Vice Chairperson Durling,  
Chairperson Robison  
Noes: None  
Abstain: None  
Absent: Commissioner Chapman

## 8. PUBLIC HEARINGS

### 8.1 UP 14-03: Voodoo Tattoo & Brew:

The City of Oroville Planning Commission conducted a public hearing and considered a use permit request from Connie Parks and Steve Vandervort for the operation of Voodoo Tattoo & Brew, which will be a restaurant/brewery/tattoo parlor with minor retail sales at 2053 Montgomery Street (APN: 012-035-017). **(Staff Report: Luis A. Topete, Associate Planner)**

Chairperson Robison opened the Public Hearing.

Steve Vandervort answered Commission questions and spoke in support of Voodoo Tattoo & Brew.

Hearing no further public comment, Chairperson Robison closed the Public Hearing.

Following discussion, a motion was made by Vice Chairperson Durling, seconded by Commissioner Vang, to:

**Adopt Resolution No. P2014-07: A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING USE PERMIT NO. 14-03 TO ALLOW VOODOO TATTOO AND BREW TO OPERATE A RESTAURANT / BREWERY / TATTOO PARLOR WITH MINOR RETAIL SALES AT 2053 MONTGOMERY STREET (APN: 012-035-017)**

The motion was passed by the following vote:

Ayes: Commissioners, Vang, Jenkins, Brand, Vice Chairperson Durling,  
Chairperson Robison  
Noes: None  
Abstain: None  
Absent: Commissioner Chapman

Commissioner Chapman arrived at 7:11pm

### 8.2 ZC 14-02: Distributive Antenna Systems:

The City of Oroville Planning Commission conducted a public hearing and considered sending a recommendation to the City Council to amend Section 26-04.020 of the Oroville Municipal Code (OMC) and add Section 26-16.175 for the

purpose of specifying the City's regulations for Distributed Antenna Systems (DAS) as an alternative telecommunications technology within the City of Oroville. **(Staff Report: Luis A. Topete, Associate Planner)**

Chairperson Robison opened the Public Hearing. Hearing no comments or questions from the public, Chairperson Robison closed the Public Hearing.

Following discussion, a motion was made by Commissioner Chapman, seconded by Commissioner Brand, to:

**Adopt Resolution No. P2014-08:** A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT THE PROPOSED AMENDMENTS TO CHAPTER 26 OF THE OROVILLE MUNICIPAL CODE FOR THE PURPOSE OF SPECIFYING CITY REGULATIONS REGARDING DISTRIBUTIVE ANTENNA SYSTEMS IN THE CITY RIGHT OF WAY

The motion passed by the following vote:

Ayes: Commissioners Brand, Jenkins, Chapman, Vang, Vice Chairperson Durling, Chairperson Robison  
Noes: None  
Abstain: None  
Absent: None

### **8.3 VAR 14-01: Oroville Ford Signage:**

The City of Oroville Planning Commission conducted a public hearing and considered a variance to the City's sign regulations as found in Section 26-19 of the Oroville Municipal Code. Oroville Ford has applied for a variance to exceed the maximum allowable total sign area by approximately 80.5 square feet and to exceed the maximum size of a freestanding sign by approximately 66 square feet. Additionally, the applicant is requesting approval from the Planning Commission to exceed the maximum allowable sign height of wall signs by approximately 2 feet. **(Staff Report: Luis A. Topete, Associate Planner)**

Chairperson Robison opened the Public Hearing. Hearing no comments or questions from the public, Chairperson Robison closed the Public Hearing.

Following discussion, a motion was made by Commissioner Brand, seconded by Vice Chairperson Durling, to:

**Adopt Resolution No. P2014-06:** A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING VARIANCE NO. 14-01 GRANTING OROVILLE FORD A VARIANCE FROM THE CITY'S SIGN REGULATIONS TO EXCEED THE MAXIMUM ALLOWABLE TOTAL SIGN AREA, TO EXCEED THE MAXIMUM ALLOWABLE AREA OF A FREESTANDING SIGN, AND TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT OF WALL SIGNS

The motion passed by the following vote:

Ayes: Commissioners Brand, Jenkins, Chapman, Vang, Vice Chairperson  
Durling, Chairperson Robison  
Noes: None  
Abstain: None  
Absent: None

9. **DISCUSSION ITEMS** - None

10. **DIRECTOR'S REPORT**

Director of Community Development, Donald Rust, provided an update on the following:

- Reminder to Commissioners Jenkins, Vang and Vice Chairperson Durling for consideration of re-appointment to the Planning Commission
- March 2014, Monthly Report

11. **COMMISSION REPORTS** - None

12. **ADJOURNMENT**

The meeting was adjourned at 8:00 p.m. A special meeting of the Oroville Planning Commission will be held on Monday, May 12, 2014, at 7:00 p.m.

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Donald Rust, Director  
Community Development

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Damon Robison, Chairperson



# City of Oroville

## COMMUNITY DEVELOPMENT DEPARTMENT

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### PLANNING COMMISSION STAFF REPORT

MAY 12, 2014

**GPA 14-01: 2014-2022 Housing Element Update.** The Oroville Planning Commission will conduct a public hearing to consider sending a recommendation to the City Council to adopt an amendment to the Housing Element of the General Plan for the "5<sup>th</sup> Cycle" Planning Period which runs from June 15, 2014 to June 15, 2022.

**APPLICANT:** City of Oroville  
Planning Division  
1735 Montgomery Street  
Oroville, CA 95965

**LOCATION:** Citywide

**GENERAL PLAN:** N/A  
**ZONING:** N/A  
**SOILS:** N/A  
**FLOOD ZONE:** N/A

**ENVIRONMENTAL DETERMINATION:**

General Rule Exemption; Title 14, CCR, § 15061(b)(3) (**Attachment A**)

**REPORT PREPARED BY:**

  
Luis A. Topete, Associate Planner  
Community Development Department

**REVIEWED BY:**

  
Donald L. Rust, Director  
Community Development Department

### RECOMMENDED ACTIONS

That the Planning Commission take the following actions:

1. **HOLD** a public hearing and receive testimony on the proposed amendment to the Housing Element;
2. **ADOPT** the General Rule Exemption (**Attachment A**) as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
3. **ADOPT** Resolution P2014-09 (**Attachment B**), a resolution of intention by the Planning Commission recommending the City Council adopt the proposed amendment to the Housing Element of the Oroville General Plan.

## SUMMARY

State law requires every city in California to update its Housing Element for the “5<sup>th</sup> Cycle” Planning Period.<sup>1</sup> For jurisdictions within Butte County, the 5<sup>th</sup> Planning Period runs from June 15, 2014 to June 15, 2022.

The Housing Element is a mandatory General Plan element under State law. It is the only General Plan element that requires review by the State prior to adoption by the City Council. State law requires that each jurisdiction’s Housing Element consist of, “*an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement and development of housing.*” The Housing Element describes how the City will facilitate the provision of housing for all segments of the population during the 2014-2022 Planning Period.

Cities are required to submit Housing Elements to the California Department of Housing and Community Development (HCD) for review in draft form prior to adoption, as well as review for certification after adoption. The legislature has granted HCD the authority to promulgate detailed guidelines for the preparation of Housing Elements, and also to issue opinions regarding whether local Housing Elements substantially comply with the requirements of state law. A finding of substantial compliance is often referred to as “certification” of the Housing Element.

Housing Element certification is desirable for several reasons. Some grant funding programs require a certified Housing Element as a prerequisite for eligibility. In addition, the General Plan provides the underpinning for a city’s exercise of zoning and land use regulatory powers, and a certified Housing Element can help to support a city’s land use authority in the event of a legal challenge.

## DISCUSSION

The new draft Housing Element is organized into five chapters and three supporting appendices:

1. Introduction – provides an overview of the element and describes the purpose, organization and requirements of the Housing Element
2. Housing Needs Assessment – analyzes the City’s population, employment and housing characteristics, trends and needs, including segments of the population with special housing needs
3. Resources and Opportunities – analyzes the City’s resources for housing, including land, administrative resources and financial resources
4. Constraints – analyzes potential constraints to the development and improvement of housing for all segments of the community, including governmental and non-governmental constraints, as well as fair housing issues
5. Housing Action Plan – describes the City’s goals, policies and program actions for the construction, conservation, rehabilitation and preservation of housing in the City.

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<sup>1</sup> The 5<sup>th</sup> cycle refers to the five state-mandated updates that have been required since the legislature adopted the comprehensive overhaul of housing element law (Article 10.6 of the Government Code) in 1980.

Supporting background material is included in the following appendices:

- Appendix A: Evaluation of the Previous Housing Element
- Appendix B: Residential Land Inventory
- Appendix C: Public Participation Summary

Two components of the Housing Element that normally receive the most attention are: 1) the Regional Housing Needs Plan (RHNP); and 2) City zoning regulations regarding housing for persons with special needs.

### 1) Regional Housing Needs Plan (RHNP)

Overview: The Housing Element is required to describe how the City will facilitate the development of new housing for all income groups, with a particular emphasis on housing that is affordable to persons in the lower income categories. The following table illustrates the income levels prescribed in state law along with corresponding affordable housing costs. The extremely-low-, very-low- and low-income categories together are referred to as “lower-income.”

#### Affordable Housing Costs Butte County

2014 County Median Income = \$58,700	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$17,600	\$440	--
Very Low (31-50%)	\$29,350	\$734	\$115,000
Low (51-80%)	\$46,950	\$1,174	\$185,000
Moderate (81-120%)	\$70,450	\$1,761	\$280,000
Above moderate (120%+)	\$70,450+	\$1,761+	\$280,000+

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

RHNP process: The Regional Housing Needs Plan (RHNP) is a state-mandated process by which each jurisdiction is allocated a share of statewide housing need. For jurisdictions in Butte County, the Butte County Association of Governments (BCAG) is responsible for preparing the RHNP allocations. The RHNP process begins with the state’s allocation of a share of statewide housing need to the BCAG region. BCAG is then responsible for developing a methodology for allocating the total regional need to individual jurisdictions based on the same regional growth assumptions that are used for the Regional Transportation Plan.<sup>2</sup> For the 5<sup>th</sup> planning cycle (2014-2022), the total RHNP allocation for the BCAG region is 10,320 new housing units. Oroville has been assigned a RHNP allocation of 1,793 new housing units, as shown in the following table:

<sup>2</sup> For more information regarding the RHNA process please refer to BCAG’s website at:

<http://www.bcag.org/Planning/Regional-Housing-Need-Plan/2012-Regional-Housing-Need-Plan/index.html>

**2014-2022 Regional Housing Needs Plan Allocations  
Butte County**

Jurisdiction	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Biggs	48	30	24	82	184
Chico	974	643	708	1,638	3,963
Gridley	231	118	99	321	769
<b>Oroville</b>	<b>419</b>	<b>284</b>	<b>306</b>	<b>784</b>	<b>1,793</b>
Paradise	141	100	93	303	637
Unincorporated	682	545	480	1,267	2,974
County Total	2,495	1,720	1,710	4,395	10,320

Source: BCAG 2013

**Importance of the RHNP:** State law requires cities to identify adequate sites with appropriate zoning that could accommodate the level of development assigned in the RHNP, and also to adopt policies and programs to facilitate the development of housing for lower-income households. It is important to note that cities are not required to build or provide funding assistance for the number of housing units reflected in the RHNP. However, if adequate sites with appropriate zoning are not demonstrated in the Housing Element, cities are required to rezone land to provide adequate sites. Development of affordable housing typically requires significant financial subsidies. State law requires cities to provide a regulatory setting where affordable housing could be built, if developers are able obtain sufficient financial subsidies to make a project “pencil out.”

**What are “adequate sites”?:** State law establishes criteria for determining the suitability of potential sites for affordable housing development. The legislature has specified “default densities” that are considered suitable for lower-income housing in different areas of the state. For cities in Butte County a density of 20 units/acre is considered sufficient to facilitate development of lower-income housing.

During the previous Housing Element period, three parcels were rezoned to R-4 to create additional capacity for affordable housing commensurate with the prior RHNP allocation. Since those parcels are still available for development, they also satisfy the City’s requirement for lower-income sites in the new Planning Period. Appendix B of the Housing Element provides a discussion of the City’s potential sites to accommodate the RHNP allocation and demonstrates that there are adequate sites with appropriate zoning that could accommodate the level of development identified in the RHNP at all income levels.

**2) Zoning Regulations for Persons with Special Needs**

An important component of the Housing Element is demonstrating that the City’s zoning regulations do not pose unreasonable constraints on housing for persons with disabilities or other special needs. These types of housing include group homes, residential care facilities, emergency shelters, transitional housing and supportive housing. State law also requires cities to establish procedures to allow “reasonable accommodation” for persons with disabilities in the administration of planning and building regulations. During the previous Planning Period Zoning Code amendments were adopted to address these requirements.

## ***Other Housing Element Changes***

One of the most noteworthy changes reflected in the new draft Housing Element is the state's dissolution of local redevelopment agencies in 2012. By some estimates, redevelopment agencies generated approximately \$1 billion in revenues for the expansion or improvement of affordable housing in California. The loss of redevelopment agencies has created a significant loss of local resources to assist affordable housing.

State legislation dissolving redevelopment agencies created the option for cities to establish "successor agencies" to continue some former redevelopment agency activities. The City of Oroville elected to become the "Successor Housing Entity" in order to retain the housing assets and functions previously performed by the RDA. All rights, powers, duties, obligations, and housing assets of the former RDA were transferred to the City. However, this did not include any balances remaining in the Low and Moderate Income Housing Fund.

There is no significant source of ongoing revenue for Successor Housing Entity activities. Whereas the former RDA set aside 20 percent of gross tax increment revenues for affordable housing activities, funding for the Successor Housing Entity is restricted to loan repayments, rents and interest. These are deposited into a Low and Moderate Income Housing Asset Fund ("Housing Asset Fund"). Funds in this account are subject to housing-related provisions of Community Redevelopment Law.

The State legislature enacted Senate Bill ("SB") 341 on October 13, 2013 to provide clarification on the functions to be performed by successor housing entities. Under SB 341 successor housing entities face more restrictive limitations on and obligations related to expenditures of moneys from their newly established Housing Asset Fund, major changes relate to proportional expenditure requirements, expenditure compliance periods, annual reporting requirements, and excess surplus.

Although the state legislature has been considering options for generating affordable housing funds to replace the lost redevelopment funds, no agreement has been reached and the future of funding for affordable housing remains uncertain.

### **HCD Review**

State law requires that draft Housing Element amendments be submitted to the California Department of Housing and Community Development (HCD) for review at least 60 days prior to adoption. The proposed Housing Element amendment was submitted to HCD on March 11, 2014. Over the past few weeks City staff has had informal discussions with HCD staff regarding the Housing Element and in response to HCD's questions several clerical revisions were made to the element. HCD's review letter is due by Friday May 9<sup>th</sup>. Staff will provide the Commission with a copy of HCD's letter prior to the public hearing.

### **Next Steps**

The due date for Housing Element updates for jurisdictions in Butte County is June 15, 2014. Jurisdictions that do not adopt the Housing Element within 120 days of this due date will be required to prepare subsequent Housing Element updates on a 4-year cycle rather than the standard 8-year cycle. A public hearing of the City Council is tentatively scheduled for June 3<sup>rd</sup> to consider the Planning Commission's recommendation. If adopted by the City Council,

the Housing Element will be transmitted to HCD for review and final certification.

## **ENVIRONMENTAL REVIEW**

This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15061(b)(3), commonly known as the "general rule." A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Adoption of the Housing Element update would not change any land use regulations or development patterns in the city, therefore it has been determined that there is no possibility that the proposed Housing Element amendment will have a significant effect on the environment (see **Attachment A**).

## **FISCAL IMPACT**

Pursuant to Public Resources Code Section 21089, and as defined by the Fish and Wildlife Code Section 711.4, fees (\$50) are payable by the project applicant (City of Oroville) to file the Notice of Exemption with Butte County within five working days of approval of this project. The Housing Element also calls for financial assistance to support housing rehabilitation and development to the extent feasible, and would require staff time for program implementation over the next 8 years. These expenditures are reviewed by the City Council as part of the annual budget adoption process.

## **PUBLIC NOTICE**

The meeting date, time, and project description were published in the Oroville Mercury Register (**Attachment D**) and posted at City Hall. Staff has not received any comments in response to the meeting notice.

## **ATTACHMENTS**

- A – Notice of Exemption
- B – Resolution No. P2014-09
- C – Letter from HCD
- D – Summary of HDC Comments and Responses
- E – Newspaper Notice



# City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

Donald Rust  
DIRECTOR

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## NOTICE OF EXEMPTION

**TO:** Butte County Clerk  
25 County Center Drive  
Oroville CA, 95965

**FROM:** City of Oroville  
1735 Montgomery Street  
Oroville, CA, 95965

Project Title: GPA 14-01: 2014-2022 Housing Element Update

Project Location – Specific: Citywide

Project Location - City: City of Oroville

Project Location – County: Butte County

Description of Nature, Purpose, and beneficiaries of project: The City of Oroville 2009-2014 Housing Element of the General Plan has reached its required five year update period. Per the California Department of Housing and Community Development, the City of Oroville's Fifth Housing Element Revision due date is June 15, 2014 for the June 15, 2014 – June 15, 2022 Housing Element Planning Period. The Housing Element describes how the City will facilitate the provision of housing for all segments of the population during the 2014-2022 Planning Period. The updated Housing Element has been reviewed by the California Department of Housing and Community Development and found the draft document to be in compliance with state law.

Name of Public Agency Approving Project: City of Oroville – Community Development Department

Name of Person or Agency Carrying Out Project: City of Oroville

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number: General Rule Exemption; Title 14, CCR, § 15061(b)(3)
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15061(b)(3), commonly known as the "general rule." A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Adoption of the Housing Element update would not change any land use regulations or development patterns in the city, therefore it has been determined that there is no possibility that the proposed Housing Element amendment will have a significant effect on the environment

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

Lead Agency Contact Person: Luis A. Topete

Telephone: (530) 538-2408

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

- Signed by Lead Agency
- Signed by Applicant

## **RESOLUTION NO. P2014-09**

### **A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT AN AMENDMENT TO THE HOUSING ELEMENT OF THE GENERAL PLAN FOR THE 2014-2022 PLANNING PERIOD**

**WHEREAS**, state law requires every city to adopt a General Plan that includes a Housing Element; and

**WHEREAS**, each jurisdiction within Butte County is required by state law to adopt a revised Housing Element for "5th Cycle" Planning Period which runs from June 15, 2014 to June 15, 2022; and

**WHEREAS**, the 2014-2022 Housing Element identifies specific goals, objectives, policies, and actions to guide the City and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic levels; and

**WHEREAS**, on February 27, 2014 a public workshop was conducted to solicit public comments regarding the proposed amendment to the Housing Element; and

**WHEREAS**, on March 11, 2014 the draft Housing Element was submitted to the California Department of Housing and Community Development (HCD) for review pursuant to state law; and

**WHEREAS**, on May 9, 2014 HCD issued findings regarding the draft Housing Element; and

**WHEREAS**, on May 12, 2014 the Oroville Planning Commission held a noticed public hearing and received public testimony regarding the proposed amendment to the Housing Element; and

**WHEREAS**, the Planning Commission has considered HCD's findings, staff recommendations, and public comments from interested community stakeholders in its deliberations on the draft Housing Element.

**NOW, THEREFORE, BE IT RESOLVED BY THE OROVILLE PLANNING COMMISSION** as follows:

#### **SECTION I.** The Planning Commission finds and declares that:

- A. The proposed 2014-2022 Housing Element amendment is consistent with the goals, policies, and objectives of the General Plan and the requirements of state law. The proposed amendment would facilitate the preservation, improvement and development of housing for all economic segments of the community and persons with special needs.
- B. The proposed 2014-2022 Housing Element amendment would promote public health, safety, and general welfare and serve the goals and purposes of the General Plan by encouraging the City's continuing production of a variety of housing types for all economic segments of the community and residents with special housing needs, thereby improving the health, safety, and welfare of all residents.

**SECTION II. Environmental Assessment:**

This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15061(b)(3), commonly known as the "general rule." A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Adoption of the Housing Element update would not change any land use regulations or development patterns in the city, therefore it has been determined that there is no possibility that the proposed Housing Element amendment will have a significant effect on the environment. Thus, this action is exempt from CEQA.

**SECTION III.** The Planning Commission hereby recommends that the City Council adopt the 2014-2022 Housing Element as set forth in Exhibit A, attached hereto.

**I HEREBY CERTIFY** that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on the 12<sup>th</sup> day of May, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

\_\_\_\_\_  
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\_\_\_\_\_  
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# CITY OF OROVILLE

## 2014 - 2022 HOUSING ELEMENT



PLANNING COMMISSION REVIEW DRAFT  
MAY 2014

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## I. INTRODUCTION

### A. Purpose of the Housing Element

Statutory Overview: All cities and counties in the State of California are required to affirmatively further affordable housing opportunities within their respective jurisdictions. Principal requirements of California Land Use Law include: adoption of Housing Elements as part of each community's General Plan; inducements to provide affordable housing through density bonuses and secondary dwellings; limitations on local land use authority to deny affordable projects or impose conditional use requirements on multifamily housing; and prohibitions on down zoning or imposition of development standards that prevent attainment of Housing Element goals.

Housing Element Law: Housing Element law is codified in Article 10.6 of the *California Government Code* commencing with §65580. Under these statutes, all communities in California are required to have a Housing Element as part of their adopted General Plan. These Elements are to be updated periodically. The law further stipulates that Housing Elements consist of an identification and analysis of existing and projected housing needs along with a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. In summary, the Housing Element is required to contain: (i) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs; (ii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iii) a program that sets forth a schedule of actions to implement relevant Housing Element policies and achieve stated goals. A cross reference of relevant statutes to corresponding sections of the Housing Element is summarized in Table A.

Housing Element Contents: The Housing Element consists of the following major components:

- An analysis of the city's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III); and
- A review of potential constraints, both governmental and non-governmental, to meeting Oroville's identified housing needs (Chapter IV);
- The Housing Action Plan for addressing the City's identified housing needs, including housing goals, policies and programs (Chapter V).

### B. Community Context

The City of Oroville is one of five incorporated municipalities in Butte County and is the county seat. The City's incorporated area consists of 13 square miles, located 65 miles north of Sacramento, where the Sacramento Valley meets the Sierra Nevada foothills. Oroville lies 5 miles west of Highway 99 along Highway 70, a primary transportation route connecting Oroville with Sacramento to the south and Plumas County to the north.

Oroville is situated at the head of navigation on the Feather River. The Yuba River flows into the Feather River near Marysville, and these rivers flow together to the Sacramento River. Oroville is situated at the meeting place of three provinces, the Central Valley alluvial plain to the west, the crystalline Sierra Nevada to the southeast and the volcanic Cascade Mountains to the north. The City's southern and western areas are primarily flat river basin lands; the eastern portion of the City is located in an urban-wildland interface that begins the Sierra Nevada foothills. Development in this eastern area occurs in and around tracts of oak woodlands and chaparral.

Known as the "City of Gold," the history of Oroville began along the Feather River before the Gold Rush of 1848. The discovery of gold at Bidwell Bar, located just east of where the City sits today, led to the creation of one of the first gold mining sites in California. Now situated under Lake Oroville, Bidwell Bar brought thousands of prospectors to the Oroville area seeking gold. Many of Oroville's historic homes and mansions are remnants from early settlers of this time who made their fortunes from the Gold Rush. Today, Oroville is most famous for being the site of the Oroville Dam and is the starting point for the State Water Project (SWP), which stores and delivers water to over two-thirds of California's population.

From the Oroville Dam spillway, the Feather River winds its way through the Feather River Canyon, past Oroville's historic downtown, and out to the Oroville State Wildlife Area, an 11,400-acre wildlife area on the southwestern edge of Oroville. Along with Lake Oroville, the City is bordered to the west by several other large bodies of water, which are part of the SWP and make up the Lake Oroville State Recreation Area.

Oroville is primarily a single-family residential community with a historic downtown overlay district and a main commercial corridor along Oroville Dam Boulevard. As of 2013, the City had approximately 15,979 residents. As a charter city, Oroville operates largely in accordance with its City Charter, compared to general law cities, which are governed according to State statutes.

Oroville has experienced population growth of about 23% since 2000, as the housing markets in both Chico to the north and Sacramento to the south become more constrained. This trend is a result of the comparative affordability of single-family housing in Oroville compared to the larger region. Over the next Housing Element planning period, Oroville expects to see this trend continue, with significant residential and employment expansion.

## **C. Public Participation**

Public participation is an important component of the planning process in Oroville, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. Appendix C contains a summary of these opportunities as well as a list of persons and organizations that were notified during the Housing Element update process and a summary of comments and issues raised.

## **D. Consistency with Other Elements of the General Plan**

State law requires that all portions of the General Plan be internally consistent. The Oroville General Plan was comprehensively updated in 2009. In addition to this Housing Element, the General Plan includes the following other elements: Land Use; Community Design; Circulation and Transportation; Open Space, Natural Resources and Conservation; Public Facilities and Services; Safety; and Noise. This Housing Element maintains consistency with the policies set forth in the other elements of the General Plan through the designation of land uses, infrastructure, and public services to accommodate the projected housing needs of this planning period. As the General Plan is amended from time to time, the Housing Element will also be reviewed and amended as necessary to ensure internal consistency.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

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## II. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city’s projected housing growth needs based on the latest Regional Housing Needs Assessment (RHNA) are examined. The Housing Needs Assessment utilizes the most recent available data from the 2010 U.S. Census, American Community Survey (ACS), California Department of Finance (DOF), California Employment Development Department (EDD), Butte County Association of Governments (BCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private organizations. The implications of these findings for the city’s housing policies and programs are also discussed.

### A. Population Characteristics

#### 1. Population Growth Trends

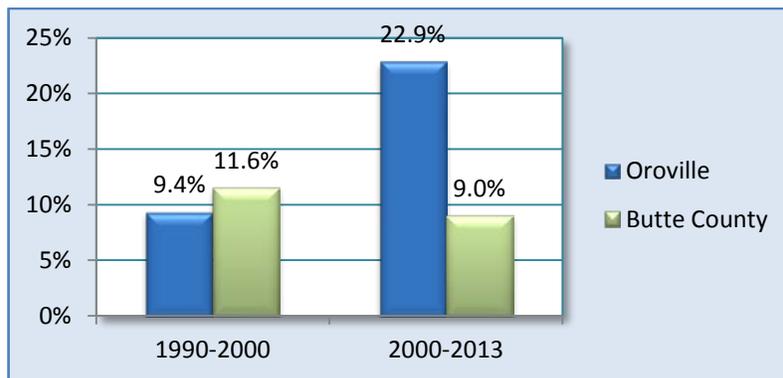
Oroville experienced a modest population increase during the 1990s, but its population growth has accelerated since 2000 with an estimated increase of nearly 23% from 2000 to 2013, which is substantially greater than the county as a whole (see Table II-1 and Figure II-1).

**Table II-1  
Population Trends 1990-2013**

Jurisdiction	1990	2000	2010	2013	Growth 1990-2000	Growth 2000-2013
Oroville	11,885	13,004	15,546	15,979	9.4%	22.9%
Butte County	182,120	203,171	220,000	221,485	11.6%	9.0%

Source: U.S. Census, California Dept. of Finance Tables E-5 & E-8

**Figure II-1  
Oroville Population Growth 1990-2013**



## 2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table II-2 provides a comparison of the city's and county's population by age group in 2010. This table shows that the age distribution of the city's population is, overall, younger than Butte County as a whole (median age of 31.5 years vs. 37.2 years for the county). Children age 19 and under represent about 31% of the city's population compared to about 25% for the county as a whole. Oroville also has a smaller percentage of seniors (65+) compared to the county (12.5% city vs. 15.5% county).

**Table II-2  
Age Distribution**

Age Group	Oroville		Butte County	
	Persons	%	Persons	%
Under 5 years	1,307	8.4%	12,409	5.6%
5 to 9 years	1,132	7.3%	12,439	5.7%
10 to 14 years	1,067	6.9%	12,911	5.9%
15 to 19 years	1,348	8.7%	17,841	8.1%
20 to 24 years	1,382	8.9%	22,818	10.4%
25 to 29 years	1,230	7.9%	14,721	6.7%
30 to 34 years	939	6.0%	11,960	5.4%
35 to 39 years	883	5.7%	11,482	5.2%
40 to 44 years	888	5.7%	11,847	5.4%
45 to 49 years	916	5.9%	13,849	6.3%
50 to 54 years	900	5.8%	15,028	6.8%
55 to 59 years	871	5.6%	15,265	6.9%
60 to 64 years	730	4.7%	13,613	6.2%
65 to 69 years	518	3.3%	9,805	4.5%
70 to 74 years	442	2.8%	7,380	3.4%
75 to 79 years	311	2.0%	5,925	2.7%
80 to 84 years	294	1.9%	5,037	2.3%
85+ years	388	2.5%	5,670	2.6%
<b>Total</b>	<b>15,546</b>	<b>100%</b>	<b>220,000</b>	<b>100%</b>
<b>Median age</b>	<b>31.5</b>		<b>37.2</b>	

Source: 2010 Census, Table DP-1

### 3. Race and Ethnicity

The racial and ethnic composition of Oroville differs from Butte County in that a slightly smaller proportion of city residents are White and Hispanic/Latino and a slightly higher proportion are of other minority groups such as Black, American Indian and Asian (Table II-3).

**Table II-3  
Race/Ethnicity**

Race/Ethnicity	Oroville		Butte County	
	Population	% Total	Population	% Total
White	11,686	75.2%	180,096	81.9%
Black	453	2.9%	3,415	1.6%
American Indian	573	3.7%	4,395	2.0%
Asian	1,238	8.0%	9,057	4.1%
Native Hawaiian and Other Pacific Islander	56	0.4%	452	0.2%
Other race	554	3.6%	12,141	5.5%
2 or more races	986	6.3%	10,444	4.7%
Total	15,546	100%	220,000	100%
Hispanic	1,945	12.5%	31,116	14.1%

Source: 2010 Census, Table DP-1

## B. Household Characteristics

### 1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table II-4 provides a comparison of households by type for the city and Butte County as a whole, as reported in the 2010 Census. Family households comprised approximately 62% of all households in the city, compared to about 60% for the county as a whole. The city's average household size is somewhat larger than the county as a whole (2.60 persons per household in the city vs. 2.45 persons per household in the county). It is noteworthy that a significant portion of households in both Oroville (30%) and the county (28%) are persons living alone.

**Table II-4  
Household Composition**

Household Type	Oroville		Butte County	
	Households	%	Households	%
Family households:	3,497	61.9%	52,529	60.0%
Husband-wife family	1,893	33.5%	37,622	42.9%
With own children under 18 years	873	15.5%	13,607	15.5%
Male householder, no wife present	430	7.6%	4,736	5.4%
With own children under 18 years	265	4.7%	2,479	2.8%
Female householder, no husband present	1,174	20.8%	10,171	11.6%
With own children under 18 years	766	13.6%	5,581	6.4%
Non-family households:	2,149	38.1%	35,089	40.0%
Householder living alone	1,699	30.1%	24,420	27.9%
Households with individuals under 18 years	2,126	37.7%	24,354	27.8%
Households with individuals 65 years and over	1,432	25.4%	24,358	27.8%
Total households	5,646	100%	87,618	100%
Average household size	2.60		2.45	

Source: 2010 Census, Table DP-1

## 2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. It reveals a significantly lower level of homeownership in the city, approximately 15 percentage points lower than for the county as a whole (43% city vs. 58% county).

**Table II-5  
Household Tenure**

Tenure	Oroville		Butte County	
	Units	%	Units	%
Owner Occupied	2,423	42.9%	50,991	58.2%
Renter Occupied	3,223	57.1%	36,627	41.8%
Total occupied units	5,646	100%	87,618	100%

Source: 2010 Census, Table DP-1

## 3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table II-6 indicates that over-

crowding in the City of Oroville is slightly more prevalent than for Butte County as a whole.

**Table II-6  
Overcrowding**

Household Type	Oroville		Butte County	
	Households	Percent	Households	Percent
Owner-Occupied	2,506	100%	51,234	100%
Overcrowded (1.01 to 1.50)	79	3.2%	786	1.5%
Severely overcrowded (1.51+)	0	0%	241	0.5%
Renter-Occupied	3,122	100%	33,840	100%
Overcrowded (1.01 to 1.50)	147	4.7%	1,186	3.5%
Severely overcrowded (1.51+)	119	3.8%	613	1.8%

Source: 2006-2010 ACS, Table B25014

According to Census Bureau estimates, overcrowding is more likely to affect renters; about 5% of renter households in the city were overcrowded and an additional 4% were severely overcrowded while only about 3% of owner households were overcrowded and none was severely overcrowded.

#### 4. Household Income and Overpayment

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census estimates, about 32% of owner households and 64% of renter households in Oroville fell into the lower-income categories<sup>1</sup> (Table II-7).

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Recent Census estimates reported that about 62% of lower-income owner households and 70% of lower-income renter households were overpaying for housing. Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

<sup>1</sup> Together, the extremely-low, very-low, and low income categories are considered “lower-income”

**Table II-7  
Overpayment by Income Category**

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	195		755	
Households overpaying	145	74.4%	575	76.2%
Very low households	180		655	
Households overpaying	90	50.0%	510	77.9%
Low households	455		580	
Households overpaying	280	61.5%	305	52.6%
Subtotal: All lower-income households	830		1,990	
Subtotal: Households overpaying	515	62.0%	1,390	69.8%
Moderate households	280		320	
Households overpaying	25	8.9%	70	21.9%
Above moderate households	1,500		780	
Households overpaying	285	19.0%	25	3.2%

Source: HUD CHAS, based on the 2006-2010 ACS

### Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely low income is defined as households with income less than 30% of area median income. The 2013 area median income for Butte County was \$58,700 (see Table II-14, page 10). For extremely-low-income households, this means an income of \$17,600 or less for a four-person household. Households with extremely-low-income have a variety of housing needs.

#### *Existing Needs*

According to recent Census estimates, extremely-low-income households represented about 7% of owner households and 24% of renter households in Oroville. As shown in Table II-7 above, recent CHAS data indicated that about 74% of ELI owners and 76% of ELI renters were overpaying for housing. CHAS data for 2006-2010 also indicated that about 74% of ELI owners and 79% of ELI renters had from 1 to 4 "housing problems," which are defined as: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; or cost burden greater than 30%.

#### *Projected Needs*

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 419 units, or 210 extremely-low-income units during the 2014-2022 period. The resources and programs to address this need are similar to those for other low-income households and are discussed throughout the Housing Element, including Chapter V, the Housing Action Plan. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for extremely-low-income households can be found in Chapter II, Needs Assessment, Section E, Special Needs, and Chapter IV, Constraints, Section A.c, Special Needs Housing.

## C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

### 1. Current Employment Characteristics

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-8 shows that the city's estimated labor participation rate was approximately 55% of the working-age population, which is slightly lower than the estimated 57% for the county as a whole.

**Table II-8**  
**Labor Force: Oroville vs. Butte County**

Labor Force Status	Oroville		Butte County	
	Persons	Percent	Persons	Percent
Population 16 years and over	11,914	100%	180,181	100%
In labor force	6,559	55.1%	102,322	56.8%
Civilian labor force	6,559	55.1%	102,009	56.6%
Employed	5,585	85.2%	87,362	85.6%
Unemployed	974	14.8%	14,647	14.4%
Armed Forces	0	0.0%	313	0.2%
Not in labor force	5,355	44.9%	77,859	43.2%

Source: Bureau of the Census, 2008-2012 American Community Survey, Table DP-3.

### 2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table II-9 shows projected job growth by industry in Butte County for the period 2010-2020. Total employment in the county is expected to grow by about 16% during this 10-year period. The overall growth is expected to add about 12,800 new jobs and bring the county's employment to over 93,000 by 2020. The industries with the largest projected job growth are Education/Health Care/Social Assistance, Retail Trade, Leisure/Hospitality, Professional and Business Services, and State/Local Government.

**Table II-9  
2010-2020 Industry Employment Projections  
Butte County**

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2010	2020	Numerical	Percent
	Total Employment	80,700	93,500	12,800	15.9
	Self Employment (A)	7,300	7,700	400	5.5
	Unpaid Family Workers (B)	100	100	0	0.0
	Private Household Workers (C)	1,700	2,400	700	41.2
	Total Farm	2,800	2,900	100	3.6
	Total Nonfarm	68,800	80,400	11,600	16.9
1133,21,23	Mining, Logging, and Construction	2,400	3,000	600	25.0
31-33	Manufacturing	3,500	3,900	400	11.4
22,42-49	Trade, Transportation, and Utilities	12,700	15,400	2,700	21.3
42	Wholesale Trade	1,700	2,200	500	29.4
44-45	Retail Trade	9,400	11,300	1,900	20.2
22,48-49	Transportation, Warehousing, and Utilities	1,600	1,900	300	18.8
51	Information	1,000	1,100	100	10.0
52-53	Financial Activities	3,100	3,500	400	12.9
52	Finance and Insurance	1,700	1,900	200	11.8
54-56	Professional and Business Services	4,900	6,300	1,400	28.6
61-62	Educational Services, Health Care, and Social Assistance	13,600	16,500	2,900	21.3
71-72	Leisure and Hospitality	7,100	8,500	1,400	19.7
81	Other Services (excludes 814-Private Household Workers)	3,600	4,100	500	13.9
	Government	16,900	18,100	1,200	7.1
	Federal Government (D)	700	600	-100	-14.3
	State and Local Government	16,300	17,500	1,200	7.4
	State Government	3,700	4,000	300	8.1
	State Government Education	2,800	3,100	300	10.7
	Local Government	12,600	13,500	900	7.1

Notes:

(A) Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.

(B) Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.

(C) Private Household Workers are employed as domestic workers whose primary activities are to maintain the household.

Industry employment is based on the Quarterly Census of Employment and Wages (QCEW) program.

Source: California Employment Development Department, March 2011 Benchmark

## D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community’s housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

## 1. Housing Type

As of 2013, nearly 60% of the housing stock in Oroville was comprised of single-family detached homes, while multi-family units comprised about 32% of housing units. About 6% of units were mobile homes and about 3.5% were single-family attached (condo) units. Table II-10 provides a breakdown of the housing stock by type compared to the county as a whole.

**Table II-10  
Housing by Type**

Structure Type	Oroville		Butte County	
	Units	%	Units	%
Single-family detached	3,786	59.1%	60,442	62.4%
Single-family attached	221	3.5%	3,067	3.2%
Multi-family 2-4 units	790	12.3%	8,907	9.2%
Multi-family 5+ units	1,227	19.2%	10,277	10.6%
Mobile Homes	381	5.9%	14,191	14.6%
Total units	6,405	100%	96,884	100%

Source: Department of Finance, 2013

## 2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by lead-based paint coated windows and doors opening and closing.

Table II-11 shows the age distribution of the housing stock in Oroville as reported in recent Census data. This table shows that about 58% of all units were constructed prior to 1970. These findings suggest that there is an ongoing need for maintenance and rehabilitation, including remediation of lead-based paint, for a substantial proportion of the City's housing stock.

**Table II-11**  
**Age of Housing Stock**

Year Built	Units	% of Total
2010 or later	6	0.1%
2000-09	568	9.2%
1990-99	333	5.4%
1980-89	591	9.6%
1970-79	1,063	17.3%
1960-69	749	12.2%
1950-59	1,153	18.7%
1940-49	591	9.6%
1939 or earlier	1,103	17.9%
<b>Total Units</b>	<b>6,157</b>	<b>100%</b>

Source: 2008-2012 ACS, Table DP-4

A housing conditions survey was conducted in 2009, which included a total of 6,394 housing units. The survey found that about 44% of all units were in need of some repair, ranging from minor cosmetic deterioration to a dilapidated condition (Table II-12). Observations of City Building and Planning staff indicate that housing conditions have not substantially changed since that survey was conducted, although the City's resources for rehabilitation assistance have declined due to the dissolution of the Redevelopment Agency.

**Table II-12**  
**Housing Conditions Summary**

Structure Type	Condition					Totals
	Sound	Minor	Moderate	Substantial	Dilapidated	
Single Family	2,386	872	507	27	4	3,796
Percent	62.9%	23.0%	13.4%	0.7%	0.1%	100.0%
Duplex	122	160	108	2	2	394
Percent	31.0%	40.6%	27.4%	0.5%	0.5%	100.0%
Triplex	18	18	39	0	0	75
Percent	24.0%	24.0%	52.0%	0.0%	0.0%	100.0%
Fourplex	108	64	32	0	0	204
Percent	52.9%	31.4%	15.7%	0.0%	0.0%	100.0%
Multi-Family	600	705	90	24	6	1,425
Percent	42.1%	49.5%	6.3%	1.7%	0.4%	100.0%
Mobile Home	282	46	28	0	0	356
Percent	79.2%	12.9%	7.9%	0.0%	0.0%	100.0%
Mixed Use	90	36	18	0	0	144
Percent	62.5%	25.0%	12.5%	0.0%	0.0%	100.0%
<b>Total Units</b>	<b>3,606</b>	<b>1,901</b>	<b>822</b>	<b>53</b>	<b>12</b>	<b>6,394</b>
<b>Total %</b>	<b>56.4%</b>	<b>29.7%</b>	<b>12.9%</b>	<b>0.8%</b>	<b>0.2%</b>	<b>100.0%</b>

Source: City of Oroville, 2009

### 3. Housing Vacancy Rates

According to the state Department of Finance, the housing vacancy rate in Oroville was approximately 9% in 2013. For the county as a whole, the vacancy rate was estimated to be about 8.6% (Table II-13).

**Table II-13  
Housing Vacancy Rates –  
Butte County Jurisdictions**

Jurisdiction	Vacancy Rate
Biggs	8.5%
Chico	6.1%
Gridley	9.3%
Oroville	8.9%
Paradise	8.4%
Unincorporated Area	11.1%
County Total	8.6%

Source: Cal. Department of Finance Table E-5, 2013

### 4. Housing Cost and Affordability

#### a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income.

Table II-14 shows 2014 affordable rent levels and estimated affordable purchase prices for housing in Butte County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$440, while the maximum affordable rent for very-low-income households is \$734. The maximum affordable rent for low-income households is \$1,174, while the maximum for moderate-income households is \$1,761. These figures are based on a 4-person household and are adjusted for different household sizes.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-14 have been estimated based on typical conditions.

**Table II-14  
Income Categories and Affordable Housing Costs –  
Butte County**

2014 County Median Income = \$58,700	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$17,600	\$440	--
Very Low (31-50%)	\$29,350	\$734	\$115,000
Low (51-80%)	\$46,950	\$1,174	\$185,000
Moderate (81-120%)	\$70,450	\$1,761	\$280,000
Above moderate (120%+)	\$70,450+	\$1,761+	\$280,000+

Assumptions:  
 -Based on a family of 4  
 -30% of gross income for rent or PITI  
 -10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues  
 Source: Cal. HCD; J.H. Douglas & Associates

**b. For-Sale Housing**

Median housing sales price statistics for Oroville and Butte County during 2012-13 (Table II-15) show that housing in Oroville is more expensive than in the county as a whole. The median sales price in 2013 was \$205,000 compared to \$125,000 for the entire county. Based on the estimated affordable purchase prices shown in Table II-14, housing affordability is relatively good in Oroville, and many low-income households should be able to find suitable housing without overpaying. These data illustrate that public subsidies are required to reduce sales prices to a level that is affordable to very-low- and extremely-low-income income households.

**Table II-15  
Housing Sales Prices –  
Butte County**

Jurisdiction	2012	2013	% chg
Oroville	\$167,500	\$205,000	+22%
Butte County	\$105,000	\$125,000	+19%

Source: DQNews.com, 2014

**c. Rental Housing**

An internet search of available rental units in Oroville in February 2014 found monthly rents ranging from \$550 for a 2-bedroom apartment to \$2,400 per month for a large single-family home<sup>2</sup>.

When market rents are compared to the amounts lower-income households can afford to pay (Table II-14), it appears that low- and very-low-income households may be able to find affordable units, but extremely-low-income households have difficulty finding rental

<sup>2</sup> [http://www.trulia.com/for\\_rent](http://www.trulia.com/for_rent)

housing without overpaying. However, most rental units appear to fall within the affordable range for low- and moderate-income households.

## **E. Special Needs**

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Oroville residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

### **1. Persons with Disabilities**

Disabilities may include sensory difficulties (vision, hearing, etc.), cognitive difficulties, mobility difficulties, or self-care difficulties. Such issues may make independent living problematic.

Recent ACS data estimated that approximately 3,332 people in Oroville, or about 22% of the total population, had some type of disability (see Table II-16). As may be expected, those aged 65 and over had the highest rate of disabilities. Included within these disabilities are persons whose disability hinders their ability to live independently (6.2% of the working age population and 24.4% of the senior population). Housing opportunities for persons with disabilities can be expanded through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. During the prior planning period the City amended the Municipal Code to establish procedures to ensure reasonable accommodations for persons with disabilities pursuant to Government Code Sec. 65008 and 65583 (SB 520).

**Table II-16  
Persons with Disabilities by Age**

Disability by Age	Persons	Percent
Total civilian noninstitutionalized population	14,970	-
With any disability	3,332	22.3%
<b>Under Age 5 - total persons</b>	<b>1,179</b>	<b>--</b>
With a hearing difficulty	0	0.0%
With a vision difficulty	33	2.8%
<b>Age 5 to 17 - total persons</b>	<b>2,883</b>	
With a hearing difficulty	35	1.2%
With a vision difficulty	172	6.0%
With a cognitive difficulty	328	11.4%
With an ambulatory difficulty	145	5.0%
With a self-care difficulty	198	6.9%
<b>Age 18 to 64 - total persons</b>	<b>9,127</b>	
With a hearing difficulty	623	6.8%
With a vision difficulty	279	3.1%
With a cognitive difficulty	830	9.1%
With an ambulatory difficulty	1014	11.1%
With a self-care difficulty	449	4.9%
With an independent living difficulty	567	6.2%
<b>Age 65 and over* - total persons</b>	<b>1,781</b>	
With a hearing difficulty	346	19.4%
With a vision difficulty	274	15.4%
With a cognitive difficulty	226	12.7%
With an ambulatory difficulty	543	30.5%
With a self-care difficulty	244	13.7%
With an independent living difficulty	435	24.4%

Source: U.S. Census, 2008-2012 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

**Developmentally Disabled**

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms

of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. 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 (DDS) 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<sup>3</sup> (FNRC) is responsible for serving residents of the nine counties in Northern California (Butte, Glenn, Lassen, Modoc, Plumas, Tehama, Trinity, Shasta and Siskiyou). FNRC's main office is in Redding and also maintains a satellite office in Chico. As of 2013 the FNRC served approximately 6,600 clients. The Department of Developmental Services reported approximately 2,500 clients with developmental disabilities in Butte County, including approximately 700 Oroville residents in 2013<sup>4</sup>. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training.

## 2. Elderly

According to ACS estimates, approximately 29% of owner households and 17% of renter households in Oroville were headed by someone age 65 or older (Table II-17). Many elderly persons are dependent on fixed incomes and many have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be partially addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

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<sup>3</sup> [www.farnorthernrc.org](http://www.farnorthernrc.org)

<sup>4</sup> Zip Codes 95965 and 95966

**Table II-17  
Elderly Households by Tenure**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	1,787	71%	2,580	83%
65 to 74 years	390	16%	307	10%
75 to 84 years	238	9%	128	4%
85 years and over	91	4%	107	3%
Total Households	2,506	100%	3,122	100%

Source: U.S. Census 2008-2012 ACS, Table B25007

### 3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Recent ACS data reported that about 13% of owner households and about 10% of renter households had five or more members (Table II-18). This distribution indicates a relatively low need for large units with four or more bedrooms, and over 60% of both owner and renter households in Oroville contain only one or two persons. Among renters, nearly 40% of households are individuals living alone.

**Table II-18  
Household Size by Tenure**

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	537	21.4%	1211	38.8%
2 persons	1,059	42.3%	740	23.7%
3 persons	311	12.4%	537	17.2%
4 persons	268	10.7%	322	10.3%
5 persons	208	8.3%	159	5.1%
6 persons	38	1.5%	33	1.1%
7+ persons	85	3.4%	120	3.8%
Total households	2,506	100%	3,122	100%

Source: 2008-2012 ACS Table B25009

### 4. Female-Headed Households

According to ACS estimates, about 10% of owner households and 21% of renter households were headed by a female (Table II-19). While female-headed households represent a relatively small portion of all households, they often have special challenges of balancing work and childcare responsibilities. All of the City's efforts to increase the supply of affordable housing respond to the needs of female-headed households.

**Table II-19**  
**Household Type by Tenure**

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	1,448	57.8%	653	20.9%
Male householder, no wife present	186	7.4%	219	7.0%
<b>Female householder, no husband present</b>	<b>261</b>	<b>10.4%</b>	<b>646</b>	<b>20.7%</b>
Non-family households	611	24.4%	1,604	51.4%
Total households	2,506	100%	3,122	100%

Source: 2008-2012 ACS Table B11012

## 5. Farm Workers

Agriculture is a significant component of the economy in Butte County, with a total annual crop value of over \$721 million in 2012 according to the County Agricultural Commissioner<sup>5</sup>. The highest producing crops were walnuts (\$235 million), almonds (\$161 million) and rice (\$155 million).

As shown previously in Table II-9, total farm employment in Butte County is projected to increase by about 100 jobs during 2010-2020. According to recent Census estimates, there are approximately 2,962 persons living in Butte County who work in the agriculture, forestry, fishing, hunting and mining industries. Of those, about 106 persons reside in Oroville (Table II-20). Available data does not provide a subtotal for farmworkers (separate from those employed in forestry, fishing, hunting and mining) therefore the City also contacted the Butte County Office of Education to obtain data regarding children of farmworkers enrolled in K-12 schools. BCOE indicated that there are currently 28 children of migrant farmworkers living in Oroville who are participating in a special program targeted for migrant farmworker families. However, this total does not include all children of agricultural workers, therefore it is difficult to extrapolate this data to estimate the total number of farmworkers living in Oroville.

**Table II-20**  
**Agricultural Employment –**  
**Oroville and Butte County**

Place of Residence for Workers Employed in Agriculture, Forestry, Fishing, Hunting and Mining	Workers	% of County Total
Butte County	2,962	100%
Oroville	106	3.6%

Source: 2008-2012 ACS Table DP-3

The housing needs of farmworkers are addressed through the provision of permanent affordable housing, such as lower-cost apartments and single-family homes, as well as

<sup>5</sup> Butte County Agricultural Commissioner, 2012 Crop Report

temporary housing for migratory workers. In compliance with the Employee Housing Act (Health and Safety Code §17021.5 and §17021.6), the Municipal Code allows farmworker housing for up to 12 units or 36 persons by-right (i.e., without a CUP or other discretionary approval) in zones where agriculture is a permitted use.

## 6. Homeless Persons

Homelessness is a continuing national problem. The Butte Countywide Homeless Continuum of Care conducted its seventh Point-In-Time Homeless Census and Survey on January 30, 2013. Over 100 volunteers collected survey data at designated sites around Butte County. The effort yielded 1,221 surveys, which contained information about 1,553 total individuals who were experiencing homelessness in Butte County on the day of the census. This represents a 12% decrease from the number of homeless individuals surveyed during the census in 2011.

Stakeholders believe the reason for this decrease in the number of persons surveyed is the result of funding cuts and dwindling resources, which led to key agency staff being unavailable for outreach, particularly to people who were sharing the housing of family or friends. Another reason for the decrease may be because the economy has improved and the unemployment rate has dropped significantly since 2011. The 2013 results for most survey questions were similar to the results from the 2011 survey. There was an increase in the number of children reported, a decrease in the number of persons reporting sharing housing, and a decrease in the number of people reporting unemployment or financial problems as the reason they were experiencing homelessness. The rates of unsheltered persons and chronic homelessness increased.

The 2013 homeless count reported 579 homeless persons in Oroville, which represents about 37% of the county total (Table II-21).

**Table II-21**  
**Butte County Homeless Count: 2013**

Area	Number	% of Total
Biggs/Gridley	65	4%
Chico	804	52%
Oroville	579	37%
Paradise	89	6%
Other areas	16	1%
<b>Total</b>	<b>1,553</b>	<b>100%</b>

Source: Butte County 2013 Homeless Count

There are several agencies that provide services and temporary housing to the homeless in the Greater Oroville area (Table II-22).

**Table II-22  
Oroville Homeless Services and Facilities**

Agency	Housing (Beds)	Services
Community Action Agency – private non profit: 530-538-7559	Only emergency shelter at local motels for limited time.	Referrals to social and emergency services; food closet will provide 3 days of food once a month with local identification; weekday soup kitchen.
Oroville Rescue Mission – faith based non-profit, 530-533-9120	Men’s dormitory with 24 beds and women’s 10-bed dormitory for women and children. Average stay is seven days, can be extended to 30 under some circumstances. Residents must leave after breakfast each day and re-register at 4:30.	Meals, groceries, showers, telephone, mail-drop service. From the 1 <sup>st</sup> to 15 <sup>th</sup> of the month, about ten residents. After the 15 <sup>th</sup> the facility is full after SSI or other money runs out. Greatest need: job counselling services; organized day labor board.
Butte County Mental Health Department 530-891-2150	Emergency hotel rooms.	Referral to available programs.
St. Thomas the Apostle Catholic Church, 530-895-8331	None	Some food, individual meals when requested, clothes.
Southside Family Resource Center	None	Food boxes, telephone use area, bathrooms for day use, mail-drop service, substance abuse day treatment, parent education, child care, case management, referral, and support groups
County Board of Education	None	Received grant to provide licensed teachers under a program called “School Ties” to teach in homeless shelters.
Tribes Estom Yukema Maidu Tyme Maidu Tribe Mooretown Rancheria of Maidu Mechoopda Maidu 530-899-8922	Within the Rancheria for tribal members.	Shelter, food, health services, counseling.

Source: City of Oroville 2014

Senate Bill (SB) 2 of 2007 amended state housing law to strengthen the planning requirements for emergency shelters and transitional/supportive housing. SB 2 requires that shelters be allowed “by-right” (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. In accordance with SB 2, the City amended the Municipal Code during the previous planning period to allow emergency shelters in the R-3 and R-4 zones. In addition, transitional and supportive housing are considered residential uses that are subject only to the same standards and procedures as other residential uses of the same type in the same zone.

## F. Assisted Housing at Risk of Conversion

As part of the Housing Element, jurisdictions must evaluate the potential for deed-restricted low-income housing units to convert from affordable to market rate status within the ten-year period 2014-2024.

**Table II-23  
Assisted Affordable Housing Developments**

Project	Address	Property Owner	Profit-Motivated?	No. of Assisted Units	Target Group	Covenant Exp. Date	Program Type
Oroville Apartments	39 Nelson Ave	William Rice HPD-Willows-Oroville	49% for profit	62	VL/Low	2058	Substantial Rehab (Tax Credit/USDA)
Oroville Family Housing	Scattered sites	Butte County Housing Authority	No	130	VL/Low	2051	HOME
Boulder Creek	675 Mitchell Ave	Cascade Housing Association	49% for profit	156	Low	2047	RDA/LIHTC
Oroville Manor	2750 Lincoln Blvd	William Rice HPD-Willows-Oroville	49% for profit	71	VL/Low Seniors	2059	Substantial Rehab (USDA), RDA, HOME
Sierra Village	23 Nelson Ave	Foundation of Affordable Housing	49% for profit	61	VL/Low	2061	9% tax credit only
Hillview Ridge	2750 Gilmore Ln	Oroville Pacific Associates	49% for profit	72	VL/Low	2063	RDA, HOME, CDBG LIHTC
Hillview Ridge II	2750 Gilmore Ln	Oroville Pacific Associates	49% for profit	57	Low	2066	RDA, HOME, CDBG 4% Tax Credit
Oroville Senior Apts	1511 Robinson St	Petaluma Ecumenical Properties	No	50	Low Seniors	2067	RDA, CDBG Program Income, 4% Tax Credit
Winston Gardens	700 Michell Avenue	Butte County Housing Authority	No	58	EL Seniors	2038	HUD 202
Park Place	2105 Park Ave	Butte County Housing Authority	No	40	EL Seniors	2055	HACB Bond
Highland Apts	222 Table Mountain Blvd	Star Highlands of Oroville	49% profit	88	Low	2062	USDA 515

Source: City of Oroville, 2014

The inventory includes all multi-family rental units assisted under federal, state and/or local programs including federal and state grants, bond programs, redevelopment projects, local in-lieu fees, housing trusts funds, inclusionary housing and density bonuses. As shown in Table II-23 there are 11 assisted projects in the City with a total of 845 units. None of the properties is at risk of conversion within the 2024 time horizon.

### G. Regional Housing Growth Needs

Cities must consider projected population growth and plan for the housing needs of new residents. The Regional Housing Needs Assessment (RHNA) process is a key tool for local governments to plan for anticipated growth. The Regional Housing Needs Plan (RHNP) was adopted by the Butte County Association of Governments (BCAG) in 2013 and covers the projection period of January 2014 to June 2022.

The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth,

creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the new construction need for a community. Total housing need is then distributed among four income categories<sup>6</sup> on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

The total housing growth need for the City of Oroville during the 2014-2022 projection period is 1,793 units. This total is distributed by income category as shown in Table II-24. A discussion of the City's resources for addressing this growth need is provided in Chapter III.

**Table II-24**  
**2014-2022 Regional Housing Growth Needs**

Very Low*	Low	Moderate	Above Mod	Total
419**	284	306	784	1,793
23%	16%	17%	44%	100%

Source: BCAG 2013

\*Includes the Extremely-Low Category

\*\*210 of these are assumed to be extremely-low units

<sup>6</sup> Although AB 2634 requires Housing Elements to consider the needs of extremely-low-income households, the RHNP does not quantify the need for this category. State law allows jurisdictions to establish the extremely-low-income need as one-half of the very-low-income RHNP allocation.

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### III. RESOURCES AND OPPORTUNITIES

#### A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of sites with potential for housing development during this planning period is provided in Appendix B. The results of this analysis are summarized in Table III-1, below. The table shows that there are sufficient sites with appropriate zoning to accommodate the City’s RHNA allocation. The Housing Action Plan (Chapter V) contains programs to encourage and facilitate development of housing for all economic segments of the community.

**Table III-1  
Land Inventory Summary**

Category	Income Category			
	Lower	Mod	Above	Total
Vacant sites (Table B-4)	725	880	1,534	3,139
RHNA 2014-2022	703	306	784	1,793
Adequate Sites?	Yes	Yes	Yes	Yes

Source: City of Oroville, 2014

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

#### B. Financial and Administrative Resources

##### 1. State and Federal Resources

**Community Development Block Grant Program (CDBG)** – CDBG funds received during 2009-2013 totaled approximately \$2.87 million and are summarized in Table III-2. CDBG funds were primarily used for housing rehabilitation, public services, economic development and code enforcement activities.

**Table III-2  
Housing Grant Summary 2009-2013**

Year	Grant	Amount
2009	CDBG	\$600,000
	HOME	\$800,000
	CalHome	-
2010	CDBG	\$800,000
	HOME	-
	CalHome	\$1,000,000
2011	CDBG	-
	HOME	\$700,000
	CalHome	-
2012	CDBG	\$1,472,221
	HOME	\$700,000
	CalHome	\$1,000,000
2013	CDBG	-
	HOME	-
	CalHome	\$1,000,000
<b>Total 2009-2013</b>		<b>\$8,072,221</b>

**HOME Investment Partnership Program (HOME)** - Federal HOME funds can be used for a variety of activities that promote affordable rental housing and homeownership for low- and very-low-income households. Funds may be used for building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. Grant recipients must provide a local match ranging between 25% and 50% depending on program activity.

HOME funds received during 2009-2013 totaled \$2.2 million, which were used for the First Time Homebuyer (FTH) program. The City also received \$3 million in CalHome funds during 2009-2013, which were also used for the FTH program.

**Low-Income Housing Tax Credit Program** - The Low-Income Housing Tax Credit (LIHTC) Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the LIHTC program include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

The California Department of Housing and Community Development (HCD) administers a variety of housing loan and grant programs. Program availability changes over time, and HCD publishes a directory of available program on its website at [http://www.hcd.ca.gov/fa/Program\\_Directory\\_June%202012.pdf](http://www.hcd.ca.gov/fa/Program_Directory_June%202012.pdf).

## 2. Local Resources

**Housing Successor Agency** - The City of Oroville Community Redevelopment Agency ("RDA") was established in 1981 to address deteriorating property conditions and economic blight. It successfully implemented many revitalization and affordable housing projects until its dissolution in 2012. All California redevelopment agencies were eliminated as of February 1, 2012 by the adoption of Assembly Bill ("AB") x1 26, as modified by California Supreme Court case California Redevelopment Association v. Matosantos and Assembly Bill 1484 (collectively referred to as the "Dissolution Act" and codified in the California Health & Safety Code). Pursuant to the Dissolution Act, the City elected to become the Successor Housing Entity in order to retain the housing assets and functions previously performed by RDA. All rights, powers, duties, obligations, and housing assets of the former RDA were transferred to the City. However, this did not include any balances remaining in the Low and Moderate Income Housing Fund.

There is no significant source of ongoing revenue for Successor Housing Entity activities. Whereas the former RDA set aside 20 percent of gross tax increment revenues for affordable housing activities, funding for the Successor Housing Entity is restricted to loan repayments, rents and interest. These are deposited into a Low and Moderate Income Housing Asset Fund ("Housing Asset Fund"). Funds in this account are subject to housing-related provisions of Community Redevelopment Law.

The State legislature enacted Senate Bill ("SB") 341 on October 13, 2013 to provide clarification on the functions to be performed by successor housing entities. Under SB 341 successor housing entities face more restrictive limitations on and obligations related to expenditures of moneys from their newly established Housing Asset Fund. Major changes relate to proportional expenditure requirements, expenditure compliance periods, annual reporting requirements, and excess surplus.

## C. Energy Conservation Opportunities

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

Conservation. Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the state depending upon local temperature conditions.

The California Energy Commission revised the standards for new residential buildings in 1981. These "second generation" standards were then delayed until 1983 when AB 163 was passed which provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building

design. Additional measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

Currently, the City of Oroville complies with Title 24 for new construction and rehabilitation of residences. The City will continue to encourage homeowners to take advantage of energy-saving techniques through retrofitting of existing homes. The City will continue to publicize the availability of the Community Action Agency of Butte County (CAA) weatherization program, which provides energy audits and energy-efficient home repairs for low-income families.

Pacific Gas and Electric (PG&E) provides gas and electric service to Oroville residents. PG&E offers a variety of energy conservation programs and information services that are available to residents to help them save energy and money. Local water purveyors also assist with conservation efforts by providing water conservation devices to help retrofit older homes and facilities.

The Housing Action Plan includes efforts to publicize the availability of energy conservation programs and assistance.

Development. Major opportunities for residential energy conservation include insulation and weatherproofing, landscaping, maximizing solar orientation and lowering appliance consumption. With the energy crisis of 2001, and the continuing escalation in energy prices, many new residential structures are incorporating energy conservation equipment and design, as well as technological advances (such as automatic timers to control air conditioning, lighting, etc.) to help reduce energy use.

## IV. CONSTRAINTS

In planning for the provision of housing, constraints to the development, maintenance and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate them where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, but others can be addressed. Potential constraints to housing are discussed below, and include governmental constraints and non-governmental constraints.

### A. Governmental Constraints

Governmental regulations, while intentionally controlling the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the supply and cost of housing in Oroville.

#### 1. Land Use Plans and Regulations

##### a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Land Use Element provides for seven residential land use designations and a mixed-use designation, as summarized in Table IV-1 and described below.

Residential areas provide locations for various types of housing throughout Oroville. Maximum densities for residential uses are expressed in numbers of units per net acre of developable land, provided that at least one housing unit may be built on each existing legal parcel designated for residential use. Second units permitted by local regulation and State-mandated density bonuses for provision of affordable housing are in addition to densities otherwise permitted. New residential projects shall meet or exceed the minimum density specified in the land use designation for that given area and shall not exceed the specified maximum density.

Rural Residential Density – This designation provides a transition between sparsely developed areas and the agricultural areas surrounding the community. This designation allows for a maximum of 0.2 units per net acre (one unit for every 5 acres) and encourages large lot development with a rural character, generally on the urban edge.

Very Low Density – This designation provides for sparsely developed areas surrounding the community. This designation may be either rural in character or developed as clustered lots if permanent open space is maintained and the overall density does not exceed 1.0 net unit per acre. This designation allows for 0.2 to 1.0 units per net acre.

Low Density – This designation provides a transition from lower densities at the edges of town to the higher densities in the center of the community. This designation allows for the development of land with a quasi-rural character. This designation allows for 1.0 to 3.0 units per net acre. Clustered lots as permitted in the Very Low Density category may be substituted, as long as the overall gross density does not exceed 3.0 units per acre.

Medium Low Density – This designation applies to more typical development patterns in areas that consist of single-family detached homes on ¼-acre lots. This designation applies to a significant portion of the area within the Sphere of Influence. This designation allows for 3.0 to 6.0 units per net acre.

Medium Density – This designation provides opportunities for small-lot single-family attached homes, duplexes and townhouses in the more urban areas that are found primarily within the City limits. Development patterns in these areas allow for 6.0 to 14.0 units per net acre.

Medium High Density – This designation provides opportunities for townhouses, garden apartments and apartment buildings that would typically be located in urban areas with major roads, adequate infrastructure and amenities to support higher densities. This designation allows for 14.0 to 20.0 units per net acre.

High Density – This designation provides opportunities for townhouses, apartments, and condominiums that would typically be found in specifically urban areas with major roads, adequate infrastructure, and amenities to support higher densities. This designation allows for 20.0 to 30.0 units per net acre.

Mixed Use – Mixed use development allows and encourages different but compatible uses to be located in close proximity to each other. A common example is a single structure or a group of physically integrated structures that combine residential uses with commercial, public, entertainment and/or office uses. In multistory mixed use developments, the ground floor uses are predominantly nonresidential with the purpose of creating pedestrian activity. Since this designation allows for both residential and commercial uses a wider residential density range is established along with an appropriate floor area ratio (FAR).

This designation applies to urban areas with major roads, adequate infrastructure and amenities to support higher densities. Townhomes, garden apartments, apartments and condominiums would typically be found in this designation. Single use commercial development may also be allowed by approval of the Planning Commission. Single use residential development is prohibited under this designation. This designation allows for 10.0 to 30.0 units per net acre and a maximum FAR of 0.40.

**Table IV-1  
Residential Land Use Categories  
Oroville General Plan**

Designation	Density (units/acre)
Rural Residential (RR)	0 – 0.2
Very Low Density Residential (VLDR)	0.2 – 1.0
Low Density Residential (LDR)	1.0 – 3.0
Medium Low Density Residential (MLDR)	3.0 – 6.0
Medium Density Residential (MDR)	6.0 – 14.0
Medium High Density Residential (MHDR)	14.0 – 20.0
High Density Residential (HDR)	20.0 – 30.0
Mixed Use (MU)	10.0 – 30.0

**b. Zoning Designations and Development Standards**

The Zoning Code (Chapter 26 of the Oroville Municipal Code) establishes 12 residential zoning districts and 3 mixed-use districts. Allowable uses within each district are shown in Table IV-2. All types of residential development except for mobile home parks and boardinghouses are permitted by-right subject only to zoning clearance.

Zoning for Low- and Moderate-Income Housing. Due to relatively low housing cost in Oroville, affordable housing can be provided in most residential zoning districts. As noted in the discussion of assisted housing in Chapter II, deed-restricted affordable housing includes single-family detached homes as well as multi-family units. Density is often an important factor that affects the feasibility of low-income housing development. State law establishes “default densities” that are assumed to be appropriate to facilitate lower-income housing. In Oroville the default density is 20 units/acre.

The allowable density in residential districts is determined by the General Plan. The R-3 and R-P districts are consistent with the MHDR General Plan category and allow a density up to 20 units/acre, while the R-4 district is consistent with the HDR General Plan category and allows up to 30 units/acre. All mixed-use zoning districts currently allow up to 30 units/acre, and a Zoning Code amendment is currently in preparation that would encourage residential use by allowing increased density in the Mixed Use-Downtown zone. Since all of these districts allow development at or above the default density, they are considered suitable for lower-income housing. The R-2 district is consistent with the MDR General Plan category, which allows up to 14 units/acre and may also be suitable for lower-income housing, although for purposes of the sites inventory this district is conservatively assumed to support moderate-income housing.

**Table IV-2  
Residential Zoning Districts**

Zoning District	Single Family Detached	Single Family Attached	Duplex	Multi-Family	Mobile Home Park	Boarding House	Mixed Use
UR-10	P	X	X	X	UP	X	X
UR-5	P	X	X	X	UP	X	X
RA	P	X	X	X	UP	X	X
RR-1	P	X	X	X	UP	X	X
RR-20	P	X	X	X	UP	X	X
RR-10	P	X	X	X	UP	X	X
RL	P	X	X	X	UP	X	X
R-1	P	X	X	X	UP	X	X
R-2	P	P	P	P	UP	X	X
R-3	X	P	P	P	UP	UP	X
R-4	X	P	P	P	UP	UP	X
R-P	P	P	P	P	UP	UP	X
MXD	X	X	X	X	X	X	P
MXN	X	X	X	X	X	X	P
MXC	X	X	X	X	X	X	P

P – Permitted  
 AP – Administrative Permit  
 UP – Use Permit  
 X – Not Permitted

Development Standards. The Zoning Code establishes development standards for each zoning district. These standards can affect the cost and feasibility of housing development. In addition to density, the allowable building height and required off-street parking are two of the most important factors that affect lower-income housing development feasibility.

Height Limits – The height limit in the R-2 district is 35 feet, which can accommodate 3-story development. The R-3 and R-P districts allow 45 feet and the R-4 district allows 50 feet. In the mixed-use districts, the allowable height is 40 feet (MXD and MXN) or 60 feet (MXC). These height limits do not act as a constraint to achieving the allowable densities established by the General Plan and Zoning Code.

Off-Street Parking Standards – Off-street parking requirements are summarized in Table IV-3. Single-family homes are required to provide two spaces per dwelling unit. The required parking ratio for multi-family units is determined by unit size and project density. Small multiple-family dwellings (studio and 1-bedroom) must provide one space for each dwelling unit, multiple-family with 2 or more bedrooms at 14 dwelling units per acre or less must provide 2 spaces per unit, and multiple-family with 2 or more bedrooms at densities greater than 14 units per acre must provide 1.5 spaces. Guest parking is required at a ratio of one space for each four dwelling units. The City of Oroville’s parking requirements are comparable to similar communities and are not considered a constraint to residential development.

Any single-family residential use located within the Downtown Historic Overlay (DH-O) District is also located within the City's Downtown Parking Assessment District, and is therefore exempt from the City's off-street parking standards.

**Table IV-3  
Residential Parking Requirements**

Unit Type	Required Parking Spaces
Single family / duplex	2 spaces for each dwelling unit
Multiple-family: Studio or 1 bedroom	1 space for each dwelling unit
Multiple-family: 2 or more bedrooms Fewer than 14 DUs per acre	2 spaces for each dwelling unit
Multiple-family: 2 or more bedrooms 14 or more DUs per acre	1.5 spaces for each dwelling unit
Guest parking for multiple-family dwellings	1 space for each 4 dwelling units
Residential care facility – 6 units or fewer	Same as requirements for applicable type of dwelling unit
Residential care facility – 7 units or more	1 space for each 3 beds
Second dwelling unit	1 space for each dwelling unit
Mobile home park	1 space for each dwelling unit, plus 1 guest parking space for each 4 dwelling units
Boardinghouse	1 space for each bedroom

Source: City of Oroville Zoning Code, 2014

### c. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely low-income households. The City's provisions for these housing types are discussed below.

Definition of "Family" – The Municipal Code defines "family" and "household" as *"One or more persons, whether or not related by blood, marriage or adoption, sharing a dwelling unit in a living arrangement usually characterized by sharing living expenses, such as rent or mortgage payments, food costs and utilities, as well as maintaining a single lease or rental agreement for all members of the Household and other similar characteristics indicative of a single Household."* This definition is consistent with state law and does not pose a constraint to fair housing.

**Residential Care Facilities** – In accordance with §1502 of the Health and Safety Code, "residential care facility" means any family home, group care facility or similar facility for 24-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Small residential care facilities for 6 persons or fewer are permitted by-right as a residential use in any residential zone. Larger facilities for 7 or more persons are conditionally permitted in the R-3 and R-4 zones. These regulations do not pose a constraint to persons in need of residential care.

**Housing for Persons with Disabilities** – Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to

make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Oroville incorporate accessibility standards contained in Title 24 of the California Administrative Code. In addition, an amendment to the Municipal Code to establish procedures for ensuring reasonable accommodation was adopted in 2014 (Ordinance 1804). Reasonable accommodation requests are reviewed and approved administratively by the Zoning Administrator with no public hearing required.

**Farm Worker Housing** –Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

The housing needs of permanent resident farmworkers are addressed through the provision of affordable housing such as apartments, lower-cost single-family homes, and mobile homes.

The state Employee Housing Act<sup>7</sup> regulates farmworker housing and generally requires that facilities with no more than 36 beds (as group quarters) or 12 separate units be treated as an agricultural land use that is not subject to any conditional use permit that is not required of other agricultural uses in the same zone. In accordance with state law, a Municipal Code amendment to permit agricultural employee housing consistent with state law was adopted in 2014 (Ordinance 1804).

**Emergency Shelters and Transitional/Supportive Housing** – An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Supportive housing has no limit on length of stay and includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Senate Bill 2 of 2007 strengthened the requirements for local government regulations regarding emergency shelters and transitional/supportive housing. Unless a city has sufficient existing shelter facilities to accommodate its need, land use regulations must identify at least one zoning district where shelters are a permitted use (i.e., do not require a conditional use permit or other discretionary review). In 2014 the Municipal Code was amended (Ordinance 1804) in conformance with state law to allow emergency shelters for up to 30 persons by-right in the R3 and R4 zones subject to the following standards:

1. Each resident must be provided a minimum of 50 gross square feet of personal living space, not including space for common areas. In no case can occupancy exceed 30 residents at any one time.
2. Before commencing operations, the emergency shelter provider must have a written management plan, which must be approved by the Zoning Administrator. The management plan must at a minimum include: requirements for staff training; resident selection process; pet policies;

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<sup>7</sup> California Health and Safety Code Sec. 17021.5 and 17021.6

scheduling of outdoor activities; temporary storage of residents' personal belongings; safety and security; management of outdoor areas; and counseling and social service programs for residents, if any.

3. Not more than one emergency shelter is permitted within a radius of 300 feet from another emergency shelter.
4. Individual occupancy in an emergency shelter is limited to six months during any 12 consecutive month period.
5. Each emergency shelter must have an on-site management office staffed by at least one employee at all times that the emergency shelter is operating.
6. Each emergency shelter must have on-site security, with at least one person present at the emergency shelter while it is operating.
7. Facilities must provide a refuge collection area large enough to accommodate the number of bins that are required to provide the facility with sufficient service so as to avoid the overflow of material outside of the bins provided.

Based on the most recent point-in-time survey, the City's emergency shelter need is approximately 579 beds (see Table II-21). With a shelter size of 30 beds, approximately 20 shelters would be required to accommodate this need. The R-3 (High Density Residential) and R-4 (Urban Density Residential) zones encompass over 76 acres with more than 130 parcels ranging in size from 2,000 square feet to over 17 acres. These zones include vacant and underutilized sites with sufficient capacity to accommodate 20 shelters, as well as access to transit and commercial services required by shelter occupants.

The Municipal Code also permits transitional and supportive housing as residential uses subject to only those requirements that apply to other residential uses of the same type in the same zone.

**Single Room Occupancy (SRO) Housing** – SRO housing is conditionally permitted in the R-3 and R-4 zones. SRO units must contain either food preparation or sanitary facilities (and may contain both) if the project consists of new construction, conversion of non-residential space, or reconstruction. For acquisition or rehabilitation of an existing residential structure or hotel, neither food preparation nor sanitary facilities are required to be in the unit. If any unit does not contain food preparation or sanitary facilities, the building must contain those facilities in a common area shared by tenants.

#### **d. Second Units**

Second units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as the primary structure. Zoning Code Sec. 26-16.010 permits the development of an attached or detached second unit on any residential parcel that contains a single-family home. The maximum size of second units is 1,200 square feet on parcels less than 5 acres, or 2,000 square feet on parcels of 5 acres or more, not to exceed 30% of the main dwelling floor area. One

additional off-street parking space is required for second units. These provisions are consistent with state law and do not pose a constraint to second unit development.

**e. Mobile Homes and Manufactured Housing**

There is an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

The Municipal Code allows mobile homes and manufactured housing on permanent foundations as a single-family residential use in any residential zone. Mobile and manufactured homes not on permanent foundations are permitted by-right in the UR-10 and UR-5 zones. Mobile home parks are a conditionally permitted use in all residential zones. These provisions are consistent with state law and do not pose a constraint to development of manufactured housing or mobile home parks.

**f. Density Bonus**

Pursuant to state law (Government Code Sec. 65915 et seq.), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the zoning regulations and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. Section 26-22 of the Municipal Code establishes regulations for density bonus in conformance with state law.

**g. Building Codes**

State and local building codes and regulations govern the construction of all buildings, and apply to plumbing, electrical, and mechanical systems. The purpose of these codes is to ensure safe, energy efficient structures. Uniform building standards also help moderate costs by standardizing construction techniques and materials. This creates certainty for the developer, the City, and the homeowner and tenant. Finally, enforcement of codes helps preserve the livability, community appearance, and property values, as well as help maintain social and economic stability.

The City of Oroville currently utilizes the 2013 California Building Standards Code with no local amendments. Compliance with Building Code standards often adds to the cost of construction, however, the City of Oroville, as do all cities in California, requires compliance to protect the health, safety and welfare of citizens.

Building code standards are most effectively applied through a cooperative effort between the City's code enforcement activities and the Building Official. The City also maintains open lines of communication between code enforcement staff and Housing Development Department staff for referrals for possible residential rehabilitation work. Code enforcement activity includes both reactive inspections (in response to

complaints) and proactive inspections of rental units. The City will continue to pursue funding sources that will allow more activity on a proactive basis.

The City of Oroville Code Enforcement Department is managed by the Oroville Police Department. The Department currently consists of two Code Enforcement Officers, one Community Redevelopment Economic Development Officer (CREDO) officer and one Staff Assistant. Code Enforcement Officers respond to reported code violation complaints, conduct annual neighborhood and multi-family inspections and follow-up visits, issue administrative citations if needed, promote Neighborhood Watch Groups, work diligently with the Abandoned Vehicle Abatement Program and assist the Oroville Fire Department with the annual Weed Abatement Program.

Code Enforcement duties generally consist of the following:

- Performing inspections;
- Receiving reports of possible violations and relaying that information to the correct Code Enforcement Officer;
- Sending out Courtesy Notices or Notice of Violation letters to the property owner and tenants asking for compliance to correct code violations;
- Logging and tracking all code violations in a data system that generates reports which detail: addresses visited, code violations found, and compliance. The data is used to produce various reports for the Housing Department, Abandoned Vehicle Abatement quarterly reports, and Code Enforcement's monthly reports.

## **2. Residential Development Processing Procedures**

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

### **a. Overview**

Article IV, §§26-50, 53, and 56 of the City's Zoning Ordinance contain administrative provisions governing permitting processes in Oroville. According to subsection §26-56.060, the Zoning Administrator is the designated official responsible for the enforcement of the zoning provisions. The City Planning Commission and the City Council have review authority over discretionary permits such as Use Permits, Zoning Amendments, Subdivision Maps, and General Plan Amendments. The Planning Commission acts in an advisory capacity in matters involving the Zoning Ordinance and General Plan, with final decisions made by the City Council; however, for Variances, Use Permits and similar "minor" discretionary permits, the Planning Commission is the decision-making body.

Applications for building permits, amendments of the code, land divisions, and other Zoning Ordinance matters, such as Specific Plan applications must be filed with the City on the appropriate City application. Table IV-4 identifies the most common entitlement applications along with the typical timing requirements for each type of entitlement. In

carrying out the provisions of the Administrative Code Sections, the City strives to deliver high quality development services to the development community, and minimize delays and actions that would unnecessarily increase costs.

All development applications submitted to the Planning Department are given an initial review and screening by Planning staff. Based on the outcome of the initial review, some project applications, depending on their location in the City or on the type of project (discussed in more detail below), will require supplemental discretionary review by either the Development Review Committee, the Planning Commission, the City Council, or all three. A select number of projects will also require review by the Historic Advisory Board. Most projects, including residential building additions, tenant improvement, and other minor work involving a single structure are approved ministerial at the staff level. Planning approvals by staff are usually completed within 10 days to two weeks after submission.

**Table IV-4  
Summary of Development Processing Times**

Action/Request	Processing Time	Comments
General Plan Amendment	3-6 Months	Gov. Code §65358 limits the number of times any element of the General Plan can be amended each calendar year. Requires a public hearing by the City Council and Planning Commission.
Zone Change	3-6 Months	Requires a public hearing by the City Council and Planning Commission.
Parcel Map	3-6 Months	Approved by Planning Commission May be referred to City Council for additional review, if necessary.
Tentative Subdivision Map	4-6 Months	Requires a public hearing before the Planning Commission.
Variance	2-3 Months	Requires a public hearing before the Planning Commission.
Conditional Use Permit	2-4 Months	Requires a public hearing before the Planning Commission.
Development Review	2-3 Months	Development Review Committee Review

**b. Specific Plans**

Specific Plans are approved as a General Plan overlay, consistent with the General Plan. Specific Plans are reviewed by the Planning Commission, which then makes a recommendation to the City Council, which decides either for approval, denial, or modification. Since Specific Plans are treated as a General Plan amendment, the City Council is the approving body. As long as General Plan consistency is maintained, applicants have the flexibility to propose development standards that differ from otherwise applicable Zoning Ordinance regulations; property setbacks, allowed height, density, street widths, open space standards, and landscaping are all items that can deviate from regular Zoning Ordinance requirements through the Specific Plan process.

In making a decision on a Specific Plan application, the City Council must determine and make findings that the project adequately meets the City’s performance standards and review guidelines, as follows:

The proposed project is consistent with the General Plan;

The proposed project carries out the City’s General Plan goals for high quality growth and development;

The design and layout of the proposed project will not unreasonably interfere with the use and enjoyment of existing or future neighboring developments, and will not result in vehicular and/or pedestrian hazards;

The design of the proposed project is compatible with the character of the surrounding neighborhood.

**c. Use Permits and Variances**

Generally, a similar review process is performed on projects where a Use Permit or Variance is required, such as when a project requests a reduced front yard setback because of a physical site constraint, but otherwise meets all applicable Zoning standards. In such a case, the Planning Commission review and approval process would typically take 30 to 60 days. For projects where City Council approval is required in addition to Planning Commission review, such as for Tentative Maps, Annexation and General Plan Amendments, another 40 days is usually required, for a total processing time of approximately 100 days, with a maximum review time of 150 days. It should be noted that required CEQA review, discussed in more detail below, can add to this processing time. The completion of an EIR may add as much as one year to 18 months to the overall approval time.

**d. Development Review Committee (DRC)**

Development Review is the City of Oroville's equivalent of architectural or design review. The Development Review Committee (DRC) is a committee consisting of three members of the Planning Commission, as well as the Zoning Administrator, the Building Inspector, and the Director of Parks and Recreation. The DRC reviews the architectural, landscaping, signage, circulation, grading and similar features of a project. DRC review is intended to promote orderly, attractive and harmonious development with the City. The Committee operates as an extension of staff with no discretionary review; its approval is strictly ministerial and not considered a constraint on residential development.

All new development projects that require a building permit as well as any projects involving building construction as part of an entitlement application, such as a Use Permit or Variance, are required to submit for DRC review and approval. No project may be awarded building permits until the project has received development review approval. Development review applicants are required to submit for review on a standard City application and to pay the required fee at the time of submission. Projects requiring a Conditional Use Permit or a CEQA clearance must obtain Historic Review Board, Planning Commission, or City Council review and approval. Such projects are subject to the requirements discussed below. Only the following project types are exempt from DRC approval:

- A project that includes two or fewer single-family dwellings or a single duplex on the same parcel; this includes private garages and other incidental, or accessory structures.

- An alteration, remodel, reconstruction, or modification/repair of any building that does not increase its gross floor area by more than 10 percent within any two-year period.

For residential projects, DRC review and approval is required when a project involves three or more units on a single parcel. Other than review by the DRC, there are no other discretionary reviews necessary for multi-family residential projects; therefore, the review process for both single-family and multi-family residential is the same, except for DRC review. For non-residential projects also involving a Use Permit or other discretionary action where the Planning Commission has review authority, DRC and Planning Commission approvals are conducted at the same time. At a minimum, an application for either DRC, Historic Review Board and other entitlement applications involving construction of a building must include the following, submitted to the Planning Department at the time application is made:

- Site plans;
- Architectural drawings showing proposed building elevations
- Landscape plans showing trees and other landscape material, including the quantity, the location of the material, and supplied irrigation
- Parking and site circulation plans
- Plans showing the location and type of all exterior on-site lighting
- Representative drawings of proposed signs and advertising

At the conclusion of the Design Review meeting, the DRC makes design-related recommendations to ensure the project maintains the City's standards for a high level of aesthetic quality.

The DRC meets monthly, and projects requiring DRC review typically take no more than 30 to 60 days to complete the process and render a decision back to the applicant. Although monthly DRC meetings are held, more frequent meetings can be scheduled to shorten the review process. Projects involving review by an additional body, such as Historic Advisory Board or Planning Commission, but short of City Council review, take approximately 105 days to complete the review process. If DRC and Planning Commission approvals are combined, as in the case involving a Use Permit, the total time for approval is approximately 90 days, since both reviews are conducted simultaneously. DRC approvals are advisory approvals only; the DRC does not have the authority to deny a project based on the proposed land use or proposed development standards.

#### **e. Historic Advisory Board**

The City of Oroville uses a Historic Advisory Board to advise the Planning Commission and the City Council on matters involving the preservation of landmarks and landmark sites that are historic in nature and have historic value. Both commercial and residential projects are potentially subject to board review; the issue is not the land use, but rather how the proposed project may impact the historic resource, i.e. the structure, by virtue of its architecture, the building's place in history, or other historic elements of the site. The

Historic Advisory Board is made up of five members from the community who have an interest in historical preservation and historic issues, or individuals who own or operate a business in the Downtown Historic Overlay District (DH-O). Members are appointed by the City Council on a rotating basis and serve at the pleasure of the Council.

Applicants are required to submit a written application for historic review. Subsequent to staff review for completeness and after the submittal of any necessary supplemental information, such as architectural drawings, staff makes recommendation in a staff report to the Advisory Board. The Advisory Board reviews the project for potential impact on historic resources and renders a decision to the applicant with findings and conditions of approval. The typical timeframe for a decision by the Advisory Board from the time the application is submitted until a decision is rendered is 60 days. It is important to note that Historic Advisory Board approvals are advisory in nature; the Board provides its recommendations to the City Council, which has the final approval.

All applicants within the downtown historic overlay district are uniformly subject to board review and approval. Cost and review time associated with historic review is considered necessary to ensure the important historic assets in Oroville are protected and maintained for the enjoyment of future generations. Though additional time is required for review and approval for projects in the downtown historic overlay district, the City is comfortable that neither the additional cost or time involved presents an undue burden on project applicants, nor does it constitute a constraint on development.

#### **f. Environmental Review Procedures**

Compliance with the California Environmental Quality Act (CEQA) may take many forms depending on whether the project is exempt or may have an effect on the environment. CEQA compliance may take the form of an Environmental Impact Report (EIR), a Negative Declaration (ND) or a Mitigated Negative Declaration (MND). For example, the construction of individual single-family dwellings is Categorically Exempt from CEQA requirements (CEQA Guidelines §15303), while many multi-family residential projects can be approved with the issuance of a Negative Declaration. Conditional Use Permits and Second Dwelling Units may also be exempt from CEQA, depending on whether individual projects are classified as infill development.

The amount of time required to process CEQA environmental review documents in the City of Oroville is comparable with other jurisdictions across the state, and is not considered a significant constraint to the development of housing.

The City will continue to encourage and support concurrent processing of project applications that require several different entitlements to help expedite the process. Generally, processing requirements and schedules do not present an undue constraint on development. In order to ensure that processing does not become an impediment to the construction of affordable housing, the City will continue to take constructive steps to help facilitate new development and improve the efficiency of the review process.

### 3. Development Fees and Improvement Requirements

#### a. Development Fees

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and off-site improvement requirements are levied by the City (as well as other agencies) to cover processing costs, provide services, and construct facilities such as utilities, schools and supporting infrastructure. These fees and public improvements are assessed through a pro rata share system based on the magnitude of the project’s impact or the extent of benefit that will be derived. Table IV-5 summaries typical fees for single-family and multi-family projects.

**Table IV-5  
Summary of Development Fees**

Fee Category	Single-Family (2,000 sq. ft.)	Multi-family (4-unit project, total of 2,600 sq. ft.)
Building Plan Check Fee	*20% of Building Permit fee	*20% of Building Permit fee
Storm Drainage Fee	\$1,491.55	\$741.33 per unit
City Sewer Connection	\$696 per EDU	\$577 per unit
SC-OR Connection Fee	\$6,638 per EDU	\$6,638 per EDU
Law Enforcement	\$38.15	\$66.12 per unit
Fire Suppression/Protection	\$49.59	\$34.33 per unit
Traffic/Circulation Systems	\$604.00	\$398.00 per unit
Sewer Collection Facilities	\$427.25	\$380.20 per unit
General Govern./Admin.	\$77.57	\$77.57 per unit
Development Review Committee	None	\$225
Park Development	\$860.85	\$676.48 per unit
Feather River Rec. & Park	\$1,196.00	\$1,063.00 per unit
School Fees	\$2.97 per sq. ft.	\$2.97 per sq. ft.
<b>Total</b>	<b>\$19,136.93</b>	<b>\$12,172.42</b>
<b>OTHER APPLICABLE FEES (Limited Basis)</b>		
<b>Planning/App. Fees</b>	<b>Single-Family</b>	<b>Multi-family</b>
Variance	\$1,873.87	\$1,873.87
Conditional Use Permit	\$1,960.77	\$1,960.77
General Plan Amend.	\$2,427.88	\$2,427.88
Zone Change	\$2,427.88	\$2,427.88
Specific Plan Deposit	\$3,258.90	\$3,258.90
Storm Drainage Fee – <i>Thermalito Area Only</i>	\$3,641.37	\$4,522.90 per unit
Lot Line Adjustment	\$689.80	\$689.80
Tentative Parcel Map	\$1,873.87 plus \$20 per lot	\$1,873.87 plus \$20 per lot
City Tap Connection Fee	\$331.32	\$331.32 per unit

\* Example: 2,000 sq ft X \$101.96 (for Building Fee) = \$203,900.00 X 20% Plan Check Fee = \$1,117.97 for Plan Check Fee

Note 1: Environmental fee is either included in application fee, or is actual cost for outside consultant  
 Note 2: City Council has discretion to reduce fees to increase affordability; for the purposes of this table, the highest fee amounts have been assumed.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, recreational facilities and school sites, consistent with the Subdivision Map Act.

#### **b. Improvement Requirements**

In order to maintain a high standard of development in the City of Oroville, all land divisions, i.e. subdivision maps, parcel maps, etc., must conform to the City's design standards for infrastructure improvements and other engineering standards, as appropriate. For residential projects, the City typically requires both on- and off-site improvements as conditions of approval. Infrastructure improvements, including roadways and underground utility infrastructure, are required as a condition of the subdivision map, or as part of the building permit if a subdivision map is not required.

The City maintains overall standards for roadway development to accommodate traffic levels, vehicle movement and public safety access requirements. For example, all interior travel lanes must be a minimum of 25-feet. The City also maintains a standard for residential streets (local collectors) with a minimum right-of-way width of 60-feet.

All maps filed with the City must provide sufficient information about the following items to allow the City to make appropriate recommendations:

- Street paving, curb, gutter, sidewalk, street lights and street trees and landscaping;
- Bus turnout lanes;
- Bicycle and pedestrian access;
- Perimeter walls and site landscaping;
- Utility services, including sewer, water, and storm runoff connections and method of conveyance;
- Provision for fire service, including emergency access, adequate fire flow, and fire hydrants;
- The need for public services, including fire and police;
- Undergrounded utilities (electricity, gas, cable television);
- Schools and school facilities; and
- Parks and open space

Because residential development cannot take place without adequate infrastructure, on-and off-site improvement requirements are not a constraint to the development of housing within the City of Oroville.

## **B. Non-Governmental Constraints**

### **1. Environmental Constraints**

Some constraints to housing development are related purely to the topography of the region. Generally, these constraints will not preclude the construction of housing, but the cost of site preparation could be affected. Physical constraints vary from area to area. The City's southern and western areas are primarily flat river basin lands. The eastern portion of the City is located in an urban-wildland interface adjacent to the Sierra Nevada foothills. Development in the eastern area of the City occurs in and around tracts of oak woodlands and chaparral. Through the center of the City, sites may be impacted by the Union Pacific Railroad right-of-way and noise constraints.

The City of Oroville lies within a seismically active region and is subject to hazards associated with earthquake fault activity. According to the 2030 General Plan, the Cleveland Hills Fault was a previous seismically active fault classified as Alquist-Priolo Special Studies Zone located within the Oroville Planning Area. Areas within the Federal Emergency Management Agency 100-year flood zone along the Feather River and other drainages with high groundwater levels are susceptible to liquefaction due to saturated soils. Several areas of steep slopes are prone to landslides within the Planning Area due to earthquakes, weak soils, erosion, and heavy rainfall. Many of these areas are located on hillsides and bluffs in the northern part of the Planning Area. However, areas subject to such events due to steep slopes are not planned for residential development in the General Plan. Growth is anticipated to occur in relatively flat areas that are not subject to many of the hazards associated with ground shaking. Potential geologic hazards are mitigated through the development review and plan check process to ensure that all new developments comply with current grading and building code requirements.

### **2. Infrastructure Constraints**

The City's ability to provide infrastructure to serve new development, primarily water, wastewater, and stormwater infrastructure, is a key component of the local development framework. The City of Oroville works with other service agencies to ensure that sufficient urban infrastructure, both resource availability and transmission and treatment capacity are in place prior to development approval. The City, through its relationship with regional agencies, maintains a Joint Powers Agreement (JPA) for the provision of wastewater treatment & discharge services; other agencies provide water services.

#### **a. Water**

The California Water Service Company, the South Feather Water and Power Agency, and the Thermolito Irrigation District provide water service in Oroville. These agencies

derive water from both groundwater sources, deep wells, and from surface water sources, including Thermalito Power Canal, Lake Concow, and the South Fork of the Feather River. According to the 2030 General Plan, each of these agencies has the ability to meet expected demand during the General Plan timeframe.

The City will continue to work with these agencies to ensure that water supplies are acquired as necessary and that distribution facilities and storage facilities are provided to serve future growth. Measures that may be considered by the outside water agencies could include the following:

Purchase additional water supplies

Percolation of surface water to replenish underlying aquifers

Monitoring groundwater levels and the quantities of water recharged to and extracted from the underlying sub-basins

Sharing water resources data between the agencies to allow for responsible decisions regarding water supply development and land use planning

Developing policies regarding the provision of service to community water systems and small local water systems.

#### **b. Wastewater**

Three wastewater service providers (collection entities) in the Oroville area participate in a Joint Powers Agreement (JPA) with the Sewerage Commission-Oroville Region, or SC-OR, for the handling and processing of wastewater. The City of Oroville currently provides collection services for approximately 13,550 customers in the City, the Thermalito Water & Sewer District (TWSD) provides collection services for approximately 2,000 customers, and the Lake Oroville Area Public Utility District (LOAPUD) provides collection services for approximately 12,000 customers. Only a small percentage of LOAPUD's customers are currently located in the City limits, with the remaining customers located in unincorporated areas surrounding the City. All three of the collection agencies convey wastewater to SCOR west interceptor pipe for treatment at the SCOR plant.

The Sewerage Commission-Oroville Region (SCOR) Regional Wastewater Treatment Plant is the sole provider of sewage treatment for Oroville and surrounding areas. The SCOR plant is located at 2880 South 5<sup>th</sup> Avenue, between Oroville Dam Boulevard and Georgia Pacific Way. The treatment plant and three interceptor lines that collect wastewater discharges from the three member entities are generally in good condition.

The member collection entities are independently responsible for the preparation and periodic update of their sanitary sewer master plans, and the annual or periodic adjustment of user rates and connection fees to plan for and fund necessary improvements that will provide the needed capacity for each of the entities collection systems.

The City will continue to function as a member entity under the SC-OR JPA in order to ensure adequate collection capacity for future growth. New development will be required to pay for necessary upgrades (either expansion or new installation) to the

collection system and to future improvements in treatment capacity, to maintain adequate service levels. The City will continue to implement a long-term program of phased improvements and upgrades in advance of anticipated development, and wastewater treatment is not expected to constrain housing development during the 2014-2022 planning period.

### **3. Land and Construction Costs**

Land represents one of the most significant components of the cost of new housing. Changes in land prices reflect the cyclical nature of the residential real estate market. Land and housing values declined significantly after the 2008 economic crash, but have slowly begun to recover. The typical value of vacant residential land in Butte County is currently estimated at \$100,000 to \$200,000 per acre depending on location, which is substantially lower than more urbanized areas of the state.

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Oroville are not substantially different from other cities in the region. Estimated construction costs range from \$130 to \$200 per square foot depending on type and quality of construction.

### **4. Cost and Availability of Financing**

The cost and availability of residential financing in Oroville is similar to other communities in California. The recent crisis in the mortgage industry has affected the availability of real estate loans, although for those homebuyers who can qualify, interest rates are very low by historic standards. Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). Based on available information, it does not appear that redlining is occurring in the city.

## **C. Fair Housing**

The California Fair Employment and Housing Act: (i) prohibits discrimination and harassment in all aspects of housing including; (ii) requires housing providers to make reasonable accommodation for persons with disabilities; and (iii) prohibits retaliation against any person who has filed a complaint with the State. In furtherance of these provisions and anti-discriminatory practices, the City promotes equal opportunity for all residents through programs described in the Housing Action Plan (Chapter V). The City also facilitates reasonable accommodation in housing for persons with disabilities in conformance with state law.

## V. HOUSING ACTION PLAN

Chapters II, III and IV of the Housing Element evaluate the City's housing needs, opportunities and constraints, while Appendix A presents a review of the previous element. This Housing Action Plan sets forth the City's goals, policies, and actions to address the identified housing needs and issues for the 2014-2022 planning period. Quantified objectives for new construction, rehabilitation and conservation are also identified.

### A. Goals

The City of Oroville has established the following six goals to enhance, increase, improve, and preserve the housing stock for all economic segments of the City in a fair and equitable manner.

**Goal 1: Expand Housing Opportunities and Accessibility.** The City of Oroville maintains a goal to concentrate and focus efforts and resources on increasing the availability of permanent housing for all community residents.

**Goal 2: Remove Constraints to Housing.** The City of Oroville maintains a goal to remove constraints that could hinder the provision of housing.

**Goal 3: Facilitate Development of New Housing to Meet the Needs of the Community.** The City of Oroville maintains a goal to facilitate development of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the utility, water and street infrastructure

**Goal 4: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods.** The City of Oroville maintains a goal to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

**Goal 5: Promote Fair Housing.** The City of Oroville maintains a goal to ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

**Goal 6: Encourage Residential Energy Conservation.** The City of Oroville maintains a goal to encourage energy conservation in residential neighborhoods, which can reduce energy bills and enhance housing affordability.

## B. Policies and Actions

### 1. EXPAND HOUSING OPPORTUNITIES AND ACCESSIBILITY

#### ***Policy 1.1: Encourage home ownership***

**Action 1.1.1:** Provide homebuyer and first-time homebuyer assistance up to \$100,000 or 45% of the purchase price of the home; whichever is less. The maximum purchase price allowed is \$200,000; for each qualified household, with a goal of assisting five units per year. However, these terms are subject to change with program guideline changes and a city council action item.

Anticipated Benefit: Increased home ownership opportunities for low-income households

Funding: Grant funds

Responsibility: Business Assistance and Housing Development

Timing: Application to be made annually, subject to the State Application cycle

#### ***Policy 1.2: Work cooperatively with other governmental entities to reduce homelessness and facilitate the provision of shelter and services for those in need.***

**Action 1.2.1:** Continue to work with the Butte County Homeless Coalition Continuum of Care Coalition to reduce the number of homeless individuals in the area.

Anticipated Benefit: Increased awareness and visibility carrying out efforts to improve conditions for the homeless

Funding: Grant funds

Responsibility: Business Assistance and Housing Development

Timing: Throughout the planning period.

**Action 1.2.2:** Ensure that City zoning regulations for emergency shelters, transitional and supportive housing, and Single Room Occupancy (SRO) housing facilitate these uses consistent with state law, and provide assistance with grant applications for the development of new facilities to serve the homeless.

Anticipated Benefit: Increased opportunities to develop emergency shelters, transitional housing, supportive housing, and SROs, thereby increasing homeless services and supportive capabilities in the community for those transitioning from homelessness to self-sufficiency.

Funding: City General Fund; grant funds

Responsibility: Planning Division, Planning Commission, and City Council

Timing: Continue to assist sponsors with applications for special needs housing on a project-by-project basis throughout the planning period

**Action 1.2.3:** Maintain and publicize a comprehensive listing of housing developments that serve lower-income households, persons with disabilities, and other special needs populations.

Anticipated Benefit: Better resources facilitating improved services

Funding: City General Fund, Grant Funds

Responsibility: Planning Division Business Assistance and Housing Development

Timing: The City provides updated lists to public entities and special service organizations annually and as requested. Additionally, the list is updated and posted on the City's website and shared with the Butte County Housing Authority as changes occur.

**Policy 1.3:** *Continue to facilitate the provision of housing for persons with disabilities and for persons with limited or restricted mobility to enhance accessibility and mobility.*

**Action 1.3.1:** In accordance with the requirements of SB 520, the City will continue to allow for administrative approval of exceptions in land use regulations to provide reasonable accommodation for housing for persons with disabilities.

Anticipated Benefit: Streamlined processing of requests for reasonable accommodation in housing for persons with disabilities

Funding: City General Fund

Responsibility: Planning Division

Timing: Continue to process requests for reasonable accommodation expeditiously throughout the planning period

**Policy 1.4:** *Facilitate the production of farmworker housing in the City*

**Action 1.4.1:** Continue to ensure that local zoning, development standards, and permit processing procedures for farmworker housing do not conflict with *Health and Safety Code* §17021.5 and §17021.6.

Anticipated Benefit: Facilitation of additional opportunities for farmworker housing in the City

Funding: City General Fund

Responsibility: Planning Division

Timing: Throughout the planning period

## 2. REMOVE CONSTRAINTS TO HOUSING

**Policy 2.1:** *Minimize constraints to the development of affordable housing through supportive codes, ordinances, policies, and guidelines.*

**Action 2.1.1:** Continue to monitor the development review process to ensure that the City's review and approval (timing and cost) do not constrain residential development including multi-family and housing affordable to low- and moderate-income households.

The Planning Division will complete an annual review as part of the City's Housing Element Annual Report to evaluate application processing times and conditions of approval to determine whether improvements could reduce processing times without jeopardizing other public policy objectives. If the City's review and approval processes are found to unreasonably constrain development, the City will take action to amend the process or establish guidelines and other mechanisms to promote increased application certainty and reduce processing time to the extent feasible.

Anticipated Benefit: Annual review will help to ensure that development review procedures do not unduly constrain residential development in the City.

Funding: City General Fund

Responsibility: Planning Division, Planning Commission, City Council

Timing: Annual review as part of the Housing Element Annual Report.

**Action 2.1.2:** Track Housing Element implementation progress as part of the annual report submitted to the State Department of Housing and Community Development (HCD).

Anticipated Benefit: Better information more readily available to the public to encourage participation in the process, and more useful information

Funding: General Fund

Responsibility: Planning Division, Business Assistance and Housing Development

Timing: Submit update annually in accordance with state law

**Action 2.1.3:** Periodically survey development application, plan check and inspection fees, impact fees and utility connection fees of other cities in the Butte County area to ensure that these City fees are reasonably related to the cost of services provided.

Anticipated Benefit: Assurance that City fees are reasonable and do not unnecessarily increase the cost of housing.

Funding: City General Fund

Responsibility: Planning Division, Finance Department, City Council

Timing: Fee surveys every two years

### 3. FACILITATE DEVELOPMENT OF NEW HOUSING TO MEET THE NEEDS OF THE COMMUNITY

**Policy 3.1:** *Ensure that the City's inventory of residentially-zoned land is sufficient to accommodate development for all housing types and income levels commensurate with growth needs and the Regional Housing Needs Assessment (RHNA).*

**Action 3.1.1:** Perform regular updates to the City's GIS system to track development and maintain an accurate list of vacant residential land in the City.

Anticipated Benefit: Maintaining a list of vacant land will allow the City to make better decisions about land development in the City.

Funding: City General Fund

Responsibility: Planning Division, Engineering Division

Timing: Annual updates

**Action 3.1.2:** Continue to implement the *no net loss* provisions of AB 2292 to ensure the availability of adequate sites to accommodate the City's share of regional housing needs throughout the planning period.

Anticipated Benefit: Ensure sufficient capacity of properly zoned land for residential development to accommodate growth needs.

Funding: City General Fund

Responsibility: Planning Division, Planning Commission, & City Council

Timing: Ongoing throughout the planning period.

**Action 3.1.3:** Coordinate an annual workshop with the Oroville Economic Development Corporation and its members to identify the housing needs of employees in the community in order to ensure that the City's land use plans support development of housing suitable for the local workforce as part of the City's overall economic development program.

Anticipated Benefit: Increased communication will help foster better land use decision-making for the benefit of current and future businesses and employees.

Funding: City General Fund

Responsibility: Planning Division; Business Assistance and Housing Development

Timing: Annual workshops throughout the planning period.

**Policy 3.2:** *Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in seeking federal and state financing for affordable housing, including units affordable to extremely-low-income households and supportive housing for persons with developmental disabilities.*

**Action 3.2.1:** The City will actively work with interested developers to identify sources of funding and provide technical assistance in seeking funding for the construction of new affordable multi-family housing, including units for large family households, extremely-low-income households, and persons with developmental disabilities. Funding to be pursued includes tax-exempt mortgage revenue bonds; HCD's Multifamily Housing Program; and low-income housing tax credits (LIHTC). The City shall also assist by providing letters of support for funding applications during the application process to increase the chances of a project receiving a funding award.

Anticipated Benefit: Increased opportunities for development of multi-family projects to serve the needs of large family households, extremely-low-income households and persons with developmental disabilities

Funding: LIHTC, TE Bonds, and HCD

Responsibility: Business Assistance and Housing Development and Planning Division

Timing: Monitor grant funding opportunities annually, provide assistance to affordable housing developers upon request, and continue to notify developers of funding opportunities as they arise throughout the planning period.

#### 4. PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS

***Policy 4.1: Protect existing residential neighborhoods from deterioration and encroachment of incompatible or potentially disruptive land uses and/or activities.***

**Action 4.1.1:** Seek code enforcement grants to augment current code enforcement activities to supplement the graffiti removal program, to fund neighborhood clean-up fairs, and general code enforcement and community beautification efforts. Utilize neighborhood resources, including neighborhood groups (e.g., Neighborhood Watch) to supplement City code enforcement activities. Where possible, link code enforcement activities to available funding for improvements and correction of violations.

Anticipated Benefit: Maintaining a high standard through code enforcement efforts will help preserve existing neighborhoods and the existing housing stock.

Funding: General Fund; grant funds (as available); volunteer activities

Responsibility: Business Assistance and Housing Development

Timing: Throughout the planning period.

***Policy 4.2: Ensure adequate public facilities to support the development of housing.***

**Action 4.2.1:** Install and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining, deteriorating and infrastructure-deficient neighborhoods.

Anticipated Benefit: Improved infrastructure will facilitate the development and private reinvestment in existing neighborhoods.

Funding: General Fund; Grant funds

Responsibility: Business Assistance and Housing Development, Planning Division, Engineering Division, Planning Commission, City Council

Timing: Continuous and ongoing throughout the planning period

**Policy 4.3: Facilitate housing rehabilitation and stabilize existing neighborhoods, particularly those with high foreclosure and vacancy rates.**

**Action 4.3.1:** To the extent funding is available, purchase abandoned homes, and provide rehabilitation assistance to improve deteriorated neighborhoods.

Anticipated Benefit: Increased investment in declining neighborhoods will help to stabilize and preserve the existing affordable housing stock.

Funding: Grant funds

Responsibility: Planning Division, Building Division, Business Assistance and Housing

Timing: Annual grant applications.

**Action 4.3.2:** The City shall continue to support the Owner Occupied Single Family Rehabilitation Program. The City expects to fund the rehabilitation of approximately 5 units over the next planning period.

Anticipated Benefit: Retain and improve existing stock of housing units

Funding: CDBG, grant funds

Responsibility: Business Assistance and Housing Development and Planning Division

Timing: Continuous and ongoing

**Action 4.3.3:** Provide funding assistance for the rehabilitation of multi-family developments on a case-by-case and as needed basis.

Anticipated Benefit: Improve existing multi-family units to preserve housing opportunities and enhance livability.

Funding: Grant funds

Responsibility: Business Assistance and Housing Development and Planning Division

Timing: Continuous and ongoing

**Policy 4.4: Encourage preservation of the existing affordable rental housing stock in the City.**

**Action 4.4.1:** Continue regular contact with the California Housing Partnership Corporation (CPHC), the agency that monitors federally-funded affordable housing, to identify at-risk units. The City will continue to pursue State and Federal funding sources such as the HOME, CDBG and Multi-Family Housing Program (MHP) to assist the preservation of at-risk units. The City shall maintain dialogue with developers and on-site managers and shall continue to be a source for information and technical assistance to potential purchasers and tenants of properties that could potentially convert to market rate. Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay. State law requires that owners provide a 12-month notice to tenants.

Anticipated Benefit: A proactive procedure to help the City make better, faster decisions about preserving at-risk units will allow the City to assist an increased number of units in a more timely fashion to help minimize the loss of any units.

Funding: HOME funds and MHP funds

Responsibility: Business Assistance and Housing Development

Timing: Throughout the planning period.

## 5. PROMOTE FAIR HOUSING

**Policy 5.1:** *Support the intent and spirit of equal housing opportunity and the Fair Housing Act.*

**Action 5.1.1:** Require that all recipients of locally-administered housing assistance funds acknowledge their responsibilities under fair housing law and affirm their commitment to the law. Coordinate and host regular workshops as a supplement to a tenant/landlord education program to provide information that will educate property owners, managers, real estate professionals and tenants about fair housing laws, race and disability discrimination, and familial status protections. Publicize fair housing and dispute resolution information through flyers/brochures in the lobby of City Hall, in the library, community centers, senior centers, local social service offices, real estate offices, mortgage offices, management offices of housing complexes, and on the City's website.

Anticipated Benefit: Better compliance with fair housing laws and practices to minimize housing discrimination.

Funding: City General Fund, grant funds

Responsibility: Planning Division, Business Assistance and Housing Development

Timing: The City will engage in continuous and long-term monitoring of properties in receipt of locally administered housing funds to ensure compliance; annual workshops.

**Action 5.1.2:** The City shall engage in a public noticing campaign to inform persons with disabilities of any age of their ability to locate in senior citizen independent living facilities that are funded with federal funds.

Anticipated Benefit: Increased awareness and current information about available resources for persons with disabilities.

Funding: Grant funds

Responsibility: Business Assistance and Housing Development

Timing: Public noticing campaign with materials updated annually

**6. ENCOURAGE RESIDENTIAL ENERGY CONSERVATION**

**Policy 6.1:** *Encourage residential energy conservation through required compliance with current building codes and incentives for voluntary conservation efforts.*

**Action 6.1.1:** The City shall continue to require, at a minimum, that all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code.

Anticipated Benefit: Compliance with current State of California energy efficient building and construction techniques, resulting in increased energy savings

Funding: City General Fund

Responsibility: Planning Division, Building Division

Timing: Throughout the planning period

**Action 6.1.2:** Assist in publicizing utility incentives for energy conservation through flyers and on the City’s website.

Anticipated Benefit: Increased awareness and understanding of energy efficiency options giving more individuals the information they need to make informed decisions about energy-saving opportunities

Funding: City General Fund

Responsibility: Planning Division, Business Assistance and Housing Development.

Timing: Annual updates to flyers.

**C. Quantified Objectives**

The City’s quantified objectives for new construction, rehabilitation and conservation during the 2014-2022 planning period are summarized in Table V-1.

**Table V-1  
Quantified Objectives 2014-2022**

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Above Mod	
New Construction	210	209	284	306	784	1,793
Rehabilitation		2	3			5
Conservation*	-	-	-	-	-	-

\* There are no assisted units at risk of conversion to market-rate during the 2014-2024 period

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## **Appendix A**

### **Evaluation of the 2008-2014 Housing Element**

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period. The findings from this evaluation have been instrumental in determining the City's 2014-2022 Housing Action Plan (Chapter V).

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, and accomplishments.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
A-1	<p>The City shall annually apply for or support development and rehabilitation applications for State and Federal funding for affordable housing, including the following funding sources:</p> <p><u>Community Development Block Grant (CDBG):</u> The State Department of Housing and Community Development (HCD) administers the federal CDBG Program for non-entitlement cities and counties. The City is eligible to apply to HCD for CDBG funding. Eligible activities include single- and multifamily rehabilitation rental housing acquisition or home ownership assistance, and activities that support new housing construction for lower-income households.</p> <p><u>HOME:</u> HCD administers HOME funds for cities and counties that do not receive funds directly from HUD. Eligible activities include rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily housing projects for low income households. A twenty five percent (25%) local match is required, unless waived by HCD.</p> <p><u>CalHome:</u> HCD administers this program, which provides grants to local agencies and nonprofit developers. Eligible activities include: predevelopment, site development and site acquisition for housing projects; acquisition and rehabilitation of housing; purchase of mobile homes and manufactured homes; down payment assistance, mortgage financing, homebuyer counseling and technical assistance for self-help projects.</p>	At each application period as appropriate throughout the 2009-2014 Housing Element period.	Planning Division, Business Assistance and Housing Development	Based on the 50% expenditure criteria for both HOME and CDBG funding, the City is unable to apply for funding until 50% of existing CDBG or HOME funds are expended. Therefore, the City will be more likely eligible to apply for CDBG and HOME funds every other year. However, the City applies for CalHome funding whenever a Notice of Release of Funds (NOFA) is released.
A-2	The City shall continue to fund a Homebuyer Assistance Program (HAP). Over the course of the Housing Element period, the City expects to assist approximately 25 households, with a maximum of \$25,000.	Continuous and ongoing 2009-2014	Business Assistance and Housing Development and Planning Division	The Homeownership Assistance Program was eliminated in 2012 due to the dissolution of the Redevelopment Agency.
	The City shall continue to support the Owner Occupied Single Family Rehabilitation Program. The City expects to fund the rehabilitation of approximately 75 units over the	Continuous and ongoing 2009-2014	Business Assistance and Housing Development and Planning Division	11 rehabilitations to owner-occupied units occurred during 2009-2014. Due to the elimination of the Redevelopment Agency and the lack in homeowner equity, the goal of 75 units

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	next planning period.			rehabilitated was not met. The goals were established prior to the down-turn in the housing market when there was ample equity for rehabilitations.  This program should be continued, but with a reduced goal of 4 rehabilitations annually.
	Fund the rehabilitation of multifamily developments on a case-by-case and as needed basis.	Continuous and ongoing 2009-2014	Business Assistance and Housing Development and Planning Division	The city did not rehabilitate any multi-family developments during the 2009-2014 reporting period. The downturn in the housing market and economy and the elimination of the Redevelopment Agency made it difficult to assist development without equity.  This program should be continued as funding becomes available.
	The City will actively work with interested developers to identify sources of funding for the construction of new affordable multifamily housing targeting the needs of large family households in the City. Funding to be pursued includes tax-exempt mortgage revenue bonds; HCD's Multifamily Housing Program; and tax credits. The City shall also assist the process by providing letters of support for funding applications during the application process to increase the chances of a project receiving a funding award.	Action to be implemented concurrent with 2009-2014 Housing Element period	Business Assistance and Housing Development and Planning Division	Hillview Ridge was funded by 9% tax credits, CDBG, HOME and RDA.  Hillview Ridge II was funded with 4% tax credits, HOME, CDBG and RDA.  In addition, the city assisted with the Senior Housing project: Orange Tree Senior Apartments which was funded with 4% tax credit, RDA and CDBG Program Income.  This program should be continued as funding becomes available.
A-3	Make available Public Information handouts outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the state and federal funding for which the City is willing to apply and other pertinent information. Distribute the handouts to local non-profit and for profit development groups, and regional agencies. The handouts shall also be made available free of charge as an online document on the City's website. Additionally, the City will offer a free pre-application review to assist developers.	Updated handout to be produced by December 2010; available on an ongoing basis through Housing Element period, 2009-2014.	Planning Division, Pre-Application, Business Assistance and Housing Development other staff.	The City has updated its website to include additional information about the Housing Incentives programs as well as maintained contact with various regional for-profit and non-profit development groups and regional agencies. The City tested the use of TV spots, newspaper advertisements, radio, spots, mailers, Doorknockers and even publicized programs by going door to door.  This program should be continued.
B-1	Continue to use HOME funds to assist households with first time homebuyer down payment assistance up to \$100,000 or 45% of the purchase price of the home;	Application to be made annually, subject to the State Application cycle	Business Assistance and Housing Development	2009 – 10 HOME, 1 CALHOME, 1 CDBG 2010 – 10 HOME, 4 CALHOME, 1 CDBG 2011 – 8 HOME, 7 CALHOME, 1 CDBG, 2 RDA

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	whichever is less. The maximum purchase price allowed is \$175,000; for each qualified household, with a goal of assisting five (5) units per year. CalHome's maximum assistance is \$60,000.			2012 – 7 HOME, 3 CALHOME, 5 CDBG, 2013 – 4 HOME, CALHOME 2, CDBG, 10  This program should be continued.
	The City will continually evaluate the First Time Homebuyers loan amount in order to address the cost of homeownership in the City. The City will be open to adjusting the maximum loan amount per project if a determination is made that a decrease is warranted.	Continuous and ongoing, 2009-2014.	Business Assistance and Housing Development	The City has found that 45 % of the purchase price works for this program very well. However, HUD establishes the maximum purchase price limits for all jurisdictions.  This program should be continued.
C-1	The Butte County Homeless Coalition formed a Continuum of Care Coalition to reduce the number of homeless individuals in the area. The City is a member of the Coalition and appoints a representative to attend all meetings/functions. The City shall continue to participate in the coalition as a partner with Butte County in the battle against homelessness.	The City shall name City Council members to one-year rotating terms as the City's coalition member, 2009-2014	Business Assistance and Housing Development	The Continuum of Care Coalition, with the City's support has developed an implementation strategy for carrying out cooperative efforts to address the homeless issues.  This program should be continued.
	The City shall amend the Zoning Ordinance to define Transitional and Supportive Housing in accordance with the Health and Safety Code, Sections 50675.14 and 50675.2, and also specify that both types of housing shall be treated as residential uses of property, subject to only the same restrictions/regulations as other types of housing in the same zoning district The City shall also encourage the allowance for Single Room Occupancy (SRO's) and shall facilitate allowing them through identification of potential locations and through city assistance with grant writing for the development of SRO projects.	Zoning Ordinance Amendment to be complete by August 2010	Planning Division	A Zoning Code amendment has been initiated to ensure that City regulations regarding transitional and supportive housing are consistent with state law, and to establish regulations for SRO housing.
	In accordance with the requirements of SB 2 (2007-2008 Session), the City shall amend the Zoning Ordinance to identify one zoning district that will allow the development of homeless shelters by-right, without the need for any discretionary approvals. The City will designate the R-3 Medium Density Residential district as the appropriate zoning district to accommodate emergency shelters by right. The City shall also ensure that the capacity exists to develop one shelter within the next year.	Zoning Ordinance Amendment to be completed by August 2010 in document	Planning Division, Planning Commission and City Council, and Business Assistance and Housing Development	A Zoning Code amendment has been initiated to establish regulations for emergency shelters in conformance with state law.
	Partner with homeless service providers in establishing additional short-term beds for all segments of the homeless population. The City will remain engaged with	Meet with a roundtable of homeless service providers by August 2010 to develop	Planning Division, Planning Commission, City Council, Business	A City Councilmember participates in the Butte Countywide Homeless Continuum of Care to ensure that the City remains an active participant.

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	homeless service providers and utilize the municipal authority and resources to assist service providers in meeting their goals for numbers of beds.	an implementation strategy for carrying out cooperative efforts	Assistance and Housing Development	This program should be continued.
C-2	The City shall continue to work with the CoC to educate and promote the County's program for homeless foster restate populations above children to provide assistance in finding suitable properties in the City.	Hold meetings with the Butte County Coalition annually, the first meeting to be held by December, 2009	Business Assistance and Housing Development	The city meets with the coalition annually to address the needs and issues associated with the program. In addition the City maintains contact with county and jointly addresses issues in the Oroville region as they occur. This program should be continued.
	Regularly update comprehensive listing of housing developments in the City, which have units reserved for lower income, disabled households, and other special needs populations. The list shall be made available on the City's web site.	Update annually with Housing Element Annual Report	Planning Division Business Assistance and Housing Development	The City website was most recently updated 12/31/2013. This program should be continued.
C-3	The City shall engage in a public noticing campaign to inform persons with disabilities of any age of their ability to locate in senior citizen independent living facilities that are funded with federal funds.	Public noticing campaign to commence by August 2010, materials shall be updated annually	Business Assistance and Housing Development	The City currently has informational materials for available senior housing options. The City works with the Butte County Housing Authority, Community Action Agency, and other special interest groups to update the information annually. This program should be continued.
	Continue to implement the City's current enhanced housing rehabilitation program including a one-time \$2,500 grants to very low income disabled persons and senior citizens to improve accessibility and safety.	Continuous and ongoing throughout 2009-2014	Business Assistance and Housing Development	This program was eliminated with the dissolution of the Redevelopment Agency and lack of funding. Prior to the elimination, the City funded 3 grants.
	In accordance with the requirements of SB 520, the City will adopt procedures as part of an update to the Municipal Code to provide reasonable accommodation for persons with disabilities that allow for administrative approval of accessible features for the handicapped. The policy shall also outline procedures for processing requested exceptions in zoning and land use regulations for housing persons with disabilities.	Zoning Ordinance Amendment to be complete by August 2010	Planning Division, Planning Commission	A Zoning Code amendment has been initiated to establish reasonable accommodation procedures in conformance with state law.
C-4	The City shall amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5 and 17021.6, stating that: "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 purposes of this section. For the	Zoning Ordinance Amendment to be complete by August 2010	Planning Division, Planning Commission, City Council	A Zoning Code amendment has been initiated to establish farmworker housing regulations in conformance with state law.

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	purpose of local ordinances, employee housing is an activity that does not differ 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 City shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.			
	The City will prioritize program funding, such as HOME and CDBG for the reconstruction and/or rehabilitation of units for extremely low income owner/renter occupied housing units in Oroville, including assistance with the development of Single Room Occupancy (SRO) units. The City will take all action necessary to expedite processing and approvals for such programs.	Funding priorities will be implemented upon adoption of new funding guidelines, proposed to be in December, 2010.	Planning Division, Planning Commission, City Council	The City continued to apply for grant funding as available.
D-1	Monitor the Historic Advisory Board process and the Development Review Board process to ensure that the City's review and approval (timing and cost) do not constrain residential development including multifamily and housing affordable to low and moderate income households. The planning department will complete an annual review to evaluate application processing and analyze processing times and the impact of conditions of approval to determine whether the processes acts as a significant constraint on residential development. The review will be formalized in an annual staff report to the Planning Commission and made publicly available. If the City's review and approval processes are found to adversely constrain development, the City will take action to amend the process or establish guidelines and other mechanisms to promote increased application certainty and reduce processing time to the extent feasible by State law. The review will be conducted as part of the City's Housing Element Annual Report submitted to the state	Annual, to be included as part of the Housing Element review submitted to the State, the first review to be conducted by August, 2010	Planning Division, Planning Commission, City Council	On October 16, 2012, the City Council adopted Ordinance 1790 to amend the Zoning Code dissolving the Historic Advisory Board and creating the Historic Advisory Committee. The code change specifies membership, duties of the Commission, conditions for projects to be brought to the Commission, and other policies regarding the Commission. Annual Reviews usually in the form of monthly reports which give a snapshot of the monthly and a cumulative update of the activities for the year.
	Review the City's Zoning Ordinance to ensure density bonus policies for the provision of affordable housing opportunities are in compliance with current State law, per Government Code Section 65915-65918. If found to be out of compliance, the City will amend the Ordinance to	Zoning Ordinance Amendment to occur by August 2010, if necessary	Planning Division, Business Assistance and Housing Development	Density Bonus regulations were updated in conformance with current state law.

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	comply with State law.			
	The City shall annually track their Housing Element implementation progress as part of an annual report submitted to the State Department of Housing and Community Development (HCD).	Submit update annually in accordance with State Law schedule for General Plan annual reviews	Planning Division, Business Assistance and Housing Development	Annual reports were prepared and submitted to HCD.
	The City shall amend Zoning Ordinance to implement the development densities of the 2030 City of Oroville General Plan.	Adoption of Zoning Ordinance to occur prior to August 2010	Planning Division, Planning Commission and City Council	The Zoning Ordinance was amended in 2010 to implement the 2030 General Plan densities.
	Periodically survey (e.g., every 2 years) development application fees and plan check and inspection fees, impact fees, and utility connection fees of other cities in the Butte County area to ensure that these City fees are reasonable in comparison and reasonably related to the services being provided.	Conduct first fee survey by December of 2010, annually thereafter through 2009-2014 Housing Element period	Planning Division, Finance Department, City Council	On December 2, 2013 City Council approved Resolution No. 8018 adopting the 2012 Transportation Improvement Grant Program and Impact Fee Update which amended the existing traffic impact fee schedule. On December 17, 2013 the City entered into an agreement with Willdan Financial Services for a financial analysis for the preparation of Development Impact Fees and an Indirect Cost Allocation Plan. Additionally, on February 19, 2013 the City Council adopted Ordinance No. 1791, which updated the Planning & Development Services Department Master Fee Schedule.
E-1	The City shall formalize concurrent processing of entitlement projects when feasible and consistent with public notice provision otherwise required by law, to foster an environment conducive to business and to reduce project costs and minimize delays. Department staff will notify applicants upon project submittal of this policy and place public notice of the City's policy on the web site. The City shall offer, as an additional incentive, fast track processing of affordable development project applications to further incentivize the production of low cost housing opportunities.	Concurrent processing model to be developed by December 2010, notice of the City's policies shall be posted on the City's web site within one month thereafter; continuous and ongoing through balance of 2009-2014 Housing Element period	Planning Division, Building Division, Planning Commission	The City offers concurrent processing to streamline the development process and the Zoning Ordinance provides development incentives for low income housing including fast-track processing. Pre-application/development review meetings help to minimize processing times.
	The City shall continue to require, at a minimum, that all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code.	Continuous and ongoing through 2009-2014 Housing Element period	Planning Division, Building Division	New developments are routinely required to comply with Title 24.
	Prepare a public information handout outlining City Utility and other utility company participation and incentives for energy conservation. Distribute the handout to local non-profit and for-profit development groups, and regional agencies and make the handout available on the City's	Publish first handout by December 2010	Planning Division, Business Assistance and Housing Development	This action was not completed due to staffing limitations but should be continued in the new planning period.

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	web site.			
	Implement the energy resources and objectives from the Open Space, Natural Resources and Conservation Element of the General Plan. The City shall conduct free workshops to provide the information to the public and to encourage residents to support and employ measures in the General Plan.	First workshop to be held by December 2010, every 2 years thereafter through 2009-2014 Housing Element period	Planning Division, Business Assistance and Housing Development	Implementation has been on-going but no informational workshops have been held.  This program should be continued.
	The City shall adopt a program to allocate funds from an as-yet-undefined source, to defray the cost of land and/or required off-site improvements to encourage further development of extremely low income housing projects.	Adopt new program by August 2010	Planning Division, Planning Commission and City Council	No alternate source of funding has been identified to date. This program should be continued if funding becomes available.
F-1	Perform regular updates to the City's GIS system to track development on all vacant land in the City, and maintain an accurate list of vacant land.	First update to coincide with completion of 2009-2014 Housing Element update, annually thereafter through Housing Element period.	Planning Division, Engineering Division	The city regularly maintains a list of vacant lands that are shared with the development community.
	Develop a system of regular updates and methods for informing the public and decision makers about the amount of land zoned for both single family and multifamily development and initiate zone changes, if necessary, to accommodate affordable housing. Update the data on an annual basis.	System of regular updates to be developed by August 2010, updates to be done annually thereafter through 2010-2014 Housing Element period.	Planning Division, Engineering Division	Updates and zone changes have been done on an as needed basis as developers apply. The system for regular updates comes in a form of monthly reports to the Planning Commission and City Council, which is part of the agenda packet posted online, that identifies projects that are in progress, on hold, and recently approved.
F-2	The City is adopting a revised Zoning Ordinance in accordance with the City's 2030 General Plan, which includes a new High Density/Mixed Use (HD/MU) Zoning District that allows for the development of 20-30 units per acre. The HD/MU district will allow for a minimum density of 20 units per acre, and require that no more than 20% of the site will be permitted to contain commercial uses. To accommodate the remaining RHNA of low-income units, the City shall rezone a total of approximately 36 acres to HD/MU, at a minimum density of 20 units per acre. Pursuant to subdivision (h) of Section 65583.2 of the Government Code, the City shall ensure that owner-occupied and multifamily residential housing development is allowed "by right", without a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for the	Rezoning to occur by August 2010.	Planning Division, Building Division, Planning Commission and City Council	The 3 parcels identified in Housing Element Action 32 were rezoned to R-4 (Urban Density Residential) on 11/2/2010. The 3 rezoned parcels total over 36 acres, allow a minimum density of 20 units/acre, allow more than 16 units per site, allow only residential use, and allow development by-right.

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	purposes of Division 13 of the Public Resources Code. Units will be permitted at a minimum of 16 units per site.			
F-3	Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.	Current and ongoing throughout 2009-2014 Housing Element period	Planning Division, Planning Commission	The City continues to ensure compliance with the <i>no net loss</i> provisions of AB 2292.
G-1	Promote orderly growth by evaluating the cumulative impacts of approved projects on existing neighborhoods. The City shall be prepared to mitigate adverse impacts on neighborhoods and formulate a strategy for ongoing evaluation and steps for corrective action to maintain the strength of existing neighborhoods.	The City shall develop a "Neighborhood Evaluation and Mitigation Strategy" by December 2010, enforcement ongoing thereafter throughout 2009-2014 Housing Element period	Planning Division, Planning Commission	One of the primary purposes of the General Plan and Zoning Ordinance is to promote orderly development. Any proposed development that would be inconsistent with the General Plan or zoning is evaluated to determine if it would conflict with City policy.  This program reflects standard planning practice and therefore not necessary. The California Environmental Quality Act (CEQA) requires the review of projects for any potential environmental impacts. This review requires any potential individual or cumulative impacts to be analyzed.
	Adopt design standards for new construction in the City's historic overlay district, including downtown, in accordance with the City of Oroville 2030 General Plan.	Revise existing design standards or adopt new stand-alone design standards for the historic overlay, including the downtown- district by August 2011	Planning Division, Planning Commission, City Council	No specified design standards adopted. However, all construction work that alters a structure's exterior appearance in the DH-O requires development review. Any alteration to historic landmarks/buildings requires review by the Historic Advisory Commission. City is in the processes of making targeted updates to its General Plan & Zoning Code with a target completion date of March 2015. This update includes a new form-based code that will apply to Oroville's historic downtown, but will not encompass the entire historic overlay district.
G-2	Continually seek Code Enforcement grants to augment current Code enforcement activities to supplement the graffiti removal program, to fund neighborhood clean-up fairs, and general code enforcement and community beautification efforts. Code Enforcement staff currently consists of one (1) Community Revitalization Economic Development officer (CREDO), two (2) community enforcement officers, and one (1) part time assistant.	Annually through the 2009-2014 Housing Element period	Business Assistance and Housing Development	Due to funding limitation the Code enforcement staff has been limited to 1 full time code officer and 1 half time support staff. However the City continues to be actively involved in local neighborhood watch groups.
	The City shall continue to utilize neighborhood resources, including neighborhood groups (i.e., Neighborhood Watch) to implement ongoing tenant/landlord education Actions enhancing paid code enforcement activities.	Next training session (in ongoing training series) to take place by December 2009, annually thereafter,	Business Assistance and Housing Development	Code Enforcement staff lead the Property Managers Network Group that meets on a quarterly basis for ongoing education and actions that will enhance code enforcement activities.

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
		through 2009-2014 Housing Element planning period		
G-3	Install and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining, deteriorating and infrastructure deficient neighborhoods.	Continuous and ongoing through 2009-2014 Housing Element planning period	Business Assistance and Housing Development. Planning Division, Engineering Division, Planning Commission, City Council	The City had a curb, gutter and sidewalk program through the RDA but it was discontinued when the RDA was eliminated. The City completed offsite improvements including curb, gutter, sidewalk and utilities with CDBG funding for both Hillview Ridge I and Hillview Ridge II.
H-1	Coordinate annual workshops with the Oroville Economic Development Corporation and members to identify the housing needs of the employers and the community.	First workshop to be held by December 2011, annually thereafter through 2009-2014 Housing Element period	Planning Division. Business Assistance and Housing Development	The city hosts the State of the City, a cooperative event with OEDCO annually.
I-1	The City of Oroville Redevelopment Agency will purchase abandoned homes, and provide necessary rehabilitation to reduce the number of dilapidated neighborhoods and blighted areas.	Program guidelines will be developed by December 2010, ongoing thereafter 2009-2014	Planning Division, Building Division, Business Assistance and Housing Development	This program has been discontinued. The Oroville RDA was dissolved on February 1, 2012 with the legislature's adoption of and the supreme courts upholding of the dissolution act AB 1x26 and AB 1484.
J-1	Continue regular contact with the California Housing Partnership Corporation (CPHC), the agency that monitors federally funded affordable complexes (at-risk units) and owner notifications of intent to opt-out. Ensure the City is placed on CPHC's email notification list.	Request to be placed on notification list to be made by December 2009, contact CPHC every six (6) months through 2009-2014 Housing Element period	Business Assistance and Housing Development	The City obtains all CPHC notifications through Jean Laurin-Lawrence-VP of Community Development Urban Housing Communities LLC
	The City will continue to pursue State and Federal funding sources such as the HOME, CDBG and Multi-Family Housing Program (MHP) programs to assist at-risk units as they appear. The City shall maintain dialogue with developers and on-site managers and shall continue to be the source for information and technical assistance to potential purchasers and tenants of properties that could potentially convert to market rate. The City will also develop a written strategy outlining how and when the City will act when notified of at-risk units.	In conjunction with public and private development partners, apartment/complex owners/managers, the City shall develop a formal strategy for assisting at risk units by August, 2010, implement strategy through remainder of 2009-2014 Housing Element period	Business Assistance and Housing Development	There were no at-risk units during the 2009-2014 planning period.
	Ensure that all owners and managers of affordable housing are provided with applicable State and federal laws regarding notice to tenants of the owner's desire to	Obtain an all-inclusive list of applicable laws by December 2010; the list	Business Assistance and Housing Development	There were no at-risk units during the 2009-2014 planning period.

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	opt out or prepay. State law requires that owners provide a 12-month notice to tenants.	shall be available in hard copy, available at City Hall, and shall be available on the City's web site		
K-1	Require that all recipients of locally administered housing assistance funds be required to acknowledge their understanding of fair housing law and affirm their commitment to the law.	The City will engage in continuous and long term monitoring of properties in receipt of locally administered housing funds to ensure compliance.	Planning Division, Business Assistance and Housing Development	During the annual monitoring process of multi-family housing, property owners are required to submit their Affirmative Action Plan and acknowledge their understanding of fair housing.
	Under the housing preservation section of the Fair Housing Act, the City will assist lower income households maintain ownership of their properties by working with the tax collector to forgive or delay payment of property taxes until the home is sold or ownership is transferred. In some instances, such as imminent foreclosure and tax sale, the City may pay the current tax, help the homeowner get a deferment and place a City lien against the home for payment at sale or ownership transfer.	Continuous and ongoing, throughout 2009-2014 Housing Element period	Business Assistance and Housing Development	The City has assisted homeowners in the past using RDA funding, however that funding source is no longer available and HCD will not allow this assistance with HOME or CDBG funding.
	Coordinate and host a regular workshop as a supplement to a tenant/landlord education program to provide information that will educate property owners, managers, and real estate professionals and tenants about the fair housing laws, race and disability discrimination, and familial status protections.	First workshop to be held by December 2010, annually thereafter throughout 2009-2014 Housing Element period	Planning Division, Redevelopment Agency, Business Assistance and Housing Development	Property Management Network Group meets quarterly to provide property managers/owners with fair housing laws, race and disability discrimination and familial status protections Types of additional services include speakers such as: Legal Services of Northern California, Butte County Housing Authority and Board of Realtors.
	Make available information flyers regarding fair housing laws and the process for the resolution of complaints. Download copies of the official complaint forms and make them available with the brochures. Include the telephone numbers of the State Department of Fair Employment and Housing on all public information regarding fair housing. Provide the flyers/brochures in the lobby of City Hall, in the library, community centers, senior centers, local social service offices, real estate offices, mortgage offices, and in the management offices of both low-income and market-rate housing complexes, and on the City's web site.	English language materials already available; list of local translation and interpretation services available December 2010; continuous and ongoing throughout 2009-2014 Housing Element period	Business Assistance and Housing Development	The City obtained Spanish and HMONG flyers through HUD and distributed through the Property Mangers Network meeting, provided in lobby of City hall and distributed at various service groups in the community.

**Table A-2  
Progress in Achieving Quantified Objectives 2009-2014**

Income Category	New Construction*		Rehabilitation		Conservation of At-Risk Units	
	Objective	Actual	Objective	Actual	Objective**	Actual
Extremely Low	130		0		0	
Very Low	131		0	1	0	
Low	239	57	50	1	0	
Moderate	276	2	25		0	
Above Moderate	784		0		0	
Total	1,560	59	75		0	

\*Quantified objective and progress for new construction reflect units built 2007-2014, per the previous RHNA cycle

\*\*No units were at risk during the 4<sup>th</sup> cycle.

Source: City of Oroville, 2014

## Appendix B Residential Land Inventory

State law requires the Housing Element to include an inventory of vacant or underutilized sites with the potential for residential development during the planning period. The assumptions and methodology for the residential land inventory are provided below and summarized in Tables B-1 through B-3. The 5<sup>th</sup> cycle RHNA projection period began January 1, 2014 therefore units completed after that date are credited toward the City's inventory of sites.

### 1. Density and Affordability Assumptions

The following assumptions were used in the land inventory analysis to estimate the capacity and affordability levels for residential sites.

Realistic Capacity. For purposes of estimating the realistic capacity of vacant residential sites zoned for high density, the low end of the allowable density range has been used (20 units/acre). For other land use categories, the midpoint of the allowable density has been used.

**Table B-1  
Assumed Density and Affordability by Land Use Designation**

Land Use Designation	Allowable Density (units/acre)	Assumed Capacity (units/acre)	Assumed Affordability Level
Rural Residential	0 – 0.2	0.1	Above Moderate
Very Low Density Residential	0.2 – 1.0	0.6	Above Moderate
Low Density Residential	1.0 – 3.0	2	Above Moderate
Medium Low Density Residential	3.0 – 6.0	4.5	Above Moderate
Medium Density Residential	6.0 – 14.0	10	Moderate
Medium High Density Residential	14.0 – 20.0	17	Moderate
High Density Residential	20.0 – 30.0	20	Lower
Mixed Use	10.0 – 30.0	10	Lower

Affordability. Completed units and projects with approved entitlements are assigned to affordability categories based on the actual or estimated price or rent (see Table II-14 in Chapter II). Sites without project entitlements as assigned to income categories based on allowable density according to the table above. Under state law<sup>8</sup> the lower-income “default density” for Butte County is 20 units/acre, which means that sites allowing a density at or above that level are assumed to be appropriate for lower-income housing.

<sup>8</sup> Government Code §65583.2(c)(3)(B).

## 2. Sites Inventory

The City’s inventory of residential sites is presented below and summarized in Table B-2. This table demonstrates that the City’s sites inventory can accommodate the RHNA allocation for the 2014-2022 planning period in all income categories.

**Table B-2  
Land Inventory Summary**

Category	Income Category			
	Lower	Mod	Above	Total
Vacant sites (Table B-4)	725	880	1,534	3,139
RHNA 2014-2022	703	306	784	1,793
Adequate Sites?	Yes	Yes	Yes	Yes

Source: City of Oroville, 2014

Table B-3 shows vacant parcels designated for residential development along with the realistic development capacity of each site. Figures B-1 and B-2 show the location of the R-4 sites to accommodate lower-income housing. Those sites have a minimum density of 20 units/acre. There are no infrastructure capacity issues or environmental constraints that would preclude the level of development assumed for these sites during the planning period.

**Table B-3  
Vacant Residential Sites**

APN	GP/ Zoning	Acreage	Density (du/ac)	Potential Units	Units by Income Category		
					VL/L	Mod	Above
30120038000	RR/UR-5	4.62	0.1	1			1
68380001000	VLDR/RR-1	15.4	0.6	9			9
33310021000	LDR/RR-10	20.48	2	40			40
33370023000	LDR/RR-10	13.08	2	26			26
33370025000	LDR/RR-10	3.05	2	6			6
68223006000	LDR/RR-10	0.56	2	1			1
68040011000	LDR/RR-20	3.82	2	7			7
68040051000	LDR/RR-20	20.73	2	41			41
68040052000	LDR/RR-20	21.63	2	43			43
68040073000	LDR/RR-20	9.51	2	19			19
68040074000	LDR/RR-20	8.62	2	17			17
68050055000	LDR/RR-20	11.59	2	23			23
68370016000	LDR/RR-20	0.71	2	1			1
<b>Subtotal – RR / VLDR / LDR</b>				<b>234</b>			<b>234</b>
12075010000	MLDR/R-1	0.13	4.5	1			1
13010023000	MLDR/R-1	5.03	4.5	22			22
13063023000	MLDR/R-1	0.11	4.5	1			1
30120039000	MLDR/R-1	5.08	4.5	22			22
30120040000	MLDR/R-1	4.72	4.5	21			21
30120065000	MLDR/R-1	3.43	4.5	15			15
30230103000	MLDR/R-1	23.06	4.5	103			103
31010091000	MLDR/R-1	21.82	4.5	98			98
31020043000	MLDR/R-1	59.13	4.5	266			266
31020049000	MLDR/R-1	0.92	4.5	4			4
31030009000	MLDR/R-1	2.48	4.5	11			11
31030031000	MLDR/R-1	21.7	4.5	97			97
31030033000	MLDR/R-1	5.32	4.5	23			23
31052005000	MLDR/R-1	1.6	4.5	7			7
31070051000	MLDR/R-1	5.78	4.5	26			26
31070085000	MLDR/R-1	11.13	4.5	50			50
31070086000	MLDR/R-1	6.01	4.5	27			27
31081016000	MLDR/R-1	0.32	4.5	1			1
31100007000	MLDR/R-1	0.47	4.5	2			2
31100022000	MLDR/R-1	9.74	4.5	43			43
31100023000	MLDR/R-1	11.48	4.5	51			51
31100024000	MLDR/R-1	8.87	4.5	39			39
31100025000	MLDR/R-1	8.85	4.5	39			39
33232026000	MLDR/R-1	0.46	4.5	2			2
33260009000	MLDR/R-1	0.5	4.5	2			2
33360067000	MLDR/R-1	2.18	4.5	9			9
33360068000	MLDR/R-1	4.49	4.5	20			20
33430054000	MLDR/R-1	0.3	4.5	1			1
68040049000	MLDR/R-1	10.33	4.5	46			46
68100037000	MLDR/R-1	19.73	4.5	88			88
68100039000	MLDR/R-1	16.53	4.5	74			74
30230102000	MLDR/RL	19.83	4.5	89			89

**Table B-3  
Vacant Residential Sites**

APN	GP/ Zoning	Acreage	Density (du/ac)	Potential Units	Units by Income Category		
					VL/L	Mod	Above
<b>Subtotal - MLDR</b>				<b>1,300</b>			<b>1,300</b>
31020030000	MDR/R-2	39.55	10	395		395	
31020041000	MDR/R-2	17.61	10	176		176	
31051015000	MDR/R-2	0.5	10	5		5	
31051060000	MDR/R-2	6.67	10	66		66	
31053065000	MDR/R-2	0.99	10	9		9	
31140027000	MDR/R-2	1.17	10	11		11	
31140081000	MDR/R-2	0.43	10	4		4	
31140124000	MDR/R-2	5.66	10	56		56	
31360199000	MDR/R-2	10.34	10	103		103	
33293005000	MDR/R-2	0.2	10	2		2	
<b>Subtotal - MDR</b>				<b>827</b>		<b>827</b>	
12026006000	MHDR/R-3	0.21	17	3		3	
3524004400	MHDR/R-3	1.99	17	33		33	
33232001000	MHDR/R-3/PD	0.14	17	2		2	
33232003000	MHDR/R-3/PD	0.18	17	3		3	
33232013000	MHDR/R-3/PD	0.09	17	1		1	
33232021000	MHDR/R-3/PD	0.19	17	3		3	
33232022000	MHDR/R-3/PD	0.28	17	4		4	
33232025000	MHDR/R-3/PD	0.28	17	4		4	
<b>Subtotal - MHDR</b>				<b>53</b>		<b>53</b>	
031-110-033 (Fig. B-1)	HDR/R-4	4.21	20	84	84		
013-290-026 (Fig. B-2)	HDR/R-4	17.25	20	345	345		
013-290-027 (Fig. B-2)	HDR/R-4	14.81	20	296	296		
<b>Subtotal – HDR</b>		<b>36.27</b>		<b>725</b>	<b>725</b>		
<b>TOTALS</b>				<b>3,139</b>	<b>725</b>	<b>880</b>	<b>1,534</b>

Figure B-1  
R-4 Sites

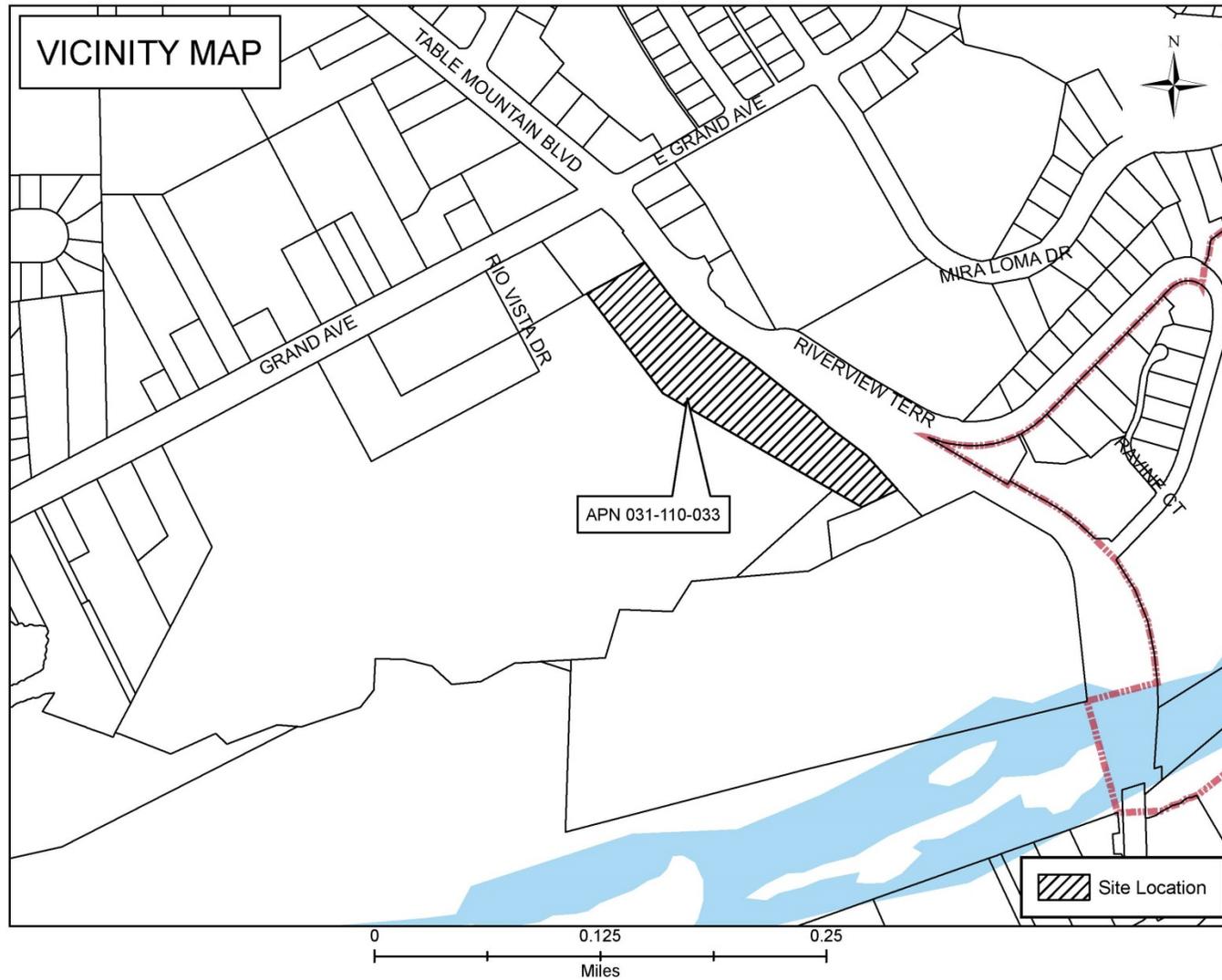
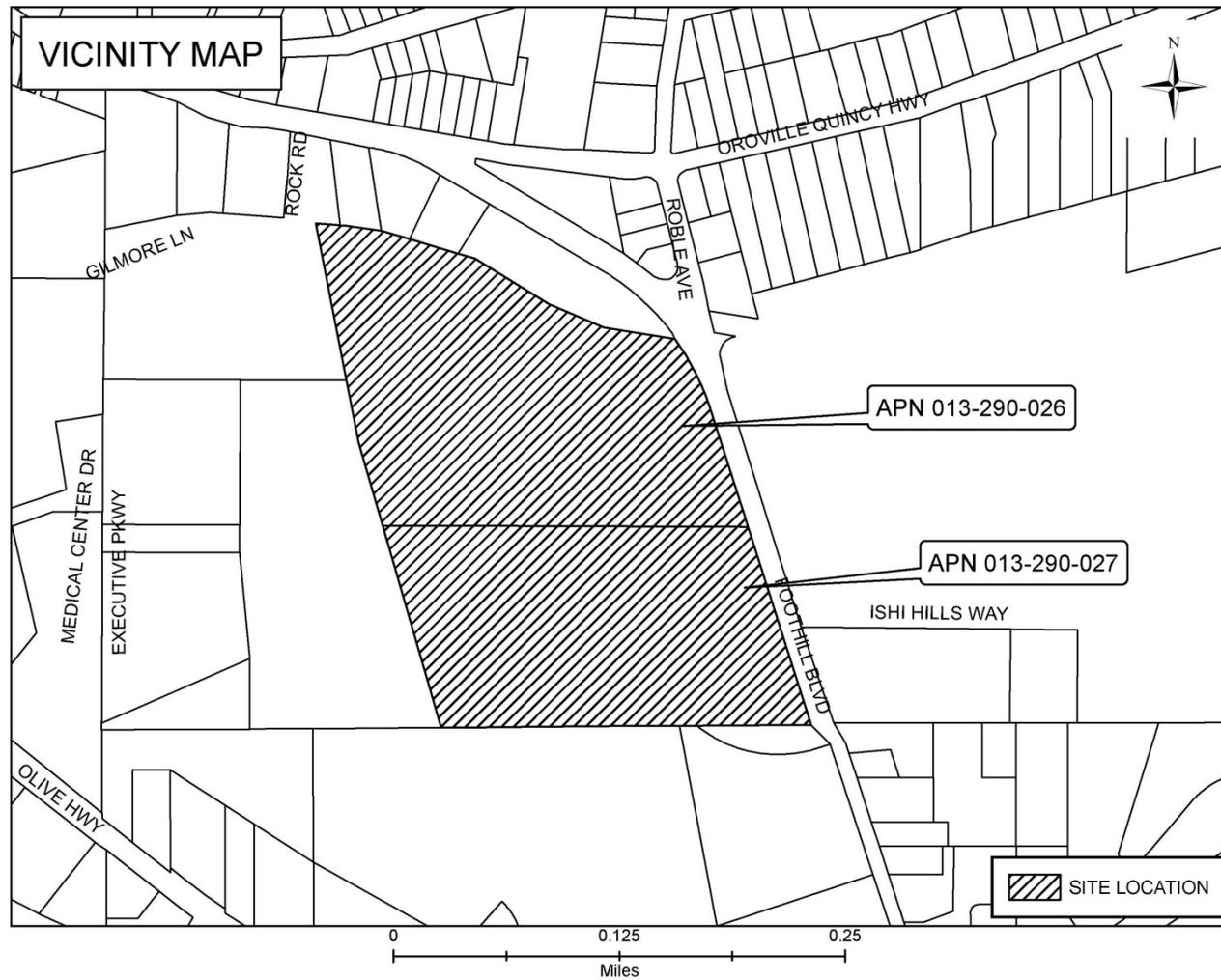


Figure B-2  
R-4 Sites



## Appendix C Public Participation Summary

Public participation is an important component of the planning process in Oroville, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. Public notices of all workshops and hearings were distributed in advance of each meeting, published in the local newspaper, and posted on the City’s website. The draft Housing Element was also circulated to housing advocates and nonprofit organizations representing the interests of lower-income persons and special needs groups (see Table C-1 containing a list of organizations notified of opportunities for participation). After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update. Public meetings were televised on Channel 10, the local public access channel.

Housing Element Public Workshop	February 27, 2014
Planning Commission hearing	May 12, 2014
City Council hearing	<span style="background-color: yellow;">          </span> , 2014

Following its adoption by the City Council, the Housing Element was transmitted to HCD for review.

Issues raised at the public meetings along with a description of how these issues have been addressed are summarized in Table C-2.

**Table C-1  
Housing Element Notification List**

Project Go, Inc.  
801 Vernon Street  
Roseville, CA 95678  
(916) 782-3443  
[receptionist@projectgo.org](mailto:receptionist@projectgo.org)

Central Valley Coalition for Affordable  
Housing  
Christina Alley  
3351 M Street, Suite 100  
Merced, CA 95348  
(209) 388-0782  
[chris@centralvalleycoalition.com](mailto:chris@centralvalleycoalition.com)

Mercy Housing California  
3120 Freeboard Drive, Suite 202  
West Sacramento, CA 95691  
(916) 414-4400  
[sdaues@mercyhousing.org](mailto:sdaues@mercyhousing.org)

Pacific Housing Inc.  
1801 L Street, Suite 245  
Sacramento, CA 95811  
(916) 638-5200  
Mark Wiese  
[mwiese@pacifichousing.org](mailto:mwiese@pacifichousing.org)

Butte County Housing Authority  
2039 Forest Avenue, Suite 10  
Chico, CA 95928  
(530) 895-4474  
Ed Mayer  
[edm@butte-housing.com](mailto:edm@butte-housing.com)

CAMINAR  
825 A Main Street  
Chico, CA 95928  
(530) 343-4421  
Calleene Egan  
[calleenee@caminar.org](mailto:calleenee@caminar.org)

Community Action Agency  
370 Ryan Street, Suite 124  
Chico, CA 95973  
(530) 712-2600 opt. 5  
Jaqueline Mattson  
[jmattson@buttecaa.com](mailto:jmattson@buttecaa.com)

Northern Valley Catholic Social Service  
10 Independence Circle  
Chico, CA 95973  
(530) 345-1600  
Erna Friedeberg  
[efriedeberg@nvcss.org](mailto:efriedeberg@nvcss.org)

The Pacific Companies  
Caleb Roope  
430 E. State Strette, Suite 100  
Eagle, ID 83616  
(208) 461-0022  
[calebr@tpchousing.com](mailto:calebr@tpchousing.com)

PEP Housing  
951 Petaluma Blvd. South  
Petaluma, CA 94952  
(707) 762-2336  
Mary Stompe  
[marys@pephousing.org](mailto:marys@pephousing.org)

**Table C-2  
Housing Element Public Comment Summary**

Comment	Response
How recent is the data in the draft Housing Element?	The most recent available data has been included. In some cases, the information may be several years old due to the availability of original source data. Census data is updated every 10 years while the American Community Survey (ACS) is updated each year.
What is the Housing Element planning period and the RHNA period?	Under state law, the Housing Element must be updated every 8 years. The next update is due in June 2014 and the planning period is June 2014 to June 2022. The RHNA period is determined by HCD based on state law. For jurisdictions in Butte County, the 5 <sup>th</sup> RHNA period runs from January 2014 to June 2022.

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



May 9, 2014

Mr. Don Rust, Director  
Community Development Department  
City of Oroville  
1735 Montgomery Street  
Oroville, CA 95965-4897

Dear Mr. Rust:

**RE: Oroville's 5<sup>th</sup> Cycle (2014-2022) Draft Housing Element**

Thank you for submitting Oroville's draft housing element update which was received for review on March 12, 2014, along with revisions received on April 29 and April 30, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting results of its review. A telephone conversation on April 15, 2014 with Luis Topete, of the City of Oroville, facilitated the review.

The draft element, with revisions, meets the statutory requirements of State housing element law. The revised element will comply with State housing law (GC, Article 10.6) when these revisions are adopted and submitted to the Department, pursuant to GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of June 15, 2014 for BCAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf)

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work of the City in preparation of the housing element and looks forward to receiving Oroville's adopted housing element. If you have any questions or need additional technical assistance, please contact Greg Nickless, of our staff, at (916) 274-6244.

Sincerely,

  
Glen A. Campora  
Assistant Deputy Director

**Summary of HCD Comments and Responses  
City of Oroville Draft 2014-2022 Housing Element  
May 2014**

<b>Issue</b>	<b>Housing Element Page Reference</b>	<b>Response</b>
Extremely-low-income households	10	Additional information has been provided regarding extremely-low-income households.
Developmental disabilities	18-19	Data regarding persons with developmental disabilities in Oroville and Butte County has been added.
Farmworkers	21	Additional data has been provided regarding farmworker households in Oroville.
Mixed use zones	33	The discussion of Mixed Use zoning has been expanded to include a reference to a Zoning Code amendment that is currently underway to allow increased density in the MXD zone.
Definition of "family"	35	Discussion has been added regarding the definition of "family" in the Zoning Code.
Reasonable accommodation	36	Discussion has been added regarding the City's reasonable accommodation procedures.
Farmworker housing	36	Reference has been added to a recent Code amendment regarding agricultural employee housing.
Zoning for emergency shelters and transitional/supportive housing	36-37	The draft Housing Element has been revised to describe recent Code amendments regarding emergency shelters and transitional/supportive housing, and the suitability of the regulations to accommodate emergency shelters.
Development Review Committee	41-42	This section has been revised to reflect the current development review process.
Development fees	44	A clerical correction has been made to the fee table.
Policies and actions	50-57	Refinements have been made to the actions and objectives to better reflect current circumstances and clarify timing.
Table A-1	A-2	This table has been revised to clarify the City's eligibility to apply for CDBG, HOME and other grant funds.
Appendix B	B-2, B-5 & B-6	A map showing lower-income sites and a discussion of infrastructure availability and environmental constraints for these sites has been added.
Appendix C	C-2	The public notification list has been added.

**Table II-7  
Overpayment by Income Category**

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	195		755	
Households overpaying	145	74.4%	575	76.2%
Very low households	180		655	
Households overpaying	90	50.0%	510	77.9%
Low households	455		580	
Households overpaying	280	61.5%	305	52.6%
Subtotal: All lower-income households	830		1,990	
Subtotal: Households overpaying	515	62.0%	1,390	69.8%
Moderate households	280		320	
Households overpaying	25	8.9%	70	21.9%
Above moderate households	1,500		780	
Households overpaying	285	19.0%	25	3.2%

Source: HUD CHAS, based on the 2006-2010 ACS

### Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely low income is defined as households with income less than 30% of area median income. The 2013 area median income for Butte County was \$58,700 (see Table II-14, page 10). For extremely-low-income households, this means an income of \$17,600 or less for a four-person household. Households with extremely-low-income have a variety of housing needs.

#### Existing Needs

According to recent Census estimates, extremely-low-income households represented about 7% of owner households and 24% of renter households in Oroville. As shown in Table II-7 above, recent CHAS data indicated that about 74% of ELI owners and 76% of ELI renters were overpaying for housing. CHAS data for 2006-2010 also indicated that about 74% of ELI owners and 79% of ELI renters had from 1 to 4 "housing problems," which are defined as: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; or cost burden greater than 30%.

#### Projected Needs

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 419 units, or 210 extremely-low-income units during the 2014-2022 period. The resources and programs to address this need are similar to those for other low-income households and are discussed throughout the Housing Element, including Chapter V, the Housing Action Plan. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for extremely-low-income households can be found in Chapter II, Needs Assessment, Section E, Special Needs, and Chapter IV, Constraints, Section A.c, Special Needs Housing.

**Table II-16**  
**Persons with Disabilities by Age**

Disability by Age	Persons	Percent
Total civilian noninstitutionalized population	14,970	-
With any disability	3,332	22.3%
<b>Under Age 5 - total persons</b>	<b>1,179</b>	<b>--</b>
With a hearing difficulty	0	0.0%
With a vision difficulty	33	2.8%
<b>Age 5 to 17 - total persons</b>	<b>2,883</b>	
With a hearing difficulty	35	1.2%
With a vision difficulty	172	6.0%
With a cognitive difficulty	328	11.4%
With an ambulatory difficulty	145	5.0%
With a self-care difficulty	198	6.9%
<b>Age 18 to 64 - total persons</b>	<b>9,127</b>	
With a hearing difficulty	623	6.8%
With a vision difficulty	279	3.1%
With a cognitive difficulty	830	9.1%
With an ambulatory difficulty	1014	11.1%
With a self-care difficulty	449	4.9%
With an independent living difficulty	567	6.2%
<b>Age 65 and over* - total persons</b>	<b>1,781</b>	
With a hearing difficulty	346	19.4%
With a vision difficulty	274	15.4%
With a cognitive difficulty	226	12.7%
With an ambulatory difficulty	543	30.5%
With a self-care difficulty	244	13.7%
With an independent living difficulty	435	24.4%

Source: U.S. Census, 2008-2012 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

### Developmentally Disabled

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 1822;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms

of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. 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 (DDS) 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<sup>3</sup> (FNRC) is responsible for serving residents of the nine counties in Northern California (Butte, Glenn, Lassen, Modoc, Plumas, Tehama, Trinity, Shasta and Siskiyou). FNRC's main office is in Redding and also maintains a satellite office in Chico. As of 2013 the FNRC served approximately 6,600 clients. The Department of Developmental Services reported approximately 2,500 clients with developmental disabilities in Butte County, including FNRC reported that it assisted approximately 700 Oroville residents in 2013<sup>4</sup>. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training.

## 2. Elderly

According to ACS estimates, approximately 29% of owner households and 17% of renter households in Oroville were headed by someone age 65 or older (Table II-17). Many elderly persons are dependent on fixed incomes and many have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be partially addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

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<sup>3</sup> [www.farthernrc.org](http://www.farthernrc.org)

<sup>4</sup> [Zip Codes 95965 and 95966](#)

**Table II-19  
Household Type by Tenure**

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	1,448	57.8%	653	20.9%
Male householder, no wife present	186	7.4%	219	7.0%
<b>Female householder, no husband present</b>	<b>261</b>	<b>10.4%</b>	<b>646</b>	<b>20.7%</b>
Non-family households	611	24.4%	1,604	51.4%
Total households	2,506	100%	3,122	100%

Source: 2008-2012 ACS Table B11012

### 5. Farm Workers

Agriculture is a significant component of the economy in Butte County, with a total annual crop value of over \$721 million in 2012 according to the County Agricultural Commissioner<sup>5</sup>. The highest producing crops were walnuts (\$235 million), almonds (\$161 million) and rice (\$155 million).

As shown previously in Table II-9, total farm employment in Butte County is projected to increase by about 100 jobs during 2010-2020. According to recent Census estimates, there are approximately 2,962 persons living in Butte County who work in the agriculture, forestry, fishing, hunting and mining industries. Of those, about 106 persons reside in Oroville (Table II-20). Available data does not provide a subtotal for farmworkers (separate from those employed in forestry, fishing, hunting and mining) therefore the City also contacted the Butte County Office of Education to obtain data regarding children of farmworkers enrolled in K-12 schools. BCOE indicated that there are currently 28 children of migrant farmworkers living in Oroville who are participating in a special program targeted for migrant farmworker families. However, this total does not include all children of agricultural workers, therefore it is difficult to extrapolate this data to estimate the total number of farmworkers living in Oroville.

**Table II-20  
Agricultural Employment –  
Oroville and Butte County**

Place of Residence for Workers Employed in Agriculture, Forestry, Fishing, Hunting and Mining	Workers	% of County Total
Butte County	2,962	100%
Oroville	106	3.6%

Source: 2008-2012 ACS Table DP-3

The housing needs of farmworkers are addressed through the provision of permanent affordable housing, such as lower-cost apartments and single-family homes, as well as

<sup>5</sup> Butte County Agricultural Commissioner, 2012 Crop Report

**Table IV-1  
Residential Land Use Categories  
Oroville General Plan**

Designation	Density (units/acre)
Rural Residential (RR)	0 – 0.2
Very Low Density Residential (VLDR)	0.2 – 1.0
Low Density Residential (LDR)	1.0 – 3.0
Medium Low Density Residential (MLDR)	3.0 – 6.0
Medium Density Residential (MDR)	6.0 – 14.0
Medium High Density Residential (MHDR)	14.0 – 20.0
High Density Residential (HDR)	20.0 – 30.0
Mixed Use (MU)	10.0 – 30.0

**b. Zoning Designations and Development Standards**

The Zoning Code (Chapter 26 of the Oroville Municipal Code) establishes 12 residential zoning districts and 3 mixed-use districts. Allowable uses within each district are shown in Table IV-2. All types of residential development except for mobile home parks and boardinghouses are permitted by-right subject only to zoning clearance.

Zoning for Low- and Moderate-Income Housing. Due to relatively low housing cost in Oroville, affordable housing can be provided in most residential zoning districts. As noted in the discussion of assisted housing in Chapter II, deed-restricted affordable housing includes single-family detached homes as well as multi-family units. Density is often an important factor that affects the feasibility of low-income housing development. State law establishes "default densities" that are assumed to be appropriate to facilitate lower-income housing. In Oroville the default density is 20 units/acre.

The allowable density in residential districts is determined by the General Plan. The R-3 and R-P districts are consistent with the MHDR General Plan category and allow a density up to 20 units/acre, while the R-4 district is consistent with the HDR General Plan category and allows up to 30 units/acre. All mixed-use zoning districts currently also allow up to 30 units/acre, and a Zoning Code amendment is currently in preparation that would encourage residential use by allowing increased density in the Mixed Use-Downtown zone. Since all of these districts allow development at or above the default density, they are considered suitable for lower-income housing. The R-2 district is consistent with the MDR General Plan category, which allows up to 14 units/acre and may also be suitable for lower-income housing, although for purposes of the sites inventory this district is conservatively assumed to support moderate-income housing.

Any single-family residential use located within the Downtown Historic Overlay (DH-O) District is also located within the City's Downtown Parking Assessment District, and is therefore exempt from the City's off-street parking standards.

**Table IV-3  
Residential Parking Requirements**

Unit Type	Required Parking Spaces
Single family / duplex	2 spaces for each dwelling unit
Multiple-family: Studio or 1 bedroom	1 space for each dwelling unit
Multiple-family: 2 or more bedrooms Fewer than 14 DUs per acre	2 spaces for each dwelling unit
Multiple-family: 2 or more bedrooms 14 or more DUs per acre	1.5 spaces for each dwelling unit
Guest parking for multiple-family dwellings	1 space for each 4 dwelling units
Residential care facility – 6 units or fewer	Same as requirements for applicable type of dwelling unit
Residential care facility – 7 units or more	1 space for each 3 beds
Second dwelling unit	1 space for each dwelling unit
Mobile home park	1 space for each dwelling unit, plus 1 guest parking space for each 4 dwelling units
Boardinghouse	1 space for each bedroom

Source: City of Oroville Zoning Code, 2014

### c. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely low-income households. The City's provisions for these housing types are discussed below.

Definition of "Family" – The Municipal Code defines "family" and "household" as "One or more persons, whether or not related by blood, marriage or adoption, sharing a dwelling unit in a living arrangement usually characterized by sharing living expenses, such as rent or mortgage payments, food costs and utilities, as well as maintaining a single lease or rental agreement for all members of the Household and other similar characteristics indicative of a single Household." This definition is consistent with state law and does not pose a constraint to fair housing.

**Residential Care Facilities** – In accordance with §1502 of the Health and Safety Code, "residential care facility" means any family home, group care facility or similar facility for 24-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Small residential care facilities for 6 persons or fewer are permitted by-right as a residential use in any residential zone. Larger facilities for 7 or more persons are conditionally permitted in the R-3 and R-4 zones. These regulations do not pose a constraint to persons in need of residential care.

**Housing for Persons with Disabilities** – Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to

make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Oroville incorporate accessibility standards contained in Title 24 of the California Administrative Code. In addition, an amendment to the Municipal Code to establish procedures for ensuring reasonable accommodation was adopted in 2014 (Ordinance 1804) is currently under review. Reasonable accommodation requests are reviewed and approved administratively by the Zoning Administrator with no public hearing required.

**Farm Worker Housing** –Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

The housing needs of permanent resident farmworkers are addressed through the provision of affordable housing such as apartments, lower-cost single-family homes, and mobile homes.

The state Employee Housing Act<sup>7</sup> regulates farmworker housing and generally requires that facilities with no more than 36 beds (as group quarters) or 12 separate units be treated as an agricultural land use that is not subject to any conditional use permit that is not required of other agricultural uses in the same zone. In accordance with state law, a Municipal Code amendment to permit agricultural employee housing consistent with state law was adopted in 2014 (Ordinance 1804) is currently under review.

**Emergency Shelters and Transitional/Supportive Housing** – An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Supportive housing has no limit on length of stay and includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Senate Bill 2 of 2007 strengthened the requirements for local government regulations regarding emergency shelters and transitional/supportive housing. Unless a city has sufficient existing shelter facilities to accommodate its need, land use regulations must identify at least one zoning district where shelters are a permitted use (i.e., do not require a conditional use permit or other discretionary review). An amendment to in 2014 the Municipal Code was amended (Ordinance 1804) in conformance with state law to allow emergency shelters for up to 30 persons by-right in the R3 and R4 zones subject to the following standards: is currently under review.

1. Each resident must be provided a minimum of 50 gross square feet of personal living space, not including space for common areas. In no case can occupancy exceed 30 residents at any one time.
2. Before commencing operations, the emergency shelter provider must have a written management plan, which must be approved by the Zoning

<sup>7</sup> California Health and Safety Code Sec. 17021.5 and 17021.6

- Administrator. The management plan must at a minimum include: requirements for staff training; resident selection process; pet policies; scheduling of outdoor activities; temporary storage of residents' personal belongings; safety and security; management of outdoor areas; and counseling and social service programs for residents, if any.
3. Not more than one emergency shelter is permitted within a radius of 300 feet from another emergency shelter.
  4. Individual occupancy in an emergency shelter is limited to six months during any 12 consecutive month period.
  5. Each emergency shelter must have an on-site management office staffed by at least one employee at all times that the emergency shelter is operating.
  6. Each emergency shelter must have on-site security, with at least one person present at the emergency shelter while it is operating.
  7. Facilities must provide a refuge collection area large enough to accommodate the number of bins that are required to provide the facility with sufficient service so as to avoid the overflow of material outside of the bins provided.

Based on the most recent point-in-time survey, the City's emergency shelter need is approximately 579 beds (see Table II-21). With a shelter size of 30 beds, approximately 20 shelters would be required to accommodate this need. The R-3 (High Density Residential) and R-4 (Urban Density Residential) zones encompass over 76 acres with more than 130 parcels ranging in size from 2,000 square feet to over 17 acres. These zones include vacant and underutilized sites with sufficient capacity to accommodate 20 shelters, as well as access to transit and commercial services required by shelter occupants.

The Municipal Code amendment ~~also~~ permits transitional and supportive housing as residential uses subject to only those requirements that apply to other residential uses of the same type in the same zone ~~is currently under review.~~

**Single Room Occupancy (SRO) Housing** – SRO housing is conditionally permitted in the R-3 and R-4 zones. SRO units must contain either food preparation or sanitary facilities (and may contain both) if the project consists of new construction, conversion of non-residential space, or reconstruction. For acquisition or rehabilitation of an existing residential structure or hotel, neither food preparation nor sanitary facilities are required to be in the unit. If any unit does not contain food preparation or sanitary facilities, the building must contain those facilities in a common area shared by tenants.

#### **d. Second Units**

Second units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as the primary structure. Zoning Code Sec. 26-16.010 permits the development of an attached or detached second unit on any residential parcel that contains a single-family home. The maximum size of second units is 1,200 square feet on parcels less than 5 acres, or 2,000 square feet

The proposed project carries out the City's General Plan goals for high quality growth and development;

The design and layout of the proposed project will not unreasonably interfere with the use and enjoyment of existing or future neighboring developments, and will not result in vehicular and/or pedestrian hazards;

The design of the proposed project is compatible with the character of the surrounding neighborhood.

#### **c. Use Permits and Variances**

Generally, a similar review process is performed on projects where a Use Permit or Variance is required, such as when a project requests a reduced front yard setback because of a physical site constraint, but otherwise meets all applicable Zoning standards. In such a case, the Planning Commission review and approval process would typically take 30 to 60 days. For projects where City Council approval is required in addition to Planning Commission review, such as for Tentative Maps, Annexation and General Plan Amendments, another 40 days is usually required, for a total processing time of approximately 100 days, with a maximum review time of 150 days. It should be noted that required CEQA review, discussed in more detail below, can add to this processing time. The completion of an EIR may add as much as one year to 18 months to the overall approval time.

#### **d. Development Review CommitteeBoard (DRCB)**

Development Review is the City of Oroville's equivalent of architectural or design review. The Development Review CommitteeBoard (DRCB) is a committee consisting of three members of the Planning Commission, as well as the Zoning Administrator, the Building Inspector, and the Director of Parks and Recreation. The DRCB reviews the architectural, landscaping, signage, circulation, grading and similar features of a project. DRCB review is intended to promote orderly, attractive and harmonious development with the City. The CommitteeBoard operates as an extension of staff with no discretionary review; its approval is strictly ministerial and not considered a constraint on residential development.

All new development projects that require a building permit as well as any projects involving building construction as part of an entitlement application, such as a Use Permit or Variance, are required to submit for DRCB review and approval. No project may be awarded building permits until the project has received development review approval. Development review applicants are required to submit for review on a standard City application and to pay the required fee at the time of submission. Projects requiring a Conditional Use Permit or a CEQA clearance must obtain Historic Review Board, Planning Commission, or City Council review and approval. Such projects are subject to the requirements discussed below. Only the following project types are exempt from DRCDevelopment Review Board approval:

- A project that includes two or fewer single-family dwellings or a single duplex on the same parcel; this includes private garages and other incidental, or accessory structures.
- An alteration, remodel, reconstruction, or modification/repair of any building that does not increase its gross floor area by more than 10 percent within any two-year period.

For residential projects, DRCB review and approval is required when a project involves three or more units on a single parcel. Other than review by the DRCB, there are no other discretionary reviews necessary for multi-family residential projects; therefore, the review process for both single-family and multi-family residential is the same, except for DRCB review. For non-residential projects also involving a Use Permit or other discretionary action where the Planning Commission has review authority, DRCB and Planning Commission approvals are conducted at the same time. At a minimum, an application for either DRCB, Historic Review Board and other entitlement applications involving construction of a building must include the following, submitted to the Planning Department at the time application is made:

- Site plans;
- Architectural drawings showing proposed building elevations
- Landscape plans showing trees and other landscape material, including the quantity, the location of the material, and supplied irrigation
- Parking and site circulation plans
- Plans showing the location and type of all exterior on-site lighting
- Representative drawings of proposed signs and advertising

At the conclusion of the Design Review meeting, the ~~Board-DRC~~ makes design-related recommendations to ensure the project maintains the City's standards for a high level of aesthetic quality.

The DRC meets monthly, and Pprojects requiring DRCB review typically take no more than 30 to 60 days to complete the process and render a decision back to the applicant. Although monthly DRC meetings are held, more frequent meetings can be scheduled to shorten the review process. Projects involving review by an additional body, such as Historic Advisory Board or Planning Commission, but short of City Council review, take approximately 105 days to complete the review process. If DRCB and Planning Commission approvals are combined, as in the case involving a Use Permit, the total time for approval is approximately 90 days, since both reviews are conducted simultaneously. DRCB approvals are advisory approvals only; the DRCB does not have the authority to deny a project based on the proposed land use or proposed development standards.

#### **e. Historic Advisory Board**

The City of Oroville uses a Historic Advisory Board to advise the Planning Commission and the City Council on matters involving the preservation of landmarks and landmark sites

### 3. Development Fees and Improvement Requirements

#### a. Development Fees

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and off-site improvement requirements are levied by the City (as well as other agencies) to cover processing costs, provide services, and construct facilities such as utilities, schools and supporting infrastructure. These fees and public improvements are assessed through a pro rata share system based on the magnitude of the project's impact or the extent of benefit that will be derived. Table IV-5 summarizes typical fees for single-family and multi-family projects.

**Table IV-5  
Summary of Development Fees**

Fee Category	Single-Family (2,000 sq. ft.)	Multi-family (4-unit project, total of 2,600 sq. ft.)
Building Plan Check Fee	*20% of Building Permit fee	*20% of Building Permit fee
Storm Drainage Fee	\$1,491.55	\$741.33 per unit
City Sewer Connection	\$696 per EDU	\$577 per unit
SC-OR Connection Fee	\$6,638 per EDU	\$6,638 per EDU
Law Enforcement	\$38.15	\$66.12 per unit
Fire Suppression/Protection	\$49.59	\$34.33 per unit
Traffic/Circulation Systems	\$604.00	\$398.00 per unit
Sewer Collection Facilities	\$427.25	\$380.20 per unit
General Govern./Admin.	\$77.57	\$77.57 per unit
Development Review <del>Committee</del> Brd.	None	<del>\$225,901.63</del>
Park Development	\$860.85	\$676.48 per unit
Feather River Rec. & Park	\$1,196.00	\$1,063.00 per unit
School Fees	\$2.97 per sq. ft.	\$2.97 per sq. ft.
<b>Total</b>	<b>\$19,136.93</b>	<b>\$12,172.42</b>
<b>OTHER APPLICABLE FEES (Limited Basis)</b>		
<b>Planning/App. Fees</b>	<b>Single-Family</b>	<b>Multi-family</b>
Variance	\$1,873.87	\$1,873.87
Conditional Use Permit	\$1,960.77	\$1,960.77
General Plan Amend.	\$2,427.88	\$2,427.88
Zone Change	\$2,427.88	\$2,427.88
Specific Plan Deposit	\$3,258.90	\$3,258.90
Storm Drainage Fee – <i>Thermalito Area Only</i>	\$3,641.37	\$4,522.90 per unit
Lot Line Adjustment	\$689.80	\$689.80
Tentative Parcel Map	\$1,873.87 plus \$20 per lot	\$1,873.87 plus \$20 per lot
City Tap Connection Fee	\$331.32	\$331.32 per unit

\* Example: 2,000 sq ft X \$101.96 (for Building Fee) = \$203,900.00 X 20% Plan Check Fee = \$1,117.97 for Plan Check Fee

Note 1: Environmental fee is either included in application fee, or is actual cost for outside consultant Note 2: City Council has discretion to reduce fees to increase affordability; for the purposes of this table, the highest fee amounts have been assumed.

## B. Policies and Actions

### 1. EXPAND HOUSING OPPORTUNITIES AND ACCESSIBILITY

#### **Policy 1.1: Encourage home ownership**

**Action 1.1.1:** Provide homebuyer and first-time homebuyer ~~down payment~~ assistance up to \$100,000 or 45% of the purchase price of the home; whichever is less. The maximum purchase price allowed is ~~\$200,000~~175,000; for each qualified household, with a goal of assisting five units per year. However, these terms are subject to change with program guideline changes and a city council action item.

Anticipated Benefit: Increased home ownership opportunities for low-income households

Funding: Grant funds

Responsibility: Business Assistance and Housing Development

Timing: Application to be made annually, subject to the State Application cycle

#### **Policy 1.2: Work cooperatively with other governmental entities to reduce homelessness and facilitate the provision of shelter and services for those in need.**

**Action 1.2.1:** Continue to work with the Butte County Homeless Coalition Continuum of Care Coalition to reduce the number of homeless individuals in the area.

Anticipated Benefit: Increased awareness and visibility carrying out efforts to improve conditions for the homeless

Funding: Grant funds

Responsibility: Business Assistance and Housing Development

Timing: Throughout the planning period.

**Action 1.2.2:** Ensure that City zoning regulations for emergency shelters, transitional and supportive housing, and Single Room Occupancy (SRO) housing facilitate these uses consistent with state law, and provide assistance with grant applications for the development of new facilities to serve the homeless.

Anticipated Benefit: Increased opportunities to develop emergency shelters, transitional housing, supportive housing, and SROs, thereby increasing homeless services and supportive capabilities in the community for those transitioning from homelessness to self-sufficiency.

Funding: City General Fund; grant funds

Responsibility: Planning Division, Planning Commission, and City Council

Timing: Continue to assist sponsors with applications for special needs housing on a project-by-project basis. Throughout the planning period

**Action 1.2.3:** Maintain and publicize a comprehensive listing of housing developments that serve lower-income households, persons with disabilities, and other special needs populations.

Anticipated Benefit: Better resources facilitating improved services

Funding: City General Fund, Grant Funds

Responsibility: Planning Division Business Assistance and Housing Development

Timing: The City provides updated lists to public entities and special service organizations annually and as requested. Additionally, the list is updated and posted on the City's website and shared with the Butte County Housing Authority as changes occur. Update the list and post on the City website annually with the Housing Element Annual Report

**Policy 1.3:** *Continue to facilitate the provision of housing for persons with disabilities and for persons with limited or restricted mobility to enhance accessibility and mobility.*

**Action 1.3.1:** In accordance with the requirements of SB 520, the City will continue to allow for administrative approval of exceptions in land use regulations to provide reasonable accommodation for housing for persons with disabilities.

Anticipated Benefit: Streamlined processing of requests for reasonable accommodation in housing for persons with disabilities

Funding: City General Fund

Responsibility: Planning Division

Timing: Continue to process requests for reasonable accommodation expeditiously throughout the planning period

**Policy 1.4:** *Facilitate the production of farmworker housing in the City*

**Action 1.4.1:** Continue to ensure that local zoning, development standards, and permit processing procedures for farmworker housing do not conflict with *Health and Safety Code* §17021.5 and §17021.6.

Anticipated Benefit: Facilitation of additional opportunities for farmworker housing in the City

Funding: City General Fund

Responsibility: Planning Division

Timing: Throughout the planning period

## 2. REMOVE CONSTRAINTS TO HOUSING

**Policy 2.1:** *Minimize constraints to the development of affordable housing through supportive codes, ordinances, policies, and guidelines.*

**Action 2.1.1:** Continue to monitor the development review process to ensure that the City's review and approval (timing and cost) do not constrain residential development

Anticipated Benefit: Increased opportunities for development of multi-family projects to serve the needs of large family households, extremely-low-income households and persons with developmental disabilities

Funding: LIHTC, TE Bonds, and HCD

Responsibility: Business Assistance and Housing Development and Planning Division

Timing: Monitor grant funding opportunities annually, provide assistance to affordable housing developers upon request, and continue to notify developers of funding opportunities as they arise throughout the planning period.

#### 4. PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS

**Policy 4.1: Protect existing residential neighborhoods from deterioration and encroachment of incompatible or potentially disruptive land uses and/or activities.**

**Action 4.1.1:** Seek code enforcement grants to augment current code enforcement activities to supplement the graffiti removal program, to fund neighborhood clean-up fairs, and general code enforcement and community beautification efforts. Utilize neighborhood resources, including neighborhood groups (e.g., Neighborhood Watch) to supplement City code enforcement activities. Where possible, link code enforcement activities to available funding for improvements and correction of violations.

Anticipated Benefit: Maintaining a high standard through code enforcement efforts will help preserve existing neighborhoods and the existing housing stock.

Funding: General Fund; grant funds (as available); volunteer activities

Responsibility: Business Assistance and Housing Development

Timing: Throughout the planning period.

**Policy 4.2: Ensure adequate public facilities to support the development of housing.**

**Action 4.2.1:** Install and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining, deteriorating and infrastructure-deficient neighborhoods.

Anticipated Benefit: Improved infrastructure will facilitate the development and private reinvestment in existing neighborhoods.

Funding: General Fund; Grant funds

Responsibility: Business Assistance and Housing Development, Planning Division, Engineering Division, Planning Commission, City Council

Timing: Continuous and ongoing throughout the planning period

**Policy 4.3: Facilitate housing rehabilitation and stabilize existing neighborhoods, particularly those with high foreclosure and vacancy rates.**

**Action 4.3.1:** To the extent funding is available, purchase abandoned homes, and provide rehabilitation assistance to improve deteriorated neighborhoods.

Anticipated Benefit: Increased investment in declining neighborhoods will help to stabilize and preserve the existing affordable housing stock.

Funding: Grant funds

Responsibility: Planning Division, Building Division, Business Assistance and Housing

Timing: Annual grant applications.

**Action 4.3.2:** The City shall continue to support the Owner Occupied Single Family Rehabilitation Program. The City expects to fund the rehabilitation of approximately 575 units over the next planning period.

Anticipated Benefit: Retain and improve existing stock of housing units

Funding: CDBG, grant funds

Responsibility: Business Assistance and Housing Development and Planning Division

Timing: Continuous and ongoing

**Action 4.3.3:** Provide funding assistance for the rehabilitation of multi-family developments on a case-by-case and as needed basis.

Anticipated Benefit: Improve existing multi-family units to preserve housing opportunities and enhance livability.

Funding: Grant funds

Responsibility: Business Assistance and Housing Development and Planning Division

Timing: Continuous and ongoing

**Policy 4.4: Encourage preservation of the existing affordable rental housing stock in the City.**

**Action 4.4.1:** Continue regular contact with the California Housing Partnership Corporation (CPHC), the agency that monitors federally-funded affordable housing, to identify at-risk units. The City will continue to pursue State and Federal funding sources such as the HOME, CDBG and Multi-Family Housing Program (MHP) to assist the preservation of at-risk units. The City shall maintain dialogue with developers and on-site managers and shall continue to be a source for information and technical assistance to potential purchasers and tenants of properties that could potentially convert to market rate. Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay. State law requires that owners provide a 12-month notice to tenants.

**6. ENCOURAGE RESIDENTIAL ENERGY CONSERVATION**

**Policy 6.1:** *Encourage residential energy conservation through required compliance with current building codes and incentives for voluntary conservation efforts.*

**Action 6.1.1:** The City shall continue to require, at a minimum, that all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code.

Anticipated Benefit: Compliance with current State of California energy efficient building and construction techniques, resulting in increased energy savings

Funding: City General Fund

Responsibility: Planning Division, Building Division

Timing: Throughout the planning period

**Action 6.1.2:** Assist in publicizing utility incentives for energy conservation through flyers and on the City's website.

Anticipated Benefit: Increased awareness and understanding of energy efficiency options giving more individuals the information they need to make informed decisions about energy-saving opportunities

Funding: City General Fund

Responsibility: Planning Division, Business Assistance and Housing Development.

Timing: Annual updates to flyers.

**C. Quantified Objectives**

The City's quantified objectives for new construction, rehabilitation and conservation during the 2014-2022 planning period are summarized in Table V-1.

**Table V-1  
Quantified Objectives 2014-2022**

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Above Mod	
New Construction	210	209	284	306	784	1,793
Rehabilitation	45	225	325	40		575
Conservation*	-	-	-	-	-	-

\* There are no assisted units at risk of conversion to market-rate during the 2014-2024 period

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
A-1	<p>The City shall annually apply for or support development and rehabilitation applications for State and Federal funding for affordable housing, including the following funding sources:</p> <p><u>Community Development Block Grant (CDBG):</u> The State Department of Housing and Community Development (HCD) administers the federal CDBG Program for non-entitlement cities and counties. The City is eligible to apply to HCD for CDBG funding. Eligible activities include single- and multifamily rehabilitation rental housing acquisition or home ownership assistance, and activities that support new housing construction for lower-income households.</p> <p><u>HOME:</u> HCD administers HOME funds for cities and counties that do not receive funds directly from HUD. Eligible activities include rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily housing projects for low income households. A twenty five percent (25%) local match is required, unless waived by HCD.</p> <p><u>CalHome:</u> HCD administers this program, which provides grants to local agencies and nonprofit developers. Eligible activities include: predevelopment, site development and site acquisition for housing projects; acquisition and rehabilitation of housing; purchase of mobile homes and manufactured homes; down payment assistance, mortgage financing, homebuyer counseling and technical assistance for self-help projects.</p>	<p>At each application period as appropriate throughout the 2009-2014 Housing Element period.</p>	<p>Planning Division, Business Assistance and Housing Development</p>	<p>Based on the 50% expenditure criteria for both HOME and CDBG funding, the City is unable to apply for funding until 50% of existing CDBG or HOME funds are expended. Therefore, the City will be more likely eligible to apply for CDBG and HOME funds every other year. However, the City applies for CalHome funding whenever a Notice of Release of Funds (NOFA) is released. Based on new criteria for HOME and CDBG funding, the City is unable to apply for funding annually. However, the City does apply for CalHome funding whenever a Notice of Release of Funds (NOFA) is released.</p>
A-2	<p>The City shall continue to fund a Homebuyer Assistance Program (HAP). Over the course of the Housing Element period, the City expects to assist approximately 25 households, with a maximum of \$25,000.</p> <p>The City shall continue to support the Owner Occupied Single Family Rehabilitation Program. The City expects to fund the rehabilitation of approximately 75 units over the</p>	<p>Continuous and ongoing 2009-2014</p>	<p>Business Assistance and Housing Development and Planning Division</p>	<p>The Homeownership Assistance Program was eliminated in 2012 due to the dissolution of the Redevelopment Agency.</p>
		<p>Continuous and ongoing 2009-2014</p>	<p>Business Assistance and Housing Development and Planning Division</p>	<p>11 rehabilitations to owner-occupied units occurred during 2009-2014. Due to the elimination of the Redevelopment Agency and the lack in homeowner equity, the goal of 75 units</p>

## 2. Sites Inventory

The City's inventory of residential sites is presented below and summarized in Table B-2. This table demonstrates that the City's sites inventory can accommodate the RHNA allocation for the 2014-2022 planning period in all income categories.

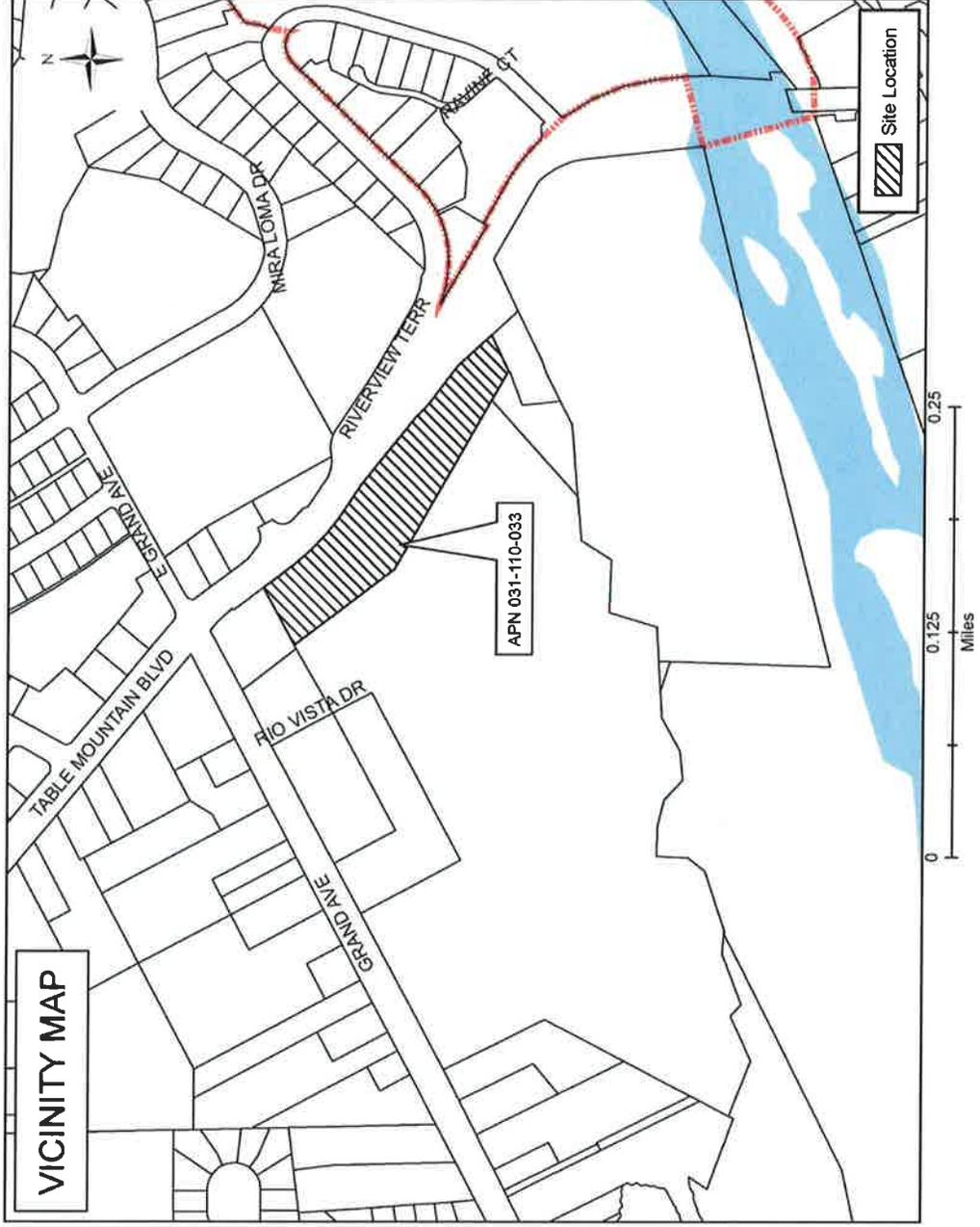
**Table B-2  
Land Inventory Summary**

Category	Income Category			
	Lower	Mod	Above	Total
Vacant sites (Table B-4)	725	880	1,534	3,139
RHNA 2014-2022	703	306	784	1,793
Adequate Sites?	Yes	Yes	Yes	Yes

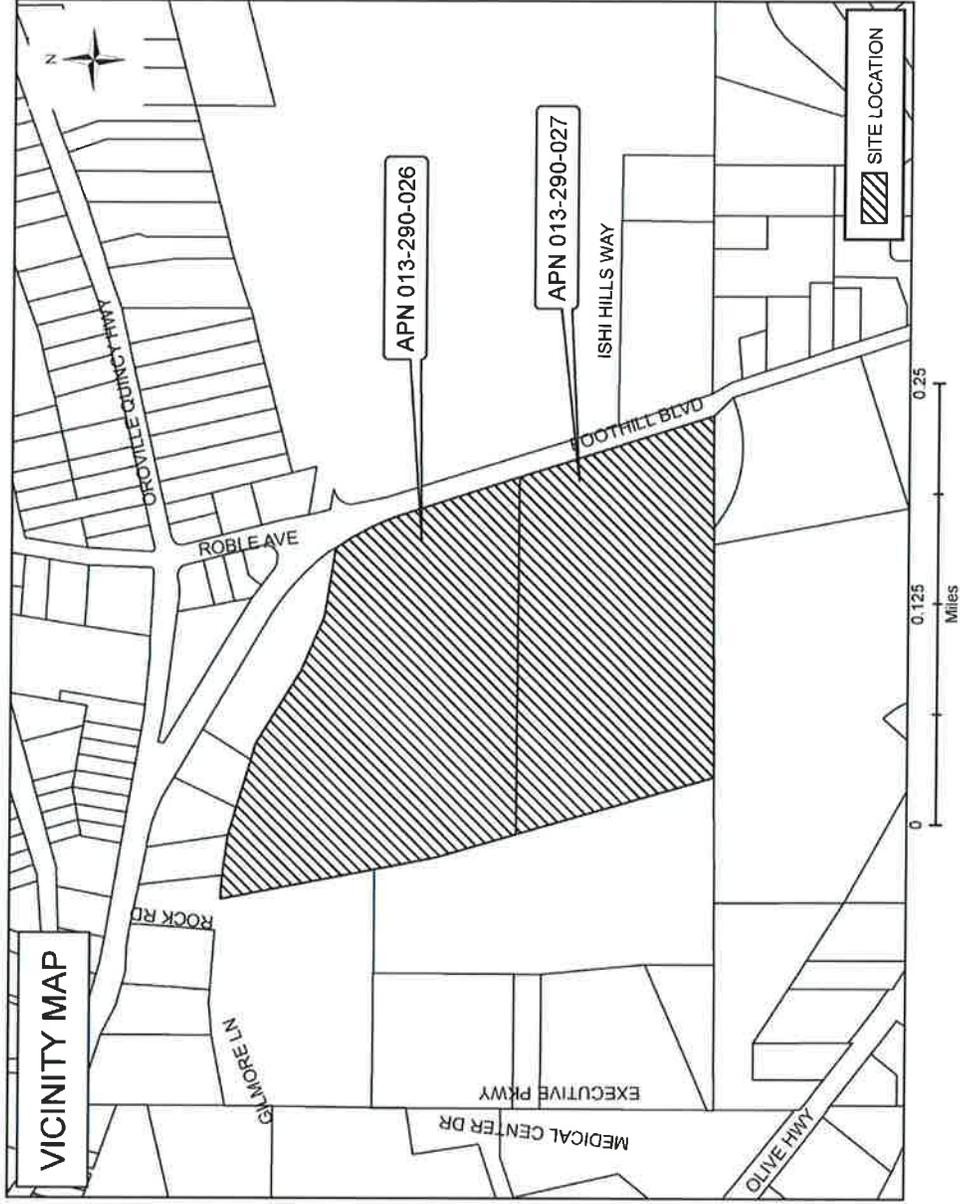
Source: City of Oroville, 2014

Table B-3 shows vacant parcels designated for residential development along with the realistic development capacity of each site. Figures B-1 and B-2 show the location of the R-4 sites to accommodate lower-income housing. Those sites have a minimum density of 20 units/acre. There are no infrastructure capacity issues or environmental constraints that would preclude the level of development assumed for these sites during the planning period.

**Figure B-1**  
**R-4 Sites**



**Figure B-2**  
**R-4 Sites**



**Table C-1  
Housing Element Notification List**

Project Go, Inc.  
801 Vernon Street  
Roseville, CA 95678  
(916) 782-3443  
[receptionist@projectgo.org](mailto:receptionist@projectgo.org)

Central Valley Coalition for Affordable  
Housing  
Christina Alley  
3351 M Street, Suite 100  
Merced, CA 95348  
(209) 388-0782  
[chris@centralvalleycoalition.com](mailto:chris@centralvalleycoalition.com)

Mercy Housing California  
3120 Freeboard Drive, Suite 202  
West Sacramento, CA 95691  
(916) 414-4400  
[sdaues@mercyhousing.org](mailto:sdaues@mercyhousing.org)

Pacific Housing Inc.  
1801 L Street, Suite 245  
Sacramento, CA 95811  
(916) 638-5200  
Mark Wiese  
[mwiese@pacifichousing.org](mailto:mwiese@pacifichousing.org)

Butte County Housing Authority  
2039 Forest Avenue, Suite 10  
Chico, CA 95928  
(530) 895-4474  
Ed Mayer  
[edm@butte-housing.com](mailto:edm@butte-housing.com)

CAMINAR  
825 A Main Street  
Chico, CA 95928  
(530) 343-4421  
Calleene Egan  
[calleene@caminar.org](mailto:calleene@caminar.org)

Community Action Agency  
370 Ryan Street, Suite 124  
Chico, CA 95973  
(530) 712-2600 opt. 5  
Jaqueline Mattson  
[jmattson@buttecaa.com](mailto:jmattson@buttecaa.com)

Northern Valley Catholic Social Service  
10 Independence Circle  
Chico, CA 95973  
(530) 345-1600  
Erna Friedeberg  
[efriedeberg@nvcss.org](mailto:efriedeberg@nvcss.org)

The Pacific Companies  
Caleb Roope  
430 E. State Street, Suite 100  
Eagle, ID 83616  
(208) 461-0022  
[calebr@tpchousing.com](mailto:calebr@tpchousing.com)

PEP Housing  
951 Petaluma Blvd. South  
Petaluma, CA 94952  
(707) 762-2336  
Mary Stompe  
[marys@pephousing.org](mailto:marys@pephousing.org)



# City of Oroville

**Donald Rust**  
DIRECTOR

## COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2430 FAX (530) 538-2426  
[www.cityoforoville.org](http://www.cityoforoville.org)

### NOTICE OF PUBLIC HEARING BEFORE THE CITY OF OROVILLE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the City of Oroville Planning Commission will hold a public hearing on the projects described below. Said hearing will be held at **7:00 p.m. on Monday, May 12, 2014** in the City Council Chambers, 1735 Montgomery Street, Oroville, CA. All interested persons are invited to attend or submit comments in writing.

1. **Housing Element Re-adoption for the 2014-2022 Planning Period** – The City of Oroville Planning Commission will conduct a public hearing to review and consider sending a recommendation to the Oroville City Council to re-adopt a revised version of the City's Housing Element of the General Plan for the 2014-2022 Planning Period. The City of Oroville 2009-2014 Housing Element of the General Plan has reached its required five year update period. Per the California Department of Housing and Community Development, the City of Oroville's Fifth Housing Element Revision due date is June 15, 2014 for the June 15, 2014 – June 15, 2022 Housing Element Planning Period. The 2014-2022 Housing Element identifies specific goals, objectives, policies, and actions to guide the City and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic levels.

Additional information regarding the projects described in this notice can be obtained from the Oroville Community Development Department at 1735 Montgomery Street, Oroville, CA. Anyone desiring to submit information, opinions or objections is requested to submit them in writing to the Community Development Department prior to the hearing. In accordance with Government Code Section 65009, if you challenge an action on these projects in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public meetings.