

CITY OF BIGGS HOUSING ELEMENT 2004 - 2009



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APRIL 2005

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APRIL 2005

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8. HOUSING



Introduction

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INTRODUCTION

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

Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. This Housing Element (2004-2009) was created in compliance with State General Plan law pertaining to Housing Elements and was certified by the California Department of Housing and Community Development on (to be completed).

PURPOSE

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

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

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

The purpose of these requirements are to develop an understanding of the existing and projected housing needs within the community, and to set forth policies and programs promoting the preservation, improvement, and development of diverse

housing types available at a range of costs in the City of Biggs.

RELATIONSHIP TO OTHER ELEMENTS

State Law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies" (California Government Code Section 65300.5). The purposes of requiring internal consistency are to avoid policy conflict and to provide a clear policy guide for the future maintenance, improvement and development of housing within the City. This Housing Element is part of the 1997 update of the Biggs General Plan. All elements of the Biggs Housing Element have been reviewed for consistency with the General Plan.

PUBLIC PARTICIPATION

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

Public participation for the 2003-2008 Housing Element included the public review draft, which was prepared and made available to the community for a 60-day review period. Extensive effort was made to notify all residents of all income levels in the City of Biggs of the draft housing element availability through notices in the local newspaper, as well as postings at government offices and public libraries. Two public meetings were held before the City Council and Planning Commission to allow for public input throughout the update process on September 13th and October 12th, 2004. The public review draft was sent to Butte County Housing Authority, the County of Butte Planning Department, non-profit organizations and various service providers, such as Mercy Housing and the Community Housing Improvement Program (CHIP). No comments were received from the public, county, non-profit organizations or service providers regarding the Housing Element, as such the City assumes the Housing Element was acceptable by all

interested parties, however the Housing Element remained available and open for comment until adoption by the City Council.

8.1 HOUSING GOALS, POLICIES AND PROGRAMS

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

STATE HOUSING STRATEGY AND POLICIES

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

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

- 1) Meeting low-income renters needs.
- 2) Meeting low-income homeowners needs.

- 3) Meeting the needs of homeless persons and households requiring supportive services.

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

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

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

- Much higher levels of housing construction are needed to adequately house the State's population.
- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.

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

REGIONAL HOUSING POLICIES

The Butte County Association of Governments (BCAG) is responsible for the development of regional housing policies for Butte County and the cities within the County. The Draft Regional Housing Needs Plan (RHNP) was issued by BCAG in 2002. The purpose of the RHNP is to allocate to the cities and county their "fair share" of the Butte County's projected housing need by household income group over the seven and a half year (2001-2008) planning period covered by the plan. As discussed in Section 5, Housing Needs and Land Inventory, the RHNP provides the Regional Housing Needs Allocation targets for the City of Biggs.

CITY OF BIGGS HOUSING PROGRAM

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

GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Biggs's housing goals, policies, and program concentrate on four specific aspects of the

housing market: housing quality, housing quantity and affordability, equal housing opportunity, and natural resources and energy conservation. Goals are provided to address each of these issues, and policies and programs are developed to support and implement each goal.

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

GOAL 1: HOUSING QUALITY

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

POLICY 1.1

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

POLICY 1.2

The City shall conserve the existing housing stock through code enforcement, the rehabilitation of substandard housing units and where necessary to provide recommendations for the removal of dilapidated structures.

POLICY 1.3

The City shall integrate and make consistent the Housing Element update within the framework of the City of Biggs General Plan.

POLICY 1.4

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

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

PROGRAM 1.1

Housing Inspection Program

Objective: The City shall continue the code enforcement program. Buildings found to be in violation of health and safety standards and/or building codes will be required to be rehabilitated to current codes and standards.

Specific Action Required: City Code Enforcement will continue inspect buildings for health and safety standards and building code violations. Particular attention shall be given to housing units identified as dilapidated in the 2004 Housing Condition Survey. The owners of buildings in need of rehabilitation will be notified of the City's rehabilitation program. (*Ref. Policies 1.1, 1.2*)

Funding Sources: General Fund.

Responsible Agencies/Departments: Code Enforcement.

Implementation Schedule: Ongoing.

Expected Results: The inspection of all of the City's housing units. The rehabilitation of 30 housing units.

PROGRAM 1.2

Housing Rehabilitation Program

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

Specific Action Required: Continuation and expansion of existing program. Continue to apply for Community Development Block Grant (CDBG) funding for this program. Additionally, the City will apply for funding from the HOME and CalHome programs. The Housing Rehabilitation Program shall be publicized through the development of

informational material made available at City Hall, the City's quarterly newsletter and the library. (Ref. Policies 1.1, 1.2)

Funding Sources: CDBG Program, HOME, CalHome.

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

Implementation Schedule: Ongoing. Apply for funding from HOME and CalHome in 2006.

Expected Results: The rehabilitation of 8 housing units.

PROGRAM 1.3
Housing Condition Survey

Objective: Identification of housing in need of rehabilitation.

Specific Action Required: The Community Development Specialist will conduct a housing condition survey in order to determine the housing in the City in need of rehabilitation. (Ref. Policies 1.1, 1.2)

Funding Sources: CDBG PT/A Grant.

Responsible Departments/Agencies: Community Development Specialist.

Implementation Schedule: 2008

PROGRAM 1.4
General Plan and Housing Element Periodic Review and Update

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

Specific Action Required: Review the General Plan and Housing Element on an annual basis to determine the effectiveness of the Element in achieving goals and objectives and update the data in the Element on a continual basis. Provide annual

reports as to the effectiveness of the Housing Element to the Biggs Planning Commission, the City Council, and the Department of Housing and Community Development, as required by Government Code Section 65400. (Ref. Policies 1.3, 1.4)

Responsible Agency: City Planner, Planning Commission, City Council.

Funding Source: General Fund.

Implementation Schedule: Ongoing.

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

PROGRAM 1.5
Zoning Ordinance Review and Update

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

Specific Action Required: Review the Zoning Ordinance on an ongoing basis to determine the effectiveness of the Ordinance in achieving goals and objectives and update the data in the General Plan and its compliance with State law. (Ref. Policy 1.4)

Responsible Agency: City Planner, Planning Commission, City Council.

Funding Source: General Fund.

Implementation Schedule: Ongoing.

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

PROGRAM 1.6
Design Review Evaluation

Objective: The City's Zoning Ordinance requires a design review of all development

proposals, with some exceptions. The objective of this program is to minimize discretionary aspects of the design review process and provide clear guidance for developers.

Specific Action Required: The City shall monitor the design review process on an ongoing basis to determine if the process has a negative impact on residential development. If the process is determined to constrain residential development, the City shall initiate actions to address these constraints. The City shall produce an informative booklet identifying examples of residential structures based on the City's design guidelines that are acceptable to the City in order to provide guidance for interested developers. The booklet will be available at City Hall.

Responsible Agency: City Planner, Planning Commission, City Council.

Funding Source: General Fund

Implementation Schedule: Evaluation completed by June 2005 and annually thereafter. Informative booklet completed by December 2005.

GOAL 2: HOUSING QUANTITY AND AFFORDABILITY

It is the goal of the City of Biggs to encourage the preservation of existing housing and the construction of new housing at a range of costs and in quantities to meet the needs of existing and future residents of the City.

POLICY 2.A

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

POLICY 2.B

The City shall strive to achieve the City's fair share allocation of the market area housing needs for the 2004-2009 period as

determined by the Butte County Association of Governments.

POLICY 2.C

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

POLICY 2.D

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

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

PROGRAM 2.1

First-Time Homebuyers Program

Objective: Provide for the development of a First-Time Homebuyers Program to assist in the home-buying opportunities and homeownership for lower income households.

Specific Action Required: Determine the feasibility of a First-Time Homebuyers Program in the City. If the First-time Homebuyers program is deemed feasible, apply for and employ HOME and CDBG funding for the development of this program in the City. (*Ref. Policies 1.1, 2.1*)

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

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

Implementation Schedule: 2005.

Expected Results: The determination of economic feasibility of a successful First-Time Homebuyers Program for the City and the development of such a program, if feasible.

PROGRAM 2.2

Farmworker Housing

Objective: Farmworkers typically have special housing needs due to their lower incomes and the seasonal nature of their work. As a result, farmworkers often have a more difficult time finding suitable housing. Also, California Health and Safety Code Section 17021.5 states that employee housing for farmworkers accommodating six or fewer workers shall be considered a residential use and shall not require any special approvals that are not required of a family dwelling of the same type in the same zone. Currently, the City's Zoning Ordinance does not explicitly allow for agricultural employee housing in the zoning districts in the City. The following actions are designed to facilitate the development of housing for farmworkers in Biggs.

Specific Action Required: The City shall amend its Zoning Ordinance so that it conforms to State law regarding farmworker housing for six or fewer persons. The City shall consider measures to encourage the production of housing for permanent and migrant farmworkers. Such measures could include funding development, developer identification, maintaining an inventory of suitable sites, site development, and ensuring zoning and development standards that would facilitate a variety of housing types for farmworker housing needs. Furthermore, the City shall encourage the development of housing for farmworkers by assisting interested developers with applications for funding and assisting in application processing to mitigate any potential processing constraints.

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

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

Implementation Schedule: Ongoing; evaluate Zoning Code by 2005. Investigation of resources to be completed by 2006.

Expected Results: Facilitate the development of housing for farmworkers.

PROGRAM 2.3 Large Household Housing

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

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

Funding Sources: General Fund, Low and Moderate Income Housing Fund.

Responsible Departments/Agencies: City Planner, Planning Commission, City Council.

Implementation Schedule: 2005

Expected Results: The City will provide incentives to assist the development of larger rental housing units.

PROGRAM 2.4 Infill Development Program

Objective: Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use of vacant small individual lots in the City for the development of housing.

Specific Action Required: The City will encourage the use of infill for the development of housing through the reduction of fees and processing times, and if necessary amend the appropriate ordinances to allow for infill development. The City will develop informational materials

regarding infill development and will provide this information at City Hall.

Responsible Agency: City Planner, Planning Commission and City Council.

Funding Source: General Fund.

Implementation Schedule: 2005-2006.

Expected Results: The development of two residential units.

PROGRAM 2.5
Second Units

Objective: Encourage the production of second units housing to meet the needs of the expanding Biggs population.

Specific Action Required: The City shall adopt a Second Unit Ordinance that will outline standards and requirements for second units and procedures for obtaining the necessary approvals. The Second Unit Ordinance may also include provisions to promote the production of second units in identified areas by allowing for reduced parking requirements, the removal of the requirement of a conditional use permit and the reduction of fees. The Second Unit Ordinance shall incorporate all applicable provisions of State law, including the provisions of AB 1866. The Zoning Ordinance shall be amended as appropriate to be consistent with the Second Unit Ordinance and State law.

The City shall provide educational materials regarding second units. These materials, in the form of flyers, brochure or other media, shall be available at City Hall and other public places deemed appropriate.

Responsible Agency: City Planner, Planning Commission, City Council.

Funding Source: General Fund.

Implementation Schedule: 2005.

Expected Results: The development of four residential units.

PROGRAM 2.6
Development Processing System Review Program

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

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

Responsible Agency: City Planner, Building Department.

Funding Source: General Fund.

Implementation Schedule: Ongoing.

Expected Results: The reduction of plan review time needed by City staff and housing developers.

PROGRAM 2.7
Community Care Facilities

Objective: Under California Health and Safety Code Section 1566.3, community care facilities for up to six persons are considered residential uses by State law. Such facilities are not required to obtain a conditional use permit, zoning variance or other zoning clearance if they are not required of a family dwelling of the same type in the same zone. While Biggs, as a general law city, observes the provisions of

Health and Safety Code Section 1566.3, these provisions have not been explicitly incorporated within the City's Zoning Ordinance. By incorporating these provisions, the City would make the allowance of residential care homes for six or fewer persons in residential areas better known, thereby encouraging the establishment of such facilities for senior citizens and the disabled in Biggs.

Specific Action Required: In conformance with California Health and Safety Code Section 1566.3, amend the Zoning Code to explicitly allow licensed community care facilities serving six or fewer persons as a use by right in all zones that allow single family residential use.

Responsible Agency: City Planner, Planning Commission, City Council.

Funding Source: General Fund.

Implementation Schedule: 2005

Expected Results: Facilitation of development of residential care facilities that would provide housing for seniors and the disabled.

PROGRAM 2.8 State and Federal Housing Programs

Objective: Whenever possible, provide support and assistance to developers with the most feasible and appropriate available housing programs provided by the state and federal government that meets the needs of existing and future residents.

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

There are a number of state and federal programs, which provide low-cost financing or subsidies for the production of low-and moderate-income housing. Certain programs require an application and participation by the local public agency, other programs are for use by non-profit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The City will determine which programs will be most beneficial for housing production in the City and then directly or indirectly pursue those programs. Programs in which the City will consider are:

- State Predevelopment Loan Program (PDLP)
- Multifamily Housing Program (MHP)
- Rural Development Assistance Program
- State Joe Serna Farmworker Grant Program (FWHG)
- USDA Rural Development, Section 515 Program
- USDA Rural Development, Section 523/524 Technical Assistance Grants
- Community Development Block Grant Program (CDBG)
- Home Investment Partnerships Program (HOME)
- CalHome Program

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

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

Implementation Schedule: Ongoing. Scheduling of City applications for funding from the various Federal and State funding programs are dependent on the application deadlines for the various programs. The City will contact the Department of Housing and Community Development bi-annually to determine the application deadlines for the various funding sources. The City will apply for

funding as it comes available and as staffing permits.

Expected Results: The supply of information and financial assistance, whenever possible, to developers of affordable housing.

PROGRAM 2.9
Density Bonus Program

Objective: Production of low and moderate-income housing. Density bonuses provide a developer with additional dwelling units within a given land use designation in exchange for the provision of housing affordable to low-and-moderate-income households.

Specific Action Required: The City's Zoning Ordinance shall be amended as necessary to adhere to enacted legislation regarding the State density bonus law. Also, the Zoning Ordinance shall be amended to allow the City to consider offering, at its discretion, a density bonus of up to thirty (30) percent for projects that qualify for a density bonus under State law through the very low- and low-income provisions. The City shall promote the use of density bonuses through informational materials, which will be available at City Hall and the library.

Responsible Agencies/Departments: City Planner.

Funding Sources: General Fund.

Implementation Schedule: Ongoing - continuation of existing program. Amendment of Zoning Ordinance to adhere to new density bonus legislation shall be completed by December 31, 2005.

Expected Results: The development of five (5) moderate-income and ten (10) low-income housing units.

PROGRAM 2.10
Planned Development

Objective: The City shall encourage Planned Developments in the North Area and South Area Residential Special Planning Districts. The City permits Planned Development Districts, which allows for flexibility in the use and design of land and structures. This flexibility may include the alteration of setback requirements, height limits, sign requirements, building coverage limits, off-street parking, density and intensity limits, etc. These districts are excellent areas for the development of a mix of different housing types, such as condominiums, apartments and single-family dwellings.

Specific Program Required: The City shall produce informational materials describing the Planned Development process and its possibilities, identify areas of the City that may be rezoned as Planned Development Districts, and identify possible development incentives for a Planned Development such as density bonuses, infrastructure cost sharing and increased housing density.

Responsible Agency: City Planner, Planning Commission, City Council.

Funding Source: General Fund.

Implementation Schedule: 2005-2006.

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

Program 2.11
Substandard Lot Development Variance

Objective: To provide opportunities for the use of under-utilized residential parcels. Within the City there are four vacant small residentially zoned lots, less than 7,200 square feet, (APN: 022-150-032, 001-013-023, 001-113-012, 011-140-048) which may support residential development but because of the 7,200 minimum square footage requirement in the City's Zoning Ordinance, these lots are unbuildable at this

time. This program was developed to allow these lots to apply for a variance to allow for development on a lot less than 7,200 square feet.

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

Responsible Agencies/Departments: City Planner, Planning Commission, City Council.

Funding Sources: General Fund.

Implementation Schedule: Action will commence at the time of application for variance.

Expected Results: The potential utilization of four (4) substandard lots.

Program 2.12
Additional Sites for R3 Zoning

Objective: To provide opportunities higher density R3 development. Currently the City does not have any vacant lands with the Zoning designation of R3. R3 zoned land have the largest potential to provide housing for lower income persons. By rezoning areas of the City to R3, the City is providing for the development of affordable housing.

Specific Action Required: The City has identified a vacant four acre parcel, which is currently zoned as commercial. This parcel will be rezoned to R-3 by the City. Rezoning will provide additional lands for multifamily development and assist the City in meeting its housing needs.

Responsible Agencies/Departments: City Planner, Planning Commission, City Council.

Funding Sources: General Fund.

Implementation Schedule: Identification of possible rezone areas by July 2005. Rezone by January 2006.

Expected Results: The rezoning of at least two acres to R3.

GOAL 3: EQUAL HOUSING OPPORTUNITY

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

POLICY 3A

The City shall not allow discrimination to interfere with the attainment of its housing goals, policies and programs.

POLICY 3B

The City will coordinate with all regional governmental and non-governmental agencies to address the regional housing problems of all special needs groups.

POLICY 3C

The City will make a diligent effort to include all segments of the community in the development and revision of the housing element.

The following program has been adopted to attain Goal 3 and to implement the above policies.

PROGRAM 3.1

Housing Discrimination and Housing Equal Opportunity

Objective: Prevent housing discrimination and promote equal housing opportunities.

Specific Action Required: Continue to coordinate and refer interested persons to the appropriate agencies such as the Community Legal Information Center, Mediation Center of the North Valley, Butte County Housing Authority, and Legal Services of Northern California. The City will act as an independent third party to discrimination complaints. The City will support equal housing opportunity programs

by continuing to provide informational fair housing brochures in English and in Spanish that will be available to the public at City Hall, the library, and other public places.

Responsible Agency: City Planner.

Funding Source: General Fund.

Implementation Schedule: Ongoing.

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

PROGRAM 3.2

Removal of Housing Constraints for Persons with Disabilities

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

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

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

Funding Sources: General Fund.

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

Implementation Schedule: The City will conduct an evaluation by June 2005 and annually thereafter. If any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation.

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

GOAL 4: NATURAL RESOURCES AND ENERGY CONSERVATION

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

POLICY 4.1

The City shall encourage the development of energy efficient housing by utilizing efficient designs and materials as well as encouraging proper orientation of new home to maximize solar radiation.

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

PROGRAM 4.1

Implement State Energy Conservation Standards

Objective: The City will to promote energy and resource conservation wherever possible. Applicants for building permits must show compliance with the state's energy conservation requirements at the time of building plans are submitted.

Specific Program Required: The City will request that the Butte County Development Services Building Division will be responsible for implementing the state's energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that

the dwelling units are constructed according to those plans.

Responsible Agency: City Planner, Butte County Building Division.

Funding Source: General Fund.

Implementation Schedule: Ongoing.

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

PROGRAM 4.2

Biggs Municipal Utilities, Home Energy Efficiency Rebate Program

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

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

Responsible Agency: Biggs Municipal Utilities.

Funding Source: Public Benefit charge on utility bills.

Implementation Schedule: Ongoing.

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

QUANTIFIED OBJECTIVES SUMMARY

Based on the above programs and the available developable sites, the City should be able to provide for the rehabilitation or construction of approximately 72 units between 2004 and 2009, as shown in **Table 8.1** below.

TABLE 8.1 QUANTIFIED OBJECTIVES SUMMARY (2004-2009)			
Income Group	Rehab	Preservation/ Conservation	New Const.
Very-low	8	0	21
Low		0	13
Moderate	0	0	7
Above-Moderate	0	0	23
Total	8	0	64

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

8.2 HOUSING NEEDS ASSESSMENT



Demographic and socioeconomic variables such as population, household characteristics, and housing stock conditions must be analyzed in order to adequately determine the present and future housing needs of the City of Biggs. In addition, the special housing needs of

particular groups must be addressed. The following information is taken from U.S. Census reports, the California Department of Finance, the Butte County Association of Governments (BCAG), City documents and other sources.

POPULATION CHARACTERISTICS

POPULATION TRENDS

Table 8.2 shows the population growth in Biggs and Butte County since 1980, along with its projected population to 2008. Between 1990 and 2000, the City's population increased by 13.4 percent, which equals a 1.3 percent average annual increase. This growth rate was higher than that for the County during the same period, which was 1.0 percent. From 1980 to 2000, the City experienced a slow but steady increase in population.

TABLE 8.2 POPULATION				
Year	Population	Change	% Change	Annual % Change
City of Biggs				
1980	1,413			
1990	1,581	168	11.9%	1.1%
2000	1,793	212	13.4%	1.3%
2003 ¹	1,809	16	0.8%	0.3%
2008 ²	1,908	99	5.5%	1.1%
Butte County				
1980	143,851			
1990	183,900	40,049	27.8%	2.8%
2000	203,171	19,271	10.5%	1.0%
2003 ¹	210,367	7,196	3.5%	1.2%
2008 ²	230,033	19,666	8.5%	1.8%

¹ Estimated by California Department of Finance.

² Projected by Butte County Association of Governments.

Source: 1980, 1990, 2000 U.S. Census; California Department of Finance; *Butte County Regional Housing Needs Plan*, BCAG (2003).

Projections from BCAG provide population estimates for all cities within Butte County to 2008. Based on the BCAG projections, the population of Biggs is expected to increase by 115 persons between 2000 and 2008, which is an increase of approximately 6.4

percent. This projected growth rate is lower than that for any other city in Butte County, and also lower than that projected for the unincorporated area of the County.

POPULATION BY AGE

Table 8.3 shows the population of Biggs broken down into age groups, as well as population trends within these groups. According to the 2000 U.S. Census, the median age for the City population is 30.1, which is younger than the Butte County median age of 32.9. In the City of Biggs, children age 14 and under account for 27.7 percent of the total population, compared

with 19.5 percent for Butte County. On the opposite end of the age scale, approximately 10.5 percent of the population of Biggs is age 65 and over. By comparison, the percentage of the Butte County population in that same age group is 15.8 percent. This population group is considered to have special housing needs, which are discussed later in this Housing Element.

Age Group	1990		2000		Change	Percent Change
	Number	Percent	Number	Percent		
Under 5 Years	134	8.5%	139	7.8%	5	3.7%
5 to 9 Years	163	10.3%	172	9.6%	9	5.5%
10 to 14 Years	155	9.8%	185	10.3%	30	19.4%
15 to 19 Years	138	8.7%	180	10.0%	42	30.4%
20 to 24 Years	78	4.9%	96	5.4%	18	23.1%
25 to 34 Years	228	14.4%	237	13.2%	9	3.9%
35 to 44 Years	224	14.2%	289	16.1%	65	29.0%
45 to 54 Years	146	9.2%	194	10.8%	48	32.9%
55 to 59 Years	55	3.5%	72	4.0%	17	30.9%
60 to 64 Years	47	3.0%	41	2.3%	-6	-12.8%
65 to 74 Years	119	7.5%	104	5.8%	-15	-12.6%
75 to 84 Years	80	5.1%	72	4.0%	-8	-10.0%
85 Years and Over	14	0.9%	12	0.7%	-2	-14.3%

Source: 1990, 2000 U.S. Census

The largest age group in the City of Biggs is the 35-44 group, which represents 16.1 percent of the total City population. This is an increase in proportion from the 1990 Census of 14.2 percent. The second largest age group is the 25-34 group, which in 1990 had been the largest age group proportionately. The largest numerical increase occurred in the 35-44 age group, with an increase of 65 between 1990 and 2000. However, the largest percentage increase occurred in the 45-54 age group, with a 32.9 percent increase. This mirrors the changes in the Butte County population, where the largest proportional change was also in the 45 to 54 age group (69.7 percent). Following closely behind in percentage increase are the 55-59 age

group (30.4 percent) and the 15-19 age group (30.4 percent). Decreases occurred in the age groups encompassing the population that is age 60 and over, with the largest percentage decrease in the 85 and over group. Some reasons for these decreases are discussed later in this Housing Element.

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This family-forming age group represents 29.3 percent of the population in the City as of the 2000 U.S. Census, compared to 24.8 percent of Butte County. Moreover, the total County population in the 25-44 age group decreased by approximately 2.5 percent between 1990

and 2000, while the same population in the City increased by 16.4 percent in that same period.

POPULATION BY RACE

The City of Biggs race characteristics are shown in **Table 8.4**. According to the 2000 U.S. Census, the largest racial group in Biggs was white, representing 74.5 percent of the City's total population. Whites also represent the County of Butte's largest racial group, representing 84.5 percent of the County's total population. The "Other

Race" category represents the second largest racial group in both the City and Butte County. However, the City of Biggs has a higher proportion of the "Other Race" category, with approximately 18.5 percent of the total population as compared to 4.8 percent of the total population of Butte County. The second highest percentage of an identified racial group belongs to the American Indian/Alaska Native category, which represents 1.8 percent of the City's population. A new category, "Two or More Races", includes 3.8 percent of the population of Biggs.

Race	1990		2000		Change	Percent Change
	Number	Percent	Number	Percent		
White	1,364	86.3%	1,336	74.5%	-28	-2.1%
African American	0	0.0%	8	0.4%	8	-
American Indian, Alaska Native	32	2.0%	33	1.8%	1	3.1%
Asian, Native Hawaiian and Pacific Islander	8	0.5%	15	0.8%	7	87.5%
Other Race	177	11.2%	332	18.5%	155	87.6%
Two or more Races	N/A	N/A	69	3.8%	N/A	N/A
Total	1,581	100.0%	1,793	100.0%	-	-
Hispanic	244	15.4%	494	27.6%	250	102.5%

N/A – Not available (1990 Census had no category for two or more races)
Source: 1990, 2000 U.S. Census

Hispanics are an ethnic group that can be associated with several races. The City has 494 residents that are Hispanic, which is an increase from 244 Hispanics counted in the 1990 U.S. Census. Hispanics comprised approximately 27.6 percent of the City's 2000 population. If Hispanics were counted as a separate racial group, the percentage of the City population that is white would decrease to 67.7 percent. Most Hispanic residents are Mexican in descent. Hispanics are the fastest growing racial/ethnic group in the City, with the population doubling between 1990 and 2000. The percentage of Hispanics in Biggs is below the percentage in California overall, which is 32.4 percent.

EMPLOYMENT CHARACTERISTICS

According to the California Employment Development Department (EDD), the City of

Biggs had 630 employed persons in 2003 and an unemployment rate of 11.5 percent (**Table 8.5**). In 2000, the unemployment rate was 10.4 percent. The gradual increase in the unemployment rate in the City over the past four years reflects the general sluggishness that has occurred in both the state and national economies during that time. Historically, the City unemployment

Year	Employed	Unemployed	Unemployment Rate
2000	630	70	10.4%
2001	640	70	10.4%
2002	650	80	11.4%
2003	660	90	11.5%

Source: California Employment Development Department

rate has been greater than that of Butte County. For instance, in 2003 the County unemployment rate was 7.8 percent, while in 2000 it was 7.0 percent.

Table 8.6 illustrates employment in the City of Biggs by industry. According to the 2000 U.S. Census, the majority of persons employed in Biggs worked in the Services sector, with 253 persons or 38.0 percent of the City workforce. The Services sector had both the largest numerical increase in

employment and the greatest percentage increase since the 1990 Census, with an increase of 92 persons (57.1 percent). Other significant percentage increases occurred in Manufacturing (53.4 percent) and Wholesale Trade (52.4 percent). By 2000, three of the ten industrial sectors had decreases in employment, with the largest percentage decrease occurring in Transportation, Communications and Public Utilities (-47.5 percent).

Industry	1990		2000		Change	Percent Change
	Number	Percent	Number	Percent		
Agriculture, Forestry, Fishing, Hunting and Mining	53	9.6%	74	11.1%	21	39.6%
Construction	62	11.3%	44	6.6%	-18	-29.0%
Manufacturing	58	10.5%	89	13.4%	31	53.4%
Transportation, Communications and Public Utilities	61	11.1%	32	4.8%	-29	-47.5%
Wholesale Trade	21	3.8%	32	4.8%	11	52.4%
Retail Trade	85	15.4%	91	13.7%	6	7.1%
Information	N/A	-	5	0.8%	5	-
Finance, Insurance and Real Estate	22	4.0%	14	2.1%	-8	-36.4%
Services	161	29.2%	253	38.0%	92	57.1%
Government	28	5.1%	32	4.8%	4	14.3%
Total*	551	100.0%	666	100.0%	-	-

* Total represents all employed persons 16 years of age and over.
Figures may not add to 100.0 percent due to rounding.
Source: 1990, 2000 U.S. Census

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

HOUSEHOLD CHARACTERISTICS

Table 8.7 illustrates the BCAG household trends for Biggs from 1980 through 2008. In 2000, the City of Biggs had 571 households, which was an increase of approximately 9.6 percent over the 1990 figure of 521 households

TABLE 8.7 HOUSEHOLDS				
Year	Households	Change	% Change	Annual % Change
City of Biggs				
1980	488			
1990	521	33	6.8%	0.6%
2000	571	50	9.6%	0.9%
2008 ¹	608	37	6.5%	0.8%
Butte County				
1980	56,904			
1990	71,665	14,761	25.9%	2.6%
2000	79,566	7,901	11.0%	1.1%
2008 ¹	90,580	11,014	13.8%	1.7%

¹ Projected.

Source: 1980, 1990, 2000 U.S. Census; *Butte County Regional Housing Needs Plan*, BCAG (2003).

According to BCAG, the number of households in the City of Biggs will increase by 37 between 2000 and 2008. This represents a 6.5 percent increase in households during that time period. By comparison, the population of Biggs is projected to increase by a slightly lesser rate of 5.5 percent over the same period (see **Table 8.2**), which would indicate a decreasing average household size. The average household size in Biggs is 3.14, according to the 2000 U.S. Census.

HOUSEHOLD INCOME

Table 8.8 presents household income levels in the City of Biggs, along with the median income. According to the 2000 Census, the household median income for the City of Biggs was \$33,250. For comparison, the median income in Butte County in the 2000 Census was \$31,924. The median income for Biggs was approximately 4.2 percent higher than that for Butte County. In 1990, the median income in the City was below that of the County, which was \$22,667. Between 1990 and 2000, the City median income increased by \$11,556. The County median income increased by \$9,257 during the same time period.

Indicative of the significant change in median income is the change in income levels in the City. As shown in **Table 8.8**, all income groups earning less than \$50,000 annually decreased in size since 1990.

According to Census information, the proportion of households in Biggs earning less than \$15,000 decreased from 33.3 percent to 21.1 percent between 1990 and 2000. Meanwhile, the proportion of households earning \$50,000 annually and over substantially increased during the same period, from 6.6 percent to 30.3 percent. The decline in lower-income households may be attributable in part to the lack of services in the City that particularly benefit lower-income residents, thereby prompting them to go elsewhere for such services. Reasons for the increase in higher-income groups are more speculative, but this could be reflective of a general trend in California of people moving from more heavily populated areas with higher housing costs to less populated regions, for both a better "quality of life" and lower housing costs.

Annual Income	1990		2000		Change	Percent Change
	Number	Percent	Number	Percent		
Less than \$10,000	110	20.5%	60	10.6%	-50	-45.5%
\$10,000 - \$14,999	69	12.8%	59	10.5%	-10	-14.5%
\$15,000 - \$24,999	123	22.9%	98	17.4%	-25	-20.3%
\$25,000 - \$34,999	98	18.2%	79	14.0%	-19	-19.4%
\$35,000 - \$49,999	102	19.0%	97	17.2%	-5	-4.9%
\$50,000 - \$74,999	25	4.7%	111	19.7%	86	344.0%
\$75,000 - \$99,999	3	0.6%	38	6.7%	35	1266.7%
\$100,000 or more	7	1.3%	22	3.9%	15	314.3%
Median Income	\$21,694		\$33,250		\$11,556	53.3%

Source: 1990, 2000 U.S. Census

Table 8.9 illustrates the difference in income levels between owner and renter households in Biggs. While the majority of households at all income levels are owners (approximately 75.7 percent of all occupied housing units), generally there is a higher proportion of renters at lower income levels.

Approximately 25.2 percent of the renter households in the City earned less than \$15,000 in 2000, compared to 20.0 percent of the owner households. Conversely, 33.4 percent of the owner households earned \$50,000 or more in 2000, compared to 18.0 percent of the renter households.

Annual Income Range	Owner Households		Renter Households	
	Number	Percent of Total Households at Income Range	Number	Percent of Total Households at Income Range
Less than \$10,000	49	75.4%	16	24.6%
\$10,000 to \$14,999	38	66.7%	19	33.3%
\$15,000 to \$24,999	70	76.1%	22	23.9%
\$25,000 to \$34,999	56	80.0%	14	20.0%
\$35,000 to \$49,999	76	79.2%	20	20.8%
\$50,000 to \$74,999	93	83.8%	18	16.2%
\$75,000 to \$99,999	35	87.5%	5	12.5%
\$100,000 or more	17	89.5%	2	10.5%
Total	434	-	139	-

Source: 2000 U.S. Census

The federal Department of Housing and Urban Development (HUD) publishes household income data by household size annually for areas in the entire United States. The income data is defined using an Area Median Income (AMI) for each HUD area and classified into four income groups. The four income groups are defined as follows:

Very Low Income	Less than 50 percent of AMI
Low Income	50 to 80 percent of AMI
Moderate Income	80 to 120 percent of AMI
Above Moderate Income	More than 120 percent of AMI

Table 8.10 shows the maximum annual income level for a household to be included in the very-low, low- and moderate-income groups for Butte County, adjusted for household size. These limits, developed by the California Department of Housing and Community Development (HCD), are the same as those in the equivalent levels established by HUD. The maximum annual income data are utilized to calculate the

maximum affordable housing payments for different households and their eligibility for federal housing assistance. The Regional Housing Needs Allocation (RHNA) process also uses the HUD income groups to categorize the basic construction need by income group for future housing development in the City. Section 8.3 Housing Need and Land Inventory, provides further discussion of the RHNA process.

TABLE 8.10 MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE - 2004				
Household Size	Maximum Income Level			
	Median	Very Low	Low	Moderate
1-Person	\$34,350	\$17,200	\$27,500	\$41,250
2-Person	\$39,300	\$19,650	\$31,400	\$47,100
3-Person	\$44,200	\$22,100	\$35,350	\$53,000
4-Person	\$49,100	\$24,550	\$39,300	\$58,900
5-Person	\$53,050	\$26,500	\$42,400	\$63,600
6-Person	\$56,950	\$28,500	\$45,550	\$68,300
7-Person	\$60,900	\$30,450	\$48,700	\$73,050
8-Person	\$64,800	\$32,400	\$51,850	\$77,750

Source: Department of Housing and Community Development (2004)

HOUSEHOLD SIZE

Table 8.11 displays the household size, number of households and percentage of each household size within the City of Biggs.

There has been a significant increase in the number of households with four to six persons since 1990. By contrast, the number of households with two or three persons has decreased. The increase in the number of family-sized households is reflected in the average household size for Biggs, which increased by 3.6 percent between 1990 and 2000. The average household size in Biggs is high when compared with the average household size in Butte County, which was 2.48 persons per household in 2000.

TABLE 8.11 HOUSEHOLD SIZE						
Household Size	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
1 person	95	17.7%	116	20.2%	21	22.1%
2 person	161	30.0%	126	22.0%	-35	-21.7%
3 person	84	15.6%	82	14.3%	-2	-2.4%
4 person	92	17.1%	118	20.6%	26	28.3%
5 person	67	12.5%	80	14.0%	13	19.4%
6 person	18	3.4%	32	5.6%	14	77.8%
7+ person	20	3.7%	19	3.3%	-1	-5.0%
Total	537	100.0%	573	100.0%	36	6.7%
Average Household Size	3.03		3.14		0.11	

Source: 1990, 2000 U.S. Census

HOUSEHOLD TYPE

A summary of Biggs household characteristics is provided in **Table 8.12**. The majority of households in Biggs are family households, which were approximately 78.8 percent of all households in 2000. Family households have increased numerically since the 1990 U.S. Census, but have proportionally remained the same. However, married couple households have

decreased proportionally from 1990 to 2000, although numerically they have increased. The fastest growing category has been the male householder with no wife present and children under 18. The female householder category has increased proportionally between 1990 and 2000, but female-headed households with children under 18 have slightly declined. Also of note is the decrease in the number of households with individuals 65 years of age and over.

Household Type	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Households	521	100.0%	571	100.0%	50	9.6%
Family Households	411	78.9%	450	78.8%	39	9.5%
<i>Married Couple Households</i>	335	64.3%	346	60.6%	11	3.3%
<i>Female Householder, no husband present</i>	60	11.5%	76	13.3%	16	26.7%
<i>Female Householder with child under 18</i>	44	8.4%	41	7.2%	-3	-6.8%
<i>Male Householder, no wife present</i>	16	3.1%	28	4.9%	12	75.0%
<i>Male Householder with child under 18</i>	11	2.1%	21	3.7%	10	90.9%
Non-Family Household	110	21.1%	121	21.2%	11	10.0%
<i>Householder living alone</i>	97	18.6%	98	17.2%	1	1.0%
Households with Individuals < 18 years old	251	48.2%	285	49.9%	34	13.5%
Households with Individuals ≥ 65 years old	149	28.6%	141	24.7%	-8	-5.4%

Source: 1990, 2000 U.S. Census

HOUSEHOLD TENURE

As indicated in **Table 8.13**, a majority of housing units in Biggs are owner-occupied (74.7 percent in 2000). The ownership rate in Biggs is greater than Butte County as a whole, which has 60.9 percent owner-

occupied households. Proportionally, the tenure rate for the City remained approximately the same in the 2000 Census as it was in the 1990 Census, with only a slight increase in the percentage of renter-occupied units.

Household Type	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
City of Biggs						
Occupied Housing Units	521	100.0%	571	100.0%	50	9.6%
Owner Occupied	395	75.8%	425	74.4%	30	7.6%
Renter Occupied	126	24.2%	146	25.6%	20	15.9%
Butte County						
Occupied Housing Units	71,665	100.0%	79,566	100.0%	7,901	11.0%
Owner Occupied	43,649	60.9%	48,336	60.7%	4,687	10.7%
Renter Occupied	28,016	39.1%	31,230	39.3%	3,214	11.5%

Source: 1990, 2000 U.S. Census

OVERCROWDED HOUSEHOLDS

Overcrowding is defined as a situation in which there is more than one person per room in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units, or face a lack of vacant larger housing units in an area, may be forced to rent or purchase housing that is too small to meet their needs. As **Table 8.14** shows, the number of overcrowded housing units in Biggs in 2000 was 73, representing

12.7 percent of the total housing in the City. This represents both a numerical and proportional increase from the level of overcrowding in 1990. The number of overcrowded units increased by approximately 55.3 percent between 1990 and 2000, with the number of overcrowded owner-occupied units doubling. Severely overcrowded households increased by two-thirds between 1990 and 2000. This may indicate that the increased number of larger families that reside in Biggs (see **Table 8.11**) may not be finding housing units of adequate size.

TABLE 8.14 OVERCROWDED HOUSEHOLDS						
Type	Overcrowded (1.01-1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)		Total	
	Number	Percent of Total Housing Units	Number	Percent of Total Housing Units	Number	Percent of Total Housing Units
1990						
Owner	17	3.3%	8	1.5%	25	4.8%
Renter	15	2.9%	7	1.3%	22	4.2%
Total	32	6.1%	15	2.9%	47	9.0%
2000						
Owner	28	4.9%	22	3.8%	50	8.7%
Renter	20	3.5%	3	0.5%	23	4.0%
Total	48	8.4%	25	4.4%	73	12.7%

Source: 2000 U.S. Census

HOUSING CHARACTERISTICS

HOUSING STOCK

Table 8.15 shows the type of housing units in Biggs from 1990 to 2000. The number of housing units in Biggs increased by 12.0 percent between 1990 and 2000. Single-family detached residences make up the

majority of housing units in the City. The largest percentage increase occurred in one-unit attached dwellings, also known as "second units" or "granny flats". The number of 2-4 unit dwellings and mobile homes decreased during the same period. According to the City planner, a total of four single-family homes have been built from January 2001 through July 2004.

TABLE 8.15 HOUSING UNITS BY TYPE						
Units in Structure	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
1 unit, detached	448	81.8%	506	82.4%	58	12.9%
1 unit, attached	5	0.9%	28	4.6%	23	460.0%
2 to 4 units	40	7.3%	28	3.5%	-12	-30.0%
5 to 9 units	3	0.5%	5	0.8%	2	66.7%
10 or more units	0	0.0%	0	0.0%	0	0.0%
Mobile home, other	52	9.5%	47	7.7%	-5	-9.6%
Total	548	100.0%	614	100.0%	66	12.0%

Source: 1990, 2000 U.S. Census

Housing units constructed in the City's Sphere of Influence are not included as a part of the City's housing stock. These units are considered to be a part of Butte County's housing stock and remain so until if and when the City annexes these units.

AGE OF HOUSING STOCK

Table 8.16 illustrates the approximate age of the housing stock in Biggs. The largest percentage of Biggs's housing stock, 24.1 percent (148 units), was built between 1970 and 1979. As is evident in **Table 8.16**, the City experienced a majority of its housing construction prior to 1980. 54.2 percent of the housing units were built prior to 1969, and 25.4 percent were built in 1949 or earlier. More simply stated, more than 80.0 percent of the units were constructed more than 35 years ago. Many of the homes have undergone some maintenance, although some have visible evidence of moderate dilapidation (California Engineering Company, 2004).

HOUSING STOCK CONDITION

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking complete plumbing, and units constructed before 1950 that have not had significant maintenance. **Table 8.14** illustrated overcrowding conditions in Biggs, while **Table 8.16** indicated that approximately 25.4 percent of the housing stock in the City was built prior to 1950. According to the 2000 Census, three housing units in Biggs lacked complete plumbing facilities. Four units lacked complete kitchen facilities.

In May 2004, the City of Biggs initiated a citywide survey of housing. This survey involved a total of 591 housing units in the community. A computer file with residential parcel data was used to determine the location of all units in the City of Biggs. Due to the small size and accessibility of the community, 100% of the assessable residential housing units were inspected. Through the use of a point rating

system prescribed by the California Department of Housing and Community Development, the five major components of each structure were numerically rated, and the results were tabulated to establish a total score. Based on this total score, each unit was categorized as "sound," "minor," "moderate," "substantial," or "dilapidated." Undeveloped properties were not scored, while properties featuring more than one unit were marked as multifamily dwellings and counted as one unit in determining the total housing count (California Engineering Company, 2004).

The survey was conducted on a street-by-street basis to assess the exterior physical condition of each structure. Using a combination of drive-by and walk-by techniques, and remaining within public rights-of-way, all structures were visually rated according to the condition of major structural components, including foundations, roofing, siding, windows, and electrical. Attached garages were included in the evaluation, while detached garages, carports, and other appurtenant structures were not included. The surveyor visually assessed each of the structures, taking into account the quality of the building materials, building codes, structural size and configuration, and whether any substandard additions or other structures

Year Built	Number	Percent
1939 or earlier	93	15.1%
1940 to 1949	63	10.3%
1950 to 1959	65	10.6%
1960 to 1969	112	18.2%
1970 to 1979	148	24.1%
1980 to 1989	76	12.4%
1990 to March 2000	57	9.3%
Total		100.0%

Source: 2000 U.S. Census

were attached to the dwelling (California Engineering Company, 2004). The results of the survey are displayed in **Table 8.17** below.

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

Source: California Engineering Company (2004).

The results of the housing condition survey reveal a substantial need for housing rehabilitation and maintenance in the City of Biggs. The overall percentage of units needing improvement totaled approximately 80 percent, or 473 units. A majority of the units in need of repair were placed in the "minor" to "moderate" repair category, and a limited number of units were found to be in need of "substantial" repair or in dilapidated condition. According to the 2000 U.S. Census, approximately 36 percent of the homes constructed in the City are more than 40 years old. Many of the older homes have been maintained, resulting in the low number of dilapidated units. However, the high number of "minor" to "moderate" units would need to be addressed to ensure the stock is preserved and will not result in an increase to a more substantial need of repair.

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

units requiring rehabilitation (California Engineering Company, 2004).

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

HOUSING VACANCY

To be considered a healthy housing market, it is generally accepted that a vacancy rate of 5.0 percent should exist. A low vacancy rate reduces the opportunities for mobility within a community and increases the cost of available housing. An increased rate of homelessness and emigration are likely consequences of excessively low vacancies. While a high vacancy rate may lower the cost of housing, present a greater opportunity for mobility within a community, and reduce the rate of homelessness, it may also inhibit the development of newer housing units.

According to the 2000 Census, the City of Biggs falls just below the desired vacancy rate, at 4.8 percent "Market" vacant units. The vacancy rates assist the City in identifying the needs for new housing. As outlined in **Table 8.18** below, it is evident an increase in unit vacancy has met the needs of the community in providing a balanced market.

	1990		2000	
	Number of Units	Percent	Number of Units	Percent
Total Units	548	100.0%	614	100.0%
<i>Vacant Units</i>				
For rent	2	0.4%	19	3.1%
For sale only	3	0.1%	11	1.8%
Rented or sold, not occupied	8	1.5%	9	1.5%
For seasonal, recreational, or occasional use	0	0.0%	2	0.3%
For migrant workers	0	0.0%	0	0.0%
Other vacant	14	2.6%	0	0.0%
Total vacant units	27	4.9%	41	6.7%
Effective Vacancy Rate	0.9%		4.8%	

Source: 1990, 2000 U.S. Census

There are at least two different classifications of vacancy rates: "Market Vacancy" and "Other Vacant". The most commonly used is Market Vacancy. This type of vacancy rate, also referred to as the "Effective Vacancy Rate," looks at the number and percentage of vacant units that are for sale or rent on the open market. Other Vacant are those units that are not on the open sale or rental market and are typically described as vacation homes or seasonal migrant labor camps. The desired vacancy rate of 5.0 percent generally means the Market Vacancy rate.

HOUSING COSTS AND OVERPAYMENT

Housing Sales Prices

The residential real estate market in California has recently experienced an increase in home prices, resulting from low mortgage rates, decreasing home sales inventory and a steadily growing labor market. **Table 8.19** shows the median dollar value for a single-family house in Biggs. Although home sales prices have appreciated considerably in Biggs over the past 23 years, they have increased even more so since 2000. Data from Dataquick, a real estate information firm, indicate that the average 2003 median sales price of a home in Biggs was \$126,590, which is an increase of approximately 56.3 percent over the 2000 U.S. Census median price. For

November 2003, the last month for which data are available, the median sales price of a home in Biggs was \$140,500.

Housing Rental Costs

According to the 2000 Census, the median gross rent for rental units in the City of Biggs was \$488 per month. The Butte County Housing Authority indicated that prevailing market rents in the City of Biggs in 2004 are as follows:

Studio:	\$385-425
1-Bedroom:	\$475-550
2-Bedroom:	\$550-800
3-Bedroom:	\$850-950
4-Bedroom:	\$1,300

Overpayment

Generally, overpayment compares the total shelter cost for a household to the ability of that household to pay. Specifically,

Year	Median Dollar Value (Sales Price)	Change	
		Dollars	Percent
2003	\$126,590*	\$57,200	56.3%
2000	\$81,000	\$22,700	38.9%
1990	\$58,300	\$16,000	37.8%
1980	\$42,300		

* Average monthly median sales price to November 2003.
Sources: 1980, 1990, 2000 U.S. Census; Dataquick

overpayment is defined as monthly shelter costs in excess of 30 percent of a household's income. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

Table 8.20 summarizes data from the 2000 Census that indicates the percentage of rental households and owner-occupied households overpaying for shelter in 2000 by income range. As shown in **Table 8.20**, 32.6 percent of the occupied housing units in Biggs are overpaying for shelter. More specifically, 32.7 percent of the owner households and 32.4 percent of the renter households in the City are overpaying for

housing. **Table 8.20** shows that generally the lower the income, the more likely the household will be in an overpayment situation. Households earning less than \$10,000 annually have the highest proportion of overpayment, with approximately 73.8 percent of these households overpaying for housing.

The Comprehensive Housing Affordability Strategy (CHAS), which was developed by Department of Housing and Urban Development (HUD) to assist jurisdictions in writing their consolidated plans, has special tabulation data based on the 2000 Census. According to this data, 121 (26.0 percent) of the very low and low income owner households and 58 (35.4 percent) of the very low and low income renter households in the City are in overpayment situations.

TABLE 8.20 TOTAL HOUSEHOLDS OVERPAYING BY INCOME						
Income	Households Paying At Least 30 percent of Income for Housing					
	Owner-Occupied		Renter-Occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	35	77.8%	10	62.5%	45	73.8%
\$10,000 to \$19,999	48	70.6%	28	68.3%	76	69.7%
\$20,000 to \$34,999	30	38.0%	7	20.6%	37	32.7%
\$35,000 to \$49,999	14	20.0%	0	0.0%	14	15.9%
\$50,000 and over	1	0.8%	0	0.0%	1	0.6%
Total	128	32.7%	45	32.4%	173	32.6%

Source: 2000 U.S. Census

When the figures in **Table 8.20** are compared to 1990 U.S. Census data, a significant decrease in renter overpayment with annual incomes of less than \$10,000 is found. This decrease represents a 32.7 percent difference from 1990 to 2000. Only one income category outlined by the U.S. Census experienced an increase between 1990 and 2000 in renter overpayment - the \$20,000 to 34,999 category experienced a 9.2 percent increase. A significant decrease in the overpayment for housing costs under the renter-occupied units has been realized, and may be attributed to the addition of 22 new rental units between 1990 and 2000 (California Engineering Company, 2004).

The largest increase in overpayment realized among owners was identified in the \$10,000 – 19,999 income category, with a 23.7 percent increase in overpayment from 1990 to 2000. This coincides with the 71.0 percent increase in housing purchase prices. This increase may additionally be attributed to the relaxing of lending rules and the non-stated income loans, which have become the norm for many lenders in a market of low interest rates. Additionally, the increase in overpayment for housing costs under the owner-occupied units may be attributed to the increase in housing values. (California Engineering Company, 2004)

Housing Affordability by Household Income

Tables 8.21 and **8.22** show the maximum rents and sales prices, respectively, that are affordable to very low-, low-, and moderate-income households. Affordability is based on a household spending 30 percent or less of their total household income for shelter and on the maximum household income levels established by the Department of Housing and Community Development as shown previously in **Table 8.10**.

As shown in **Table 8.21**, the maximum affordable rent for a very-low income three-person household is \$552 monthly, while the same for a low-income household is \$884. As stated previously, prevailing market rents for a two-bedroom apartment in Biggs range from \$550 to \$800. This would

indicate that most rental units in the City are affordable to low-income households, but not to very low-income households. Very-low income households may be required to rent one-bedroom apartments, which are more in the price range of these households, however this situation may increase overcrowding in the City.

The median sales price for single-family homes in Biggs continues to rise. As of 2003, the median sales price for single-family homes in the City was \$126,590. The maximum affordable sales price for a 4-person, very-low income household is \$76,700. The maximum affordable sales price for a 4-person household in the low-income group is \$122,900. This would indicate that the majority of homes in Biggs are not affordable to low-income and very-low income households of four persons.

TABLE 8.21 AFFORDABLE RENTAL COSTS								
Income Group	Household Income Levels							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Very Low Income								
Annual Income	\$17,200	\$19,650	\$22,100	\$24,550	\$26,500	\$28,500	\$30,450	\$32,400
Monthly Income	\$1,433	\$1,638	\$1,842	\$2,046	\$2,208	\$2,375	\$2,538	\$2,700
Monthly Rent/Payment	\$430	\$491	\$552	\$614	\$662	\$713	\$761	\$810
Low Income								
Annual Income	\$27,500	\$31,400	\$35,350	\$39,300	\$42,400	\$45,550	\$48,700	\$51,850
Monthly Income	\$2,292	\$2,617	\$2,946	\$3,275	\$3,533	\$3,796	\$4,058	\$4,321
Monthly Rent/Payment	\$687	\$785	\$884	\$983	\$1,060	\$1,139	\$1,217	\$1,296
Moderate Income								
Annual Income	\$41,250	\$47,100	\$53,000	\$58,900	\$63,600	\$68,300	\$73,050	\$77,750
Monthly Income	\$3,438	\$3,925	\$4,417	\$4,908	\$5,300	\$5,692	\$6,088	\$6,479
Monthly Rent/Payment	\$1,031	\$1,178	\$1,325	\$1,472	\$1,590	\$1,707	\$1,826	\$1,944

Source: Department of Housing and Community Development (2004)

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

TABLE 8.22 AFFORDABLE OWNERSHIP COSTS								
Income Group	Household Income Levels							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Very Low Income								
Annual Income	\$17,200	\$19,650	\$22,100	\$24,550	\$26,500	\$28,500	\$30,450	\$32,400
Maximum Sales Price	\$53,700	\$61,400	\$69,100	\$76,700	\$82,800	\$89,100	\$95,200	\$101,400
Low Income								
Annual Income	\$27,500	\$31,400	\$35,350	\$39,300	\$42,400	\$45,550	\$48,700	\$51,850
Maximum Sales Price	\$86,000	\$98,200	\$110,500	\$122,900	\$132,600	\$142,400	\$152,300	\$162,200
Moderate Income								
Annual Income	\$41,250	\$47,100	\$53,000	\$58,900	\$63,600	\$68,300	\$73,050	\$77,750
Maximum Sales Price	\$129,000	\$147,300	\$165,900	\$184,300	\$199,000	\$213,700	\$228,600	\$243,200

Sources: Department of Housing and Community Development, (2004); <http://nt.mortgage101.com>

Note: Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30 year fixed rate mortgage at 7.0% annual interest rate, no outstanding debts. Assignment of 30% of gross household income to housing costs to cover principal, interest, property taxes, homeowner's insurance and private mortgage insurance.

SPECIAL HOUSING NEEDS

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

SENIORS

Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed income and health care costs. Additionally, senior households have other needs related to preserving their independence, including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with financial affairs, and daily assistance. Seniors with a mobility limitation require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered

countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights. For the purposes of this assessment, seniors are defined as people age 65 years or older.

Table 8.23 shows the number of seniors living in Biggs. Seniors accounted for approximately 10.5 percent of the total population in the City. After a slight increase in the senior population between 1980 and 1990, there was a decrease of 11 percent between 1990 and 2000. Part of the reason for the decline may be attributed to the lack of housing facilities that serve seniors. There are no licensed residential care facilities for seniors in Biggs.

TABLE 8.23 BIGGS SENIOR POPULATION			
Year	Population	Total Percent Change	Annual Percent Change
1980	207	-	-
1990	213	2.9%	0.2%
2000	188	-11.7%	-1.1%

Source: 1980, 1990, 2000 U.S. Census

The nearest such facilities are located in Gridley, where four facilities have a total capacity of 57 residents. Other facilities are located throughout Butte County. There are also no senior apartment complexes in Biggs. It is possible that some of senior population moved out of Biggs to these facilities.

Table 8.24 shows the number of households by age and tenure. According to the 2000 Census, 123 elderly households reside in Biggs, which is 21.5 percent of the total households. Of the 123 senior households, 22 were in rental units (17.9 percent), which is below the total percentage of households in rental units in Biggs (25.6 percent). The remaining senior households are in owner-occupied units. The high rate of ownership by seniors generally ensures that housing costs will not increase for seniors in Biggs. However, maintenance costs may increase, which may make it more difficult for seniors to adequately maintain their homes.

Approximately 22.3 percent (25 households) of the senior householders were living below the poverty level, according to the 2000 Census. This is a greater percentage than that for households in Biggs overall (15.6 percent). All the elderly households that are below the poverty level are nonfamily households. This group is particularly vulnerable to increases in housing costs, either rents or maintenance costs. Also, increases in other expenses associated with housing, such as energy costs, would adversely affect elderly households below the poverty, as well as households above the poverty level with limited incomes.

In Biggs, consideration should be given to establishing programs that would enable seniors to remain in their homes. Such programs may include financial assistance for weatherization, housing rehabilitation and retrofitting to accommodate disabilities (e.g., installation of wheelchair ramps). The need for additional housing units for seniors in Biggs is minor, given the decrease in the senior population. However, in considering development applications for housing units to accommodate the elderly, special consideration should be given to projects that provide 24-hour health care and other

services. Also, given the lack of services in the City that seniors require, such as health facilities, consideration should be given to locating senior housing units in areas that are readily accessible by public transportation.

Householder Age	Owners	Renters	Total
15-24 years	6	14	20
25-34 years	56	45	101
35-64 years	262	65	327
65-74 years	53	7	60
75 plus years	48	15	63
Total	425	146	571

Source: 2000 U.S. Census

Between 1990 and 2000, the senior population in Biggs decreased by 11.7 percent. Assuming that this trend will continue, it is projected that Biggs will have a decrease in the senior population living in the City by 2008. Therefore, new housing units established specifically for seniors is considered not necessary in the City.

DISABLED PERSONS

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

Physical, mental and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for one's self difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible

and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. As with some seniors, persons with a mobility limitation require housing that is physically accessible.

The U.S. Census Bureau defines a disability as

a mental, physical or health condition that lasts over six months. According to the 2000 U.S. Census, a total of 393 persons in Biggs age 5 and over had a disability, which was approximately 23.9 percent of the total population (**Table 8.25**). Approximately 19.3 percent of the number of disabled persons were age 65 and over. There were 152 persons from ages 16-64 with a disability that were not employed. This accounted for approximately 38.7 percent of the total number of persons with disabilities. By comparison, the percentage of the total population age 16-64 without a disability that was not employed was approximately 34.5 percent.

Disability Category	Number	Percent
Persons Age 5-16 with a Disability	23	1.4%
Age 16-64, Employed Persons with a Disability	142	8.6%
Age 16-64, Not Employed Persons with a Disability	152	9.2%
Persons Age 65 Plus with a Disability	76	4.6%
Total Persons with a Disability	393	23.9%
Total Population*	1,647	100.0%

* Civilian non-institutional, 5 years of age and over
Source: 2000 U.S. Census

The 2000 U.S. Census categorized six types of disabilities: sensory, physical, mental, self-care, go-outside-home and employment. **Table 8.26** provides more detail on the disabilities recorded for residents of Biggs. It should be noted that the total disabilities recorded exceed the number of persons with disabilities, indicating that some persons had more than one type of disability. There

were 136 persons over 15 years of age who had a go-outside-home disability and 38 persons with a self-care limitation. Some of these persons may have both types of disabilities, but the number is unknown. Approximately 31.6 percent of the tallied go-outside-home disabilities (43) and 39.5 percent of the tallied self-care disabilities (15) were associated with seniors.

TABLE 8.26 PERSONS WITH DISABILITIES BY DISABILITY TYPE		
Disability by Type	Number	Percent
<i>Total Disabilities Tallied</i>	698	100.0%
<i>Total Disabilities for Ages 5-15</i>	24	3.4%
Sensory disability	4	0.6%
Physical disability	1	0.1%
Mental disability	17	2.4%
Self-care disability	2	0.2%
<i>Total Disabilities for Ages 16-64</i>	522	74.8%
Sensory disability	31	4.4%
Physical disability	110	15.6%
Mental disability	66	9.5%
Self-care disability	23	3.3%
Go-outside-home disability	93	13.3%
Employment disability	199	28.5%
<i>Total Disabilities for Ages 65 and Over</i>	152	21.8%
Sensory disability	28	4.0%
Physical disability	52	7.4%
Mental disability	14	2.0%
Self-care disability	15	2.1%
Go-outside-home disability	43	6.2%

Source: 2000 U.S. Census

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

Community care facilities for up to six persons are considered residential uses by State law. Such facilities are not required to obtain a conditional use permit, zoning variance or other zoning clearance if they are not required of a family dwelling of the same type in the same zone (California Health and Safety Code Section 1566.3). Therefore, a residential care home for six or fewer persons is allowed by right in the residential zones in the City. This provision of State law has not yet been incorporated in the City's Zoning Ordinance. This Housing Element includes **Program 2.7** which requires the City to amend its Zoning Ordinance to include this provision. Residential care homes for more than six persons are allowed only in the R-3 (High Density Residential), C-D

(Downtown Commercial), C-G (General Commercial) and M-1 (Light Industrial) zones, and only with a use permit.

The three principal statutes that address the fair housing and building standards for persons with disabilities are the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA) as supported in Title 24 of the California Government Code. The City has reviewed all zoning laws, policies and practices for compliance with fair housing law. Section 8.4 Housing Constraints, addresses the issue of potential constraints on the development of housing for disabled persons in greater detail.

Assuming the same proportion of disabled persons to the City population as currently exists, it is projected that Biggs will have approximately 22 additional persons age 5 to 64 with a disability. Persons over 65 with a disability are counted as part of the senior household projections. It is expected that some of the additional disabled population can be accommodated in housing units for families, since some disabled persons would

belong to family households. However, if all the additional disabled persons require institutionalized care, an additional 22 rooms would be required. These rooms could be accommodated in a care facility, a multifamily housing unit or other form of housing.

FEMALE-HEADED HOUSEHOLDS

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

The Census provides data on the total number of households with a female head

and the number of those with children and the number with incomes below the poverty level. **Table 8.27** presents information on female-headed households in Biggs. The data includes all female heads of households; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female-headed households comprise just 11.3 percent of the total households in Biggs, but account for 47.1 percent of families that are below the poverty level.

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

Householder Type	Number	Percent
Female-Headed Households	64	11.3%
<i>Female Heads with own Children</i>	39	6.9%
<i>Female Heads without Children</i>	25	4.4%
Total Households	564	100.0%
Female-Headed Households Under the Poverty Level	24	47.1%
Total Family Households Under the Poverty Level	51	100.0%

Source: 2000 U.S. Census

Assuming the same proportion of female-headed households to the total number of City households as currently exists, there will be an additional 5 female-headed households in the City by 2008. Assuming one housing unit would be required for each such household, this would represent 7.7 percent of the RHNA target for the City. The additional female-headed households will necessitate the construction of approximately one additional housing unit per year through 2008.

A smaller number of households in Biggs are headed by males with no wife present. The 2000 Census indicates that there were 25 male-headed households in Biggs, of which 21 had children under 18 years of age. Only two male-headed households were below the poverty level. Nevertheless, male-headed households could also benefit from some of the programs aimed at female-headed households.

LARGE FAMILY HOUSEHOLDS

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

Table 8.28 shows household sizes by tenure. Approximately 22.9 percent of the households in the City have five or more persons in the 2000 Census, which represents a 4.7 percent increase since 1990. By comparison, approximately 16 percent of households in California are occupied by large families. Of the large family households in Biggs, approximately 77.4 percent live in owner-occupied units.

In some circumstances, where the housing market does not meet the housing needs of large households, overcrowding can result. As illustrated in **Table 8.14**, the incidence of overcrowding in Biggs has increased from 1990 to 2000. It should be noted that overcrowding is not as significant a problem

as in California overall. Approximately 15.2 percent of all households in the state experience overcrowded conditions, while only 12.7 percent of households in the City are overcrowded. Nevertheless, overcrowding is an issue of concern. Moreover, according to the 2000 U.S. Census, there are only 60 housing units in the City with four or more bedrooms, which constitute only 10.5 percent of all occupied housing units.

Consideration should be given to the provision of housing with a larger number of rooms. Since larger families tend to have greater expenses than smaller families, affordable housing for large families is an issue. In addition, larger households may require safe outdoor play areas for children. Therefore, it is preferred that housing for larger families be located near such community resources. Recently, the Butte County Housing Authority rehabilitated 20 duplex units it manages in Biggs. Of these 20 units, two are four-bedroom units that are suitable for larger families. Also, the City was awarded a grant through the CDBG program to administer a rehabilitation program that can be utilized for room additions by qualifying families. To date, none of the rehabilitation funds have been expended for room additions (California Engineering Company, 2004).

Household Size	1990		2000		Number of Bedrooms	1990		2000	
	Number	Percent	Number	Percent		Number	Percent	Number	Percent
Owner Units									
5-Person	40	10.1%	62	14.6%	3-Bedroom	228	53.6%	225	51.8%
6-Person	21	5.3%	19	4.5%	4-Bedroom	39	9.2%	47	10.8%
7-Person or more	8	2.0%	15	3.5%	5-Bedroom or more	0	0.0%	4	0.1%
Total	69	17.4%	96	22.1%	Total	267	62.8%	276	63.6%
Renter Units									
5-Person	14	11.1%	13	8.9%	3-Bedroom	34	27.0%	59	42.4%
6-Person	8	6.3%	7	4.8%	4-Bedroom	5	4.0%	6	4.3%
7-Person or more	8	6.3%	8	5.5%	5-Bedroom or more	3	2.4%	3	2.1%
Total	30	23.8%	28	19.2%	Total	42	33.3%	68	48.9%
Total Large Households	96	18.4%	124	21.7%	Total Large Units	309	59.3%	344	60.1%

Source: 1990, 2000 U.S. Census

As indicated in **Table 8.7**, by the year 2008 it is projected that Biggs will have approximately 608 total households. Assuming the same proportion of large family households to the total number of City households as currently exists, it is projected that there would be approximately 8 additional large family households in Biggs by 2008. To accommodate this increase, an average of less than two housing units suitable for large families will need to be constructed annually. **Program 2.3** has been incorporated into this Housing Element to assist in the development of housing units for large households.

AGRICULTURAL WORKERS

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2002 U.S. Department of Agriculture (USDA) Census of Agriculture, there were 6,786 farmworkers in Butte County (**Table 8.29**). This represents a 15.5 percent decrease from the 1997 Census of Agriculture figure of 8,029 farmworkers. To a large extent, this is due to a decrease in total farms – from 842 in 1997 to 739 acres in 2002, a 12.2 percent decrease. Most of the farmworkers in Butte County were employed by farms using 10 or more workers. These farms accounted for approximately 29.8 percent of all farms in the County in 2002, but employed 74.9 percent of the farmworkers. The total number of workers on farms with 10 or more workers decreased by 856 between 1997 and 2002, even though the number of farms with 10 or more workers increased by 10 during the same time. One factor may be the increased mechanization of agriculture, which reduces the number of workers needed for farm operations. Farms that have a greater number of workers may have a greater incentive to mechanize operations.

Approximately 70.9 percent of County farmworkers worked fewer than 150 days in a year, or less than about 60 percent of the year. There were 1,972 farmworkers that were known to work more than 150 days. These indicators suggest that farmworkers need housing that is not exclusively located

near work on farms, but that can accommodate work at other locations. The 2002 Census of Agriculture did not indicate the number of farmworkers living in Biggs or in the vicinity. The 2000 Census stated that 64 persons age 16 and over in Biggs were employed in the agriculture, forestry, fishing and hunting industry. However, this count does not likely include seasonal or temporary employees, nor does it include migrant workers who may reside temporarily in Biggs during harvest time. It should be noted that the 64 employees for 2000 is an increase from 51 counted in the 1990 Census.

There is no housing designated specifically for farmworkers in Biggs. However, the Butte County Housing Authority operates a farm labor housing center outside the City of Gridley approximately five miles from Biggs. The center contains 130 family housing units,

		2002	1997
Hired Farm Labor			
	Farms	739	842
	Workers	6,786	8,029
Farms with 10 Workers or More		2002	1997
	Farms	220	210
	Workers	5,083	5,939
Laborers Working 150 Days or More		2002	1997
	Farms	412	470
	Workers	1,972	2,160
<i>Farms with 10 Workers or More</i>			
	Farms	54	46
	Workers	1,008	1,173
Laborers Working Fewer Than 150 Days		2002	1997
	Farms	648	752
	Workers	4,814	5,869
<i>Farms with 10 Workers or More</i>			
	Farms	125	163
	Workers	3,029	4,127

Source: 1997 and 2002 USDA Census of Agriculture

which are available to qualified farmworkers who earn a specific amount of their income in "farm labor" as defined by the U.S. Department of Agriculture, Rural Development.

The Biggs Zoning Ordinance does not explicitly address farm labor housing. Under

California Health and Safety Code Section 17021.5(b), housing for six or fewer farmworkers shall be considered a residential land use and shall not require a conditional use permit, zoning variance or other zoning ordinance if such actions are not required for a family dwelling of the same type in the same zone. This Housing Element contains **Program 2.2**, which requires incorporation of the provisions of Health and Safety Code Section 17021.5(b) in the City's Zoning Ordinance. In addition, multifamily dwellings may also serve as low-cost housing for farmworkers.

HOMELESS PERSONS AND PERSONS NEEDING EMERGENCY SHELTER

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

Quantifying the homeless population in a community that does not have a well-developed network of homeless assistance providers is a very difficult task. The City of Biggs may well have a limited homeless population, but the size of this population is

There is approximately 17.5 percent of the population of Biggs that lives below poverty level. Many of these individuals are potentially at risk of becoming homeless. **Table 8.30** shows the percentage of those in poverty by household type for the City. Though the City has a lower percentage of individual and family households living in poverty than the State, it does have a much higher percentage of female-headed

difficult to estimate because there are no formal homeless shelters or other facilities, such as daytime service centers, where homeless persons would be attracted and accounted for. Due to the transient nature of this population, the number of homeless people fluctuates in any one area.

In an effort to properly count persons living in non-conventional housing, the 2000 U.S. Census developed special procedures to ensure the census data collected included persons living at emergency and transitional shelters, receiving services at facilities providing free meals, as well as persons staying at identifiable outdoor locations. This data is listed as "Other non institutional group quarters". Although this procedure was not intended to count "homeless," it does allow for some identification of this category. According to the data collected in the 2000 U.S. Census, the City of Biggs is listed as having no members of the community in this population category.

According to *The State of California's Housing Markets 1990-1997*, a document prepared as the California Statewide Housing Plan Update by the Department of Housing and Community Development, there were approximately 600 homeless persons in Butte County, which represented approximately 0.30 percent of the total County population (Department of Housing and Community Development, 1999). No figures were available for the City of Biggs. The 1992 Biggs Housing Element stated that there was no homeless problem in the City, but noted that there was a transient population of migrant farmworkers whose housing needs would need to be addressed (City of Biggs, 1994). Current farmworker housing needs were discussed previously.

Household Type	Biggs	State
Individuals	6.6%	14.2%
Families	9.0%	10.6%
Female-Headed Households	47.1%	25.0%

Source: 2000 U.S. Census

households below the poverty level.

In order to provide housing assistance to those who are currently homeless or are at risk of becoming homeless, the Butte County Housing Authority administers the federal Housing Choice Voucher Program. The program provides Section 8 vouchers to families in need of rent assistance. According to the Butte County Housing Authority, there are three Section 8 vouchers currently being used in the City of Biggs (Cathy Hodnett, pers. comm.).

There are no shelters for homeless persons in Biggs. The nearest homeless shelter is the Torres Community Shelter in the City of Chico. The Chico Community Shelter Partnership (CCSP) operates the 150-bed Torres Community Shelter. Overnight-stay housing only is provided to homeless individuals for a maximum of 180 nights per person per year. Meals are also provided at the shelter. All adult homeless persons and accompanied minors, regardless of county of origin, are provided services at this facility. Funds primarily by the Federal Emergency Shelter Grant (FESG) and FEMA programs provide the operating budget for the shelter. The Torres Community Shelter reported that none of its participants are from or are listed as being from the City of Biggs (California Engineering Company, 2004).

Another shelter for the homeless that is also located in the City of Chico is the Esplanade House. The Community Action Agency of Butte County, Inc., operates the Esplanade House, which is a transitional shelter program designed to provide shelter and essential services for homeless families in Butte County. It is the goal of the Esplanade House program to assist homeless families to become self-sufficient and to help minimize the risk of future homelessness. Currently, the Esplanade House operates from a converted motel with 13 furnished living units. Construction is nearly complete on a new facility in north Chico that would contain 60 apartments. The new facility would house approximately 70 adults and up to 120 children. The Esplanade House also reported no participants from Biggs (California Engineering Company, 2004).

Other service providers for homeless persons include the Oroville Rescue Mission in Oroville, the Jesus Center in Chico, and the Salvation Army through its offices in Chico and Oroville. These agencies provide services oriented primarily towards homeless persons. None of these agencies have reported any participants from the City of Biggs (California Engineering Company, 2004).

In addition to shelters for homeless individuals and families, shelters are also provided for individuals and families for emergency situations other than local disasters. Catalyst, a private, non-profit corporation, provides shelter and support services to victims of domestic violence in Butte County. Catalyst provides a confidential shelter for women and their children fleeing domestic violence situations. The shelter provides 20 beds.

8.3 HOUSING NEED AND LAND INVENTORY



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

FUTURE HOUSING NEEDS

REGIONAL HOUSING NEEDS ALLOCATION

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code, Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The State of California also establishes the number of total housing unit need for each region. The RHNP is developed by the Butte County Association of Governments (BCAG), and allocates to cities and the unincorporated county their "fair share" of the regions projected housing needs. The RHNP allocates "fair share" needs based on household income groupings over the five-year planning period for each specific jurisdiction's Housing Element. The RHNP, which covers a span of 7.5 years, also identifies and quantifies the existing housing needs for each jurisdiction.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of

Income Group	Basic Construction Need	
	Number	Percent
Very Low	21	33.0%
Low	13	21.0%
Moderate	7	11.0%
Above Moderate	23	36.0%
Total	65	100.0%

Source: Regional Housing Needs Plan, BCAG (2003)

their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table 8.31** provides the Regional Housing Needs Allocation (RHNA) target for the planning period 2001 to 2008 (also referred to as "basic construction needs") for each of the four household income groups for the City of Biggs.

Based on the above projections the City of Biggs will need to provide an additional 34 housing units affordable to very-low and low-income households, or 54 percent of all new housing units required to comply with the City's total RHNA target. In addition, the City will have to provide 30 housing units available to moderate and above-moderate income households. A total of 65 new housing units must be constructed by the City of Biggs by 2008, according to the RHNA.

As of November 2004, the City has had six single-family housing units built since January 1, 2001. All of these are market-rate units and considered to be affordable to moderate and above-moderate income households based on the current median home sales price in Biggs (see page 8-24 for home sales information). The City has recently received a proposal for a 20 unit

attached single family project. This project will have to be annexed by the City. Pending residential development within the City and the sphere of influence could add an additional 20 single-family housing units. **Appendix A** shows the location of the vacant residential acreage in the City.

AVAILABLE SINGLE-FAMILY SITES

The majority of vacant land in the City is zoned Single Family Residential s (R1), which

permits six units per acre. There are approximately 10.9 vacant acres in the R1 zone allocating a maximum of 66 units or a net number of 63 units based on the City Zoning Ordinance requirements of a minimum lot size of 7,200 square feet. Infrastructure is available for all vacant residential acreage in the City. Table 8.32 and Table 8.33 provide the characteristics of the available areas for the development of single-family homes.

Zoning Designation (dwelling units/acre)	Total Acres	Infrastructure Availability	Maximum Number of Units	Net Number of Units ¹
<i>Residential Zones</i>				
R1 (6 du/ac)	10.9	yes	66	63
R2 (14 du/ac)	3.7	yes	47	35
R3 (20 du/ac)	0 ²	yes	0	0
Total	14.6		113	98

¹ The net number of units is based on a minimum square footage of 7,200 sq. ft. as required in the Biggs Zoning Ordinance.

² Within the Biggs Sphere of Influence are three sites identified as High Density Residential In the Biggs General for a total of approximately 12 acres.

Source: City of Biggs; Pacific Municipal Consultants

AVAILABLE MULTIFAMILY SITES

The City of Biggs currently has approximately 3.7 acres of vacant land zoned to accommodate multi-family development within the City limits. Based on the City Zoning Ordinance requirements of a minimum lot size of 7,200 square feet the acreage would have capacity for 35 units available for multi-family development. The remaining vacant multiple family sites are located adjacent to existing developed land thereby making infrastructure available. The details for each multiple family vacant site are provided in **Table 8.33**.

Generally, the construction of housing units affordable to lower-income households is more economically feasible in multifamily zoning districts with higher densities. The R3 zone has a density of 20 units per acre and is considered the area most likely for the development of dwellings affordable to lower income households. Currently, there is

no vacant acreage zoned R3 in the City. The majority of Biggs is builtout and very little land within the current boundaries is vacant. However, within the City's Sphere of Influence three sites are designated as High Density Residential (HDR) in the Biggs General Plan. These sites combine for a total of 12 acres with a potential of 180 housing units (based on a development factor of 15 units per acre). Additionally, Program 2.12 of this Housing Element directs the City to identify at least two acres within the City's current boundary which will be rezoned to R3 once identified.

The R2 zoning district allows 14 units per acre. There are 3.7 vacant acres in this district. This zone is also considered feasible for affordable housing development. While the City has zoning for medium and higher density housing, the majority housing in the City (the medium sales price for a single family unit was approximately \$126,000 at the end of 2003) is affordable to lower income households.

TABLE 8.33 VACANT RESIDENTIAL PARCELS						
Map Key #	Assessor Parcel #	Zoning	Parcel Size ¹ (acres)	Maximum Number of Units ²	Net Number of Units ³	Development Impediments
1	022-150-032	R-2	0.11	1	1	Lot Size
2	001-185-013	R-2	0.28	4	2	None
3	022-150-033	R-2	0.24	3	2	None
4	001-163-008	R-2	0.27	4	2	None
5	001-188-005	R-2	0.44	6	4	None
6	001-193-009	R-2	0.25	4	2	None
7	001-013-023	R-2	0.16	2	2	Lot Size
8	001-032-008	R-2	0.17	2	2	None
9	001-053-008	R-2	0.32	4	2	None
10	001-056-010	R-2	0.36	5	4	None
10a	001-150-160	R-2	0.20	2	2	None
11	001-061-016	R-2	0.17	2	2	None
12	001-101-011	R-2	0.19	2	2	None
13	001-113-008	R-2	0.18	2	2	None
13a	001-113-012	R-2	0.16	2	2	Lot Size
14	011-140-048	R-2	0.15	2	2	Lot Size
15	001-150-068	R-1	0.40	2	2	None
16	001-130-024	R-1	0.17	1	1	Site Access
17	001-130-004	R-1	6.92	42	41	On-site irrigation canal
18	001-115-008	R-1	0.17	1	1	None
19	001-103-007	R-1	0.46	3	2	None
20	022-350-007	R-1	2.80	17	16	None
Total			14.23	113	98	

¹The City requires a minimum of 7,200 square feet for development.

²Rounded to the nearest whole number.

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

Source: City of Biggs

PENDING RESIDENTIAL PROJECTS

Table 8.34 identifies the residential development projects that are pending in the City of Biggs as of August 2004. Completion of this project will provide 20 new housing units in the City. The total RHNA goal for the City is 65 units of which, 23 are for above-moderate income households and 7 are for moderate-income households.

As no units are specifically set-aside for lower income households, it has been assumed that pending and proposed 20 housing units will be aimed at the moderate and above moderate income household. The completion of these projects would assist in satisfying the RHNA goal for moderate and above-moderate income households for the 2003-2008 Housing Program.

TABLE 8.34 PENDING AND PROPOSED RESIDENTIAL PROJECTS – JULY 2004				
	Type	Number	Income Range	Status
1	Attached Single Family	20	Moderate/Above Moderate	The project is undergoing CEQA evaluation and the City is currently processing the annexation. The housing units are anticipated to be completed and occupied by late 2005.
Total		20		

Source: City of Biggs

8.4 HOUSING RESOURCES



AFFORDABLE HOUSING

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

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

Section 515 mortgage program. There is no housing in Biggs under the Section 515 program.

AT-RISK HOUSING

State law requires that all Housing Elements include information regarding the potential conversion of existing, assisted housing developments to market rents during a ten-year period (Government Code Section 65583). The development of the law stems from concern about the loss of affordable housing due to the expiration of affordability restrictions or the prepayment of government mortgages. At-risk housing refers to assisted housing developments with affordability restrictions that are set to expire during the ten-year period from 2003-2013. This housing is considered at risk of losing its affordability controls and converting to market rate housing.

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

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

RESOURCES AND INCENTIVES FOR AFFORDABLE HOUSING

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

FINANCIAL RESOURCES

Table 8.35 provides a summary of the financial resources that may be available to the City for affordable housing development, rehabilitation and preservation from federal and State sources. It is important to note that many of these programs require annual budget appropriations and, periodically, may not be funded. Also, it should be noted that the City may not be eligible for all programs listed, nor may some of these programs be applicable to the City's housing needs. However, the information is presented here to increase awareness of the options that are potentially available to the City as it seeks to fulfill its RHNA targets. Three financial programs are discussed in more detail below:

Community Development Block Grants

HUD's Community Development Block Grant (CDBG) program provides funds for community development and housing activities and is administered by the California Department of Housing and Community Development (HCD). Examples of such activities include acquisition housing or land, rehabilitation of housing,

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

HOME Investment Partnership Act Funds

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

Section 8 Rental Assistance

Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to very low-income households in need of affordable housing. The Butte County Housing Authority administers this program, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of their income) and the Fair Market Rent (FMR) for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them. The Housing Authority currently provides vouchers to approximately 3 households in the City, as previously noted.

TABLE 8.35 HOUSING RESOURCES		
Housing Issue	Program Name	Program Description
Based upon the results of the housing conditions survey, many units are in need of rehabilitation.	State of California, Department of Housing and Community Development, CalHome Program	Grant provided to local public agencies and nonprofit developers to assist individual households with deferred payment loans for a variety of homeownership initiatives, including rehabilitation. Funds are awarded on a competitive basis.
	State of California, Department of Housing and Community Development, CDBG Program, General Allocation	Grants provided to local agencies. Funds may be used for a wide variety of housing and community development needs targeted to low-income households, including single- and multi-family housing rehabilitation. Funds are awarded on a competitive basis.
	State of California, Department of Housing and Community Development, CDBG Program, Planning and Technical Assistance	Grants provided to local agencies. Funds may be used for planning and evaluation studies related to a CDBG-eligible activity. For example, funds could be used to develop a detailed housing rehabilitation feasibility study and plan. Funds are awarded on a competitive basis.
Overall there is a lack of affordable housing stock, especially for larger families, contributing to overcrowding in existing units. Existing units may need rehabilitation to add additional bedrooms, and the development of new affordable units may be needed.	State of California, Department of Housing and Community Development CalHome Program State of California, Department of Housing and Community Development HOME Program State of California, Department of Housing and Community Development, CDBG Program, General Allocation	As discussed above, these funds may be used for rehabilitation of housing units occupied by low-income households.
	State of California, Department of Housing and Community Development, Pre-Development Loan Program	Provides pre-development capital in the form of short-term loans, to finance the start of low-income housing projects. Funds may be used for site control, engineering studies and architectural plans, application fees, legal services, and site preparation. Among the priority categories are projects in rural locations. Applications are accepted and evaluated and funds are awarded on a continuous basis as funds are available.

TABLE 8.35 HOUSING RESOURCES		
Housing Issue	Program Name	Program Description
Overcrowding exists in multi-family rental units. Assisting more households to become homeowners would facilitate movement to larger housing units.	State of California, Department of Housing and Community Development, CalHome Program	Grant provided to local public agencies and nonprofit developers to assist individual households with deferred payment loans for a variety of homeownership initiatives, including first time homebuyer down payment assistance. Funds are awarded on a competitive basis.
	State of California, Department of Housing and Community Development, CDBG Program, General Allocation	Grants provided to local agencies. Funds may be used for a wide variety of housing and community development needs targeted to low-income households, including down payment assistance. Funds are awarded on a competitive basis.
	State of California, California Housing and Finance Agency (CHFA): Cal HFA Housing Assistance Program California Homebuyer's Downpayment Assistance Program	CHFA provides a number of programs aimed at financing below market-rate loans to both create affordable rental housing and to assist first-time homebuyers in achieving the dream of homeownership. A variety of low-interest rate loan packages are available. Borrowers must work directly with participating lenders.
Seniors who can no longer continue to live independently in their own homes have no options for "senior" housing within the community, forcing them to move elsewhere to find such housing.	Department of Housing and Urban Development (HUD) Section 202 Program	This program provides federal capital advances and project rental assistance to private nonprofit corporations (low-income housing developers) in order to develop new housing or substantially rehabilitate housing to serve low-income elderly persons. Projects funded through Section 202 provide such services as homemaking, meals, counseling, referral services and transportation, which help residents maintain an independent living arrangement.

Local Housing Resources

The following nonprofit developers have been active in the construction and rehabilitation of affordable housing projects in Butte and surrounding counties. Other organizations that could potentially support affordable housing projects are listed in **Appendix B**. While some of the nonprofit organizations are already active in Butte

County, others listed here are located in the region and may be useful in developing additional affordable housing opportunities in the City. In addition, Butte County has a public housing agency, whose responsibilities and activities are described here.

Butte County Housing Authority

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

The Housing Choice Voucher program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the certificate at any decent, sanitary, and safe housing unit (single-family or multi-family) that accepts the certificates. The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. The Housing Authority subsidizes the difference between the tenant's portion and the contract rent. However, Fair Market Rent (FMR) restricts the actual contract rent as determined by the Department of Housing and Urban Development (HUD). The Housing Choice Voucher program is similar to the certificate program, except the tenant's housing contract rent is not restricted by FMR. As previously stated, the Housing Authority provides three Section 8 vouchers in the City of Biggs.

Community Housing Improvement Program, Inc. (CHIP)

CHIP is a nonprofit housing developer that has been active in Butte County and in other areas of northern California. Based in Chico, CHIP has developed both single family and multifamily residences in places such as Chico, Orland, Red Bluff and Yuba City. Single family home construction typically occurs as part of a "sweat equity" program, in which prospective tenants provide much of the labor. CHIP has constructed two housing projects in the City. Southfield Manor phase one was built in 1989, consisting of 35 single family homes, and phase two of 25 single family homes

was built in 1999. While these homes were sold to lower income persons originally, the units are not deed restricted to lower income households and can be re-sold as market rate units.

Mercy Housing California

Mercy Housing California is a branch of the nationwide non-profit Mercy Housing System. Based in San Francisco with an office in West Sacramento, Mercy Housing is actively involved in the development, rehabilitation and management of housing units throughout California. The agency seeks to provide affordable housing to lower-income families, seniors, and people with special needs. In 2000, Mercy Housing merged with the Rural Community Assistance Corporation (RCAC), which has funded affordable housing projects in many rural northern counties.

INCENTIVES FOR AFFORDABLE HOUSING

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

- While the City of Biggs offers a density bonus adhering to state density bonus standards, it has not explicitly incorporated density bonus provisions into its Municipal Code, however **Program 2.10** of this Housing Element requires the addition of a density bonus ordinance to the Code.
- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, including but not limited to a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required.

- Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development, and if the commercial, office, industrial, or other land uses are compatible with the housing development and with the existing or planned development in the area where the proposed housing project will be located.
- Other regulatory incentives or concessions proposed by the developer or the City that results in identifiable cost reductions (Government Code Section 65915(k)).
- Expedited development review.

8.5 HOUSING CONSTRAINTS



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

NON-GOVERNMENTAL CONSTRAINTS

LAND AVAILABILITY

The City of Biggs consists of approximately 1.4 square miles (896 acres) of land area. The City is located in the southern portion of Butte County and is surrounded by agricultural and open space land uses.

According to the land use survey, the City has approximately 14.6 acres of residential vacant land. This equates to 1.6 percent of the total land area in the City.

LAND COST

The cost of developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers

sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. This allows the developer to distribute the costs for infrastructure improvements (i.e., streets, sewer lines, water lines, etc.) over the maximum number of homes. According to local real estate agents, residential land costs \$50,000 to \$80,000 per acre for land with infrastructure available in the City. However, the development of residential land in the City is restricted, mainly due to the limited number of available for-sale residential lots.

INFRASTRUCTURE

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

1. The topography of the area is very flat. The ditches and sloughs, which drain surface water from the Biggs area to the Sacramento and Feather Rivers, have an average gradient of only 0.5 foot per thousand feet. Consequently, water velocity is very low, and the ditches must be very large to accommodate the high volume of stormwater flows generated within the area.
2. A high water table exists throughout much of the City. Subsurface soils include very dense hardpan layers that hold a perpetual reservoir of water 8 to 10 feet below the surface of the ground. The elevated water table affects trenching for drainage facilities adding considerable difficulty and expense. Open ditches must be widened rather than deepened to increase capacity.
3. Large open irrigation canals or drainage ditches bisect or are adjacent to some developable property in the City. The presences of these historical open waterways impacts the design, the review process, and the cost of engineering and construction for new development in Biggs. The large open ditches obstruct access to undeveloped property, limit the options for development of the property, and can

create aesthetic and safety concerns for the proposed urban use of the property.

The City of Biggs provides sewer service to its residents, and supplies both electricity and water through its municipal utility. A significant constraint to residential development is the existing water distribution system in the City. Many of the water lines are old and prone to breaking or leaking. Water pressure in the lines is inadequate for service to customers and for firefighting purposes. The City estimates that 75 percent of the existing water lines would need to be replaced in order to allow for adequate water pressure. An application for funding this project will be submitted by the City to the U.S. Department of Agriculture, Rural Development.

CONSTRUCTION COSTS

Construction costs can vary widely depending on the type of development. Multiple family residential housing generally costs less to construct than single-family housing. Labor and materials cost also have a direct impact on housing costs and makeup the main component of housing costs. Residential constructions costs vary greatly depending on the quality of materials used and the size of the home being constructed. **Table 8.36** shows construction costs for California regions excluding San Francisco and Los Angeles from 1990 to 1998. According to the Biggs Planning Department, the average cost for a new construction single-family home in the City is approximately \$65 to \$70 per square foot.

Housing Type	1990	1996	2000	2003
Average - Wood Frame	\$47.66	\$55.17	\$62.17	\$67.30
Good Quality - Wood Frame	\$67.49	\$75.76	\$85.50	\$92.40
Average - Masonry	\$55.46	\$62.04	\$70.03	\$75.70
Good Quality - Masonry	\$71.16	\$79.33	\$89.70	\$96.90

Source: Building Standards

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

AVAILABILITY OF FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordable priced housing in Biggs. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

Financing is one of the significant components to overall housing costs. The prime interest rate in the United States

fluctuated slightly for decades leading up to the 1980's. The prime interest rate rose significantly in 1979 and 1980 where the prime interest rate peaked at 21.5 percent in December 1980. At the end of the 1980's, the economy weakened and the prime interest rate dropped to 8.5 in February 1988. The prime interest rate during the 1990's remained between 6.0 and 10.0 percent. During the year 2001, the weakening of the economy and the events of September 11th spawned a significant decrease in the prime interest rate until it bottomed at 4.75 percent. Since then, interest rates have generally remained around 5.0 percent, although a strengthening economy may mean that interest rates will rise again in the near future.

According to DataQuick, the median sales price for housing in Biggs through November 2003 was \$126,590 (see **Table 8.19**). **Table 8.37** illustrates the loan amount for which a

household may qualify, based upon annual income at various interest rates. According to the table, households in the City must earn close to \$40,000 annually to qualify for a \$126,590 home loan with a six percent interest rate. This assumes that the borrower has good credit and no other debts. According to the 2000 Census, approximately 57.3 percent of the households in Biggs (323 households) earned

less than \$40,000 annually. For households in which the householder is from 25 to 65 years old (218 households), approximately 50.1 percent earned less than \$40,000 annually. Thus, a significant proportion of households in Biggs, particularly those headed by householders likely to have families, would have difficulty in purchasing a median-priced home.

Annual Income	Interest Rate	6%	7%	8%	9%	10%
\$20,000	House Price	\$64,442	\$59,325	\$54,794	\$50,781	\$47,220
	Monthly Payment	\$367	\$374	\$381	\$388	\$393
\$30,000	House Price	\$96,664	\$88,988	\$82,192	\$76,171	\$70,830
	Monthly Payment	\$550	\$562	\$572	\$582	\$590
\$40,000	House Price	\$128,885	\$118,651	\$109,589	\$101,562	\$94,440
	Monthly Payment	\$734	\$749	\$764	\$776	\$787
\$50,000	House Price	\$161,107	\$148,313	\$136,987	\$126,953	\$118,050
	Monthly Payment	\$917	\$937	\$954	\$970	\$984
\$60,000	House Price	\$193,328	\$177,976	\$164,384	\$152,343	\$141,660
	Monthly Payment	\$1,101	\$1,124	\$1,140	\$1,158	\$1,175
\$70,000	House Price	\$225,549	\$207,639	\$191,782	\$177,734	\$165,270
	Monthly Payment	\$1,312	\$1,284	\$1,329	\$1,351	\$1,377

Source: nt.mortgage101.com

Note: Loans are considered to be 30 year fixed with a 5% downpayment, The ratio of housing to income is set to 28%, The ratio of total monthly debts to income is set to 36%, Hazard insurance is calculated based on yearly fee of 0.4% of the loan amount, Property tax is 1% of the purchase price per year, Mortgage insurance is calculated based on a yearly fee of 0.5% of the loan amount if the down payment is less than 20%, Closing Costs are calculated based on 3% of the loan.

In addition to the constraints of interest rate and housing costs, home loan denial due to race or gender by financial institutions is a nongovernmental constraint. The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public loan data that can be used to assist:

- in determining whether financial institutions are serving the housing needs of their communities;
- public officials in distributing public-sector investments so as to attract

private investment to areas where it is needed;

- and in identifying possible discriminatory lending patterns.

Table 8.38 exhibits the denial percentage by race and gender for the Chico-Paradise Metropolitan Statistical Area (MSA) of which Biggs is a part. The data do not show a consistent pattern in application denials in relation to race. While American Indians had a high denial percentage, blacks had the lowest denial percentage of any racial or ethnic group. Interestingly, applications from males were denied twice as often as applications from females.

TABLE 8.38 DISPOSITION OF APPLICATIONS BY RACE AND GENDER FOR GOVERNMENT-BACKED AND CONVENTIONAL HOME LOANS, CHICO-PARADISE MSA (2002)			
Applicant Race/Gender	Applications Received	Applications Denied	Percent Denied
<i>Race/Ethnicity</i>			
American Indian/Alaska Native	17	3	17.6%
Asian/Pacific Islander	83	8	9.6%
Black	35	1	2.9%
Hispanic	191	17	8.9%
White	3,837	347	9.0%
Other/Race Not Available	631	102	16.2%
Joint (White/Minority)	161	13	8.1%
<i>Gender</i>			
Male	63	8	12.7%
Female	48	3	6.3%
Joint	150	11	7.3%
Gender Not Available	9	1	11.1%

Source: Federal Financial Institutions Examination Council (2002)

A more definite pattern to denials of loan applications emerges when the income of the applicant is considered. **Table 8.39** shows the denial rates for applications based upon income levels. As may be

expected, denial rates are higher for lower-income applicants. For the Chico-Paradise MSA, therefore, income is a greater determinant to accessibility to home loans than other factors.

TABLE 8.39 DISPOSITION OF APPLICATIONS BY INCOME FOR GOVERNMENT-BACKED AND CONVENTIONAL HOME LOANS, CHICO-PARADISE MSA (2002)			
Income Range	Applications Received	Applications Denied	Percent Denied
Less than 50% of MSA Median	119	35	29.4%
50-79% of MSA Median	465	63	13.5%
80-99% of MSA Median	465	51	11.0%
100-119% of MSA Median	598	54	9.0%
120% or more of MSA Median	3,089	270	8.7%
Income Not Available	219	18	8.2%

Source: Federal Financial Institutions Examination Council (2002)

GOVERNMENTAL CONSTRAINTS

LAND USE CONTROLS

The Biggs General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General

Plan allow single-family and multiple family residential developments. The Zoning Ordinance (Biggs Municipal Code Title 14) further describes the residential land use designations. These are provided in **Table 8.40**. A total of six residential land use designations provide for a range of residential densities ranging from agricultural residential densities (1 du/5 acre) to multiple family residential densities (15 du/acre).

Additional land use designations, which allow residential development, are also described in **Table 8.40**. In addition, residential care facilities are allowed in the

Downtown Commercial (C-D), General Commercial (C-G), and Light Industrial (M-1) zones with a use permit.

TABLE 8.40 ZONING LAND USE DESCRIPTIONS	
Designation	Notes
Single Family Residential (R-1)	Intended to provide areas of low-density residential neighborhoods at densities not less than 2.0 and not more than 6.0 units per gross acre.
Medium Density Residential (R-2)	Intended to provide areas of low- to medium-density residential development at densities not less than 6.0 and not more than 14.0 units per gross acre. Single family detached and duplex dwellings are allowed by right, and condominiums are allowed subject to securing a use permit.
High Density Residential (R-3)	Intended to provide areas of high-density residential development at densities not less than 6.0 and not more than 20.0 units per gross acre. This district allows a variety of types of housing, including single family detached, single family attached, and multifamily units.
Planned Development (PD)	Intended to be applied on a limited basis to provide flexibility in the approval of land uses. The PD District may be applied as a combining zone to any City zoning designation. The land use density and intensity of any PD district shall be consistent with the underlying land use designation with which the PD district is combined.
Public or Quasi-Public (P-Q)	Intended to provide for a wide range of public, institutional and auxiliary uses which may be established in response to the health, safety, cultural and welfare needs of the citizens of Biggs. All uses within the P-Q district are required to secure a use permit.

Source: City of Biggs Zoning Ordinance

RESIDENTIAL DEVELOPMENT STANDARDS

The City of Biggs Zoning Ordinance is the major guide for residential development policies. The policies establish and control the type, location, and density of residential development in Biggs. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the general plan. The specific residential land use zones used in Biggs and the respective maximum densities are shown in **Table 8.41**.

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

Zone	Minimum Area	Minimum Lot Width	Maximum Lot Coverage	Maximum Density	Residential Types
Single Family Residential (R-1)	7,200 sq. ft.	55-70 ft.	40% (up to 55% with use permit)	6.0 units per acre	Detached single-family residences
Medium Density Residential (R-2)	7,200 sq. ft.	55-70 ft.	50% (up to 65% with use permit)	14.0 units per acre	Detached single-family residences, duplexes, condominiums (with use permit)
High Density Residential (R-3)	7,200 sq. ft.	55-70 ft.	60% (up to 75% with use permit)	20.0 units per acre	Detached single-family residences, duplexes, apartments, townhouses, condominiums, residential care homes (with use permit)

Source: City of Biggs Zoning Ordinance

In addition to zoning and minimum lot sizes, the City of Biggs further controls residential development through development standards. **Table 8.42** details the development standards that are applied to residential development in the City. Chapter 14.065 of the Biggs Zoning

Ordinance provides detailed requirements for off-street parking. Other standards are described in the chapters for the appropriate zoning district. These standards are typical of other jurisdictions, and are not considered a significant constraint to housing development.

Zone	Front Yard	Side Yard	Rear Yard	Height	Parking
R-1	20 ft.	5-15 ft.	20 ft.	30 ft.	2 driveway spaces + 2-car garage/unit
R-2	20 ft.	5-15 ft.	15 ft.	30 ft.	2 uncovered spaces + 1-car garage or carport/unit
R-3	20 ft.	5-15 ft.	15 ft.	35 ft.	1.25 spaces/studio, 1-bdrm unit; 1.75 spaces/2-bdrm unit

Source: City of Biggs Zoning Ordinance.

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

RESIDENTIAL DESIGN STANDARDS

All new residential development in the City is subject to the City's design standards. These standards are as follows:

1. Roof eaves and overhangs shall extend away from the walls a minimum of 18 inches. The Planning Commission may grant variations to this standard.
2. Roofing materials must be tile, wood, or composition shingles. No roofs made solely of corrugated metal, galvanized steel, aluminum and/or fiberglass sheets are acceptable.
3. Front yard landscaping is required with the following provisions:
 - a. The entire front yard must be landscaped.

- b. At least one shade tree must be provided in the front yard.
 - c. Underground irrigation system.
 - d. Non-living groundcovers shall not exceed 35% of total front yard area.
4. A fully enclosed two-car garage.
 5. A six-foot high fence is required to surround all back yard areas.

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

SITE IMPROVEMENTS

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

DESIGN REVIEW

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

The City planner and/or Planning Commission discretionally approve site,

building and landscaping plans based on City Zoning ordinance design review guidelines. General design standards are as follows:

Does the project:

1. Preserve and improve the character of existing residential neighborhoods and industrial and commercial areas;
2. Maintain design compatibility between existing and new developments including, but not limited to, style, scale, and building materials;
3. Ensure variety in building and site design, emphasizing variations in setbacks, height, elevation and transition;
4. Emphasize the use of extensive landscaping, particularly shade and street trees.

Specific design standards for site, building and landscaping are listed in **Appendix C**.

PROVISIONS FOR A VARIETY OF HOUSING

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Housing types include single-family residential housing, multiple family residential housing, residential accessory dwelling units, manufactured homes, duplexes and residential care homes. **Table 8.43** shows the housing types permitted in the various residential zoning districts of Biggs. The Planned Development (P-D) overlay zone allows for a variety of housing types, depending on the approved site development plan.

In accordance with Government Code Section 65852.2, the Biggs Zoning Ordinance allows for second units. Second units, called "second dwellings" in the Zoning Ordinance and also commonly known as "granny flats", are detached or attached housing units that provide complete independent living facilities for one or more persons with provisions for living, sleeping, eating,

cooking and sanitation on the same parcel with a primary housing unit. They are permitted in all residential zones, subject to setback requirements. As of July 1, 2003, Assembly Bill (AB) 1866 took effect. AB 1866 mandates that any second unit application filed on the basis of a local ordinance is to be considered through a ministerial process,

without discretionary review or hearing. The City is in the process of preparing a second unit ordinance that would define development standards and requirements for second units.

TABLE 8.43 HOUSING TYPES PERMITTED BY ZONING DISTRICT						
Housing Type	Zoning Districts					
	R-1	R-2	R-3	C-D, C-G	M-1	P-Q
Single-family dwelling	P	P	P			
Duplex		P	P			
Triplex/fourplex			P			
Apartments			P			
Townhouse/row house			P			
Condominium		U	P			
Residential care home	P	P	P, U*	U	U	
Manufactured home	P	P	P			
Emergency/transitional housing						U
Farmworker housing			P			
P = Permitted use U = Permitted use subject to the issuance of a use permit *Residential care homes for more than six persons.						

Source: City of Biggs Zoning Ordinance

Use permits, being discretionary actions, are subject to procedures that would lengthen the approval process for particular housing projects. These procedures principally include environmental review under the California Environmental Quality Act (CEQA). However, the use permit process applies only to a limited number of housing projects in specific zones. Most housing projects in Biggs would require only ministerial approval, if they were located in a zone that allows for the specific type of project. Therefore, zoning standards for housing types are not considered a significant constraint on housing in Biggs. However, a court decision stated that a project approval involving elements of discretionary action, such as requiring changes to mitigate potential environmental effects, is subject to CEQA even if the approval is ministerial under local ordinances (*Friends of Westwood, Inc. v. Los Angeles* (1986) 191 Cal. App. 3d 259). Therefore, some projects that would normally require ministerial approval may be subject to environmental review, adding

time to the approval process.

HOUSING CODES AND CODE ENFORCEMENT

The City of Biggs contracts with the Butte County Development Services Building Division building plan inspection. The County, in accordance with the State Housing Law, establishes certain minimum requirements for residential construction. The County Building Division currently administers codes and code enforcement under the 2001 California Building Code, 2001 editions of the Uniform Mechanical Code (UMC), Uniform Plumbing Code (UPC), and National Electrical Code (NEC). No amendments/modifications to the uniform codes have also been adopted which effect residential buildings. Enforcement of development and building standards and amendments to these standards do not constrain the production or improvement of housing in the City.

In March of 1995, the City of Biggs concluded its contract with Butte County for

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

PLANNING AND DEVELOPMENT FEES

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

Costs associated with site improvements are an important component of new residential development costs. Site improvements

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

The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significant costs on housing. The City of Biggs has adopted fees applicable to all developments, including single-family and multifamily residential developments. **Table 8.44** lists the various City fees related to housing development.

Item	Fee
Utilities Connection Fees	
Sewer System Collector Fee	
▪ Single Family Unit	\$900
▪ Mobile Home	\$550
▪ Multiple Unit (apartment – per fixture unit)	\$40
Sewer System Connection Fee	
▪ Single Family Unit	\$1,700
▪ Mobile Home	\$550
▪ Multiple Unit (apartment – per fixture unit)	\$40
Water System Collector Fee	
▪ Single Family Unit	\$900
▪ Mobile Home	\$550
▪ Multiple Unit (apartment – per fixture unit)	\$40
Water System Connection Fee	
▪ Single Family Unit	\$900
▪ Mobile Home	\$550
▪ Multiple Unit (apartment – per fixture unit)	\$40
Electrical System Capacity Fee	
▪ Single Family Unit, Mobile Home, Multiple Family	\$250
Electric System Distribution Fee	
▪ Single Family Unit, Mobile Home, Multiple Family	\$250 ¹
Land Development Fees	
Filing Fees	
▪ Tentative Subdivision Map	\$500 + \$20/lot
▪ Tentative Parcel Map	\$400 + \$25/lot

TABLE 8.44 CITY DEVELOPMENT FEES						
Item				Fee		
<ul style="list-style-type: none"> ▪ Revised Map ▪ Preliminary Subdivision ▪ Boundary Line Modification ▪ Certificate of Compliance/Certificate of Correction ▪ Reversion to Acreage ▪ Annexation 				\$200		
<ul style="list-style-type: none"> ▪ Preliminary Subdivision 				\$400		
<ul style="list-style-type: none"> ▪ Boundary Line Modification 				\$250		
<ul style="list-style-type: none"> ▪ Certificate of Compliance/Certificate of Correction 				\$100		
<ul style="list-style-type: none"> ▪ Reversion to Acreage 				\$200		
<ul style="list-style-type: none"> ▪ Annexation 				\$600 + cost		
Checking Fees						
<ul style="list-style-type: none"> ▪ Final Subdivision Map 				\$200 + \$20/lot		
<ul style="list-style-type: none"> ▪ Final Parcel Map 				\$200 + \$20/lot		
<ul style="list-style-type: none"> ▪ Record of Survey 				\$200		
<ul style="list-style-type: none"> ▪ Boundary Line Modification by Map, Deed of Plat 				\$200		
<ul style="list-style-type: none"> ▪ Waiver Application by Deeds 				\$200		
<ul style="list-style-type: none"> ▪ Plan Checking Deposit 				1.5% of constr. cost		
<ul style="list-style-type: none"> ▪ Inspection Deposit 				4% of constr. Cost		
<ul style="list-style-type: none"> ▪ Plot Plan Review – New Construction 				\$0.20/sq. ft.		
Miscellaneous Fees						
<ul style="list-style-type: none"> ▪ General Plan Amendment 				\$500 + cost		
<ul style="list-style-type: none"> ▪ Zoning Change 				\$500 + cost		
<ul style="list-style-type: none"> ▪ Use Permit 				\$125		
<ul style="list-style-type: none"> ▪ Use Permit – Mobile Home 				\$200		
<ul style="list-style-type: none"> ▪ Variance 				\$200		
<ul style="list-style-type: none"> ▪ Environmental Impact Reports 				Actual cost + 20%		
<ul style="list-style-type: none"> ▪ Environmental Review – Environmental Evaluation 				\$125		
<ul style="list-style-type: none"> ▪ Environmental Review – Categorical Exemption 				\$50		
<ul style="list-style-type: none"> ▪ Prezoning, 0-1 acre 				\$300		
<ul style="list-style-type: none"> ▪ Prezoning, over 1 acre 				\$300 + \$10/acre ²		
Building Permit Fees ³						
Apartment Building						
Construction Type						
Project Size (Sq. Ft.)	I FR, II FR		II 1-HR, III 1-HR, V 1-HR		II N, III N, IV N, V N	
	Base Cost	Each additional 100 s.f.	Base Cost	Each additional 100 s.f.	Base Cost	Each additional 100 s.f.
1,000	\$3,402	\$84.57	\$2,835	\$70.48	\$2,268	\$56.38
5,000	\$6,785	\$56.57	\$5,654	\$47.14	\$4,524	\$37.71
10,000	\$9,614	\$43.16	\$8,011	\$35.96	\$6,409	\$28.77
20,000	\$13,929	\$23.10	\$11,608	\$19.25	\$9,286	\$15.40
50,000	\$20,858	\$23.33	\$17,381	\$19.44	\$13,905	\$15.55
100,000	\$32,520	\$23.33	\$27,100	\$19.44	\$21,680	\$15.55
Dwellings						
Project Size (Sq. Ft.)	Custom Models		Production Phase		Alternative Materials	
	Base Cost	Each additional 100 s.f.	Base Cost	Each additional 100 s.f.	Base Cost	Each additional 100 s.f.
1,000	\$2,147	\$70.77	\$1,494	\$46.43	\$3,067	\$61.33
2,000	\$2,854	\$65.29	\$1,958	\$38.50	\$3,680	\$68.41
3,000	\$3,507	\$62.83	\$2,343	\$37.74	\$4,364	\$91.99
4,000	\$4,135	\$70.04	\$2,720	\$47.16	\$5,284	\$116.45
5,000	\$4,836	\$49.22	\$3,192	\$29.40	\$6,449	\$52.67
10,000	\$7,297	\$49.22	\$4,662	\$29.40	\$9,082	\$52.67

¹ Minimum fee or actual cost, whichever is more.

² Maximum \$1,000.

³The City of Biggs contracts with Butte County for building permit services. All build permit fees are County fees.

Source: City of Biggs, Butte County

DEVELOPMENT PERMIT AND APPROVAL PROCESSING

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

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

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

- 1) Plans submitted to City;
- 2) City Planner reviews plans for its consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with design standards. This takes between 1 to 5 days.
- 3) The City then sends the plans to the County Building Department, who reviews the plans for building permit requirements. This review takes four to six weeks and is dependent on the County's work load. The City of Biggs has no control over the building permit time period.
- 4) Once the plans are approved by the County Building Department, the applicant is eligible to proceed with the project. No further City review is necessary.

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

development process and may take six months or longer for final approval.

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

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

CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES

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

All administrative offices of the City of Biggs are handicapped accessible. Disabled

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

As previously discussed in Section 4, Housing Needs Assessment, there were 393 persons in Biggs age 5 and over who had a disability, as of the 2000 U.S. Census. There were 93 persons age 16 to 64 reported to have a disability that prevented them from going outside their homes, while 23 persons were reported to have a self-care disability. However, there are no licensed facilities in Biggs that serve adult non-elderly disabled persons. This indicates that many disabled persons in Biggs may be housed in units not specially designed to accommodate their disabilities. One reason could be constraints on housing development for disabled persons imposed by governmental ordinances and procedures. This analysis looks at three general categories of potential constraints: zoning and land use, permits and processing procedures, and building codes.

ZONING AND LAND USE

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

As previously discussed in Section 4, no special design or permitting standards have been established for residential care

facilities other than the requirements for a conditional use permit in particular zones. The City's Zoning Ordinance does not establish special standards or requirements for community care facilities that would serve adult disabled persons, such as occupancy standards or siting requirements. The conclusion is that the City's zoning and land use regulations do not represent a significant constraint on development of housing for persons with disabilities.

PERMITS AND PROCESSING PROCEDURES

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

BUILDING CODES AND STANDARDS

As previously stated, the City of Biggs contracts with Butte County for building plan and permit services. The County has adopted the 2001 California Building Code. The California Building Code contains Chapter 11, which incorporates provisions of the Americans With Disabilities Act. One provision is that a number of the residential units in new multifamily construction of three or more apartments, or four or more condominiums, must be accessible or adaptable. The City, through the County building permit process, enforces the provisions of the California Building Code and other codes applicable to building construction. These codes set minimum standards for health and safety, which should be met or exceeded at all times.

8.6 ENERGY CONSERVATION



Energy-related costs could directly impact the affordability of housing in Biggs, particularly with California having experienced energy problems recently. Higher energy bills add to the expense of owning or renting a housing unit, and could force lower-income households to cut back on other necessary expenses. Also, increased energy costs add to the expense of constructing new housing, which could lead to an increase in housing prices or rents.

Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an "energy budget." The housing industry must comply with the energy conservation regulations of Title 24, and the City is responsible for enforcing these regulations. Alternatives that are available to the housing industry to meet the energy standards include the following:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The City of Biggs Electric Utilities and PG&E, offer various programs to promote the efficient use of energy and assist lower income customers. Currently, the City's Electric Utilities provides service to approximately 90 percent of the City's residents, while PG&E service the remaining 10 percent.

The State Department of Health and Human Services funds the Home Energy Assistance Program (HEAP). The Community Action Agency of Butte County administers HEAP, which provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit. In addition, the Community Action Agency administers a Weatherization Assistance Program, which provides weatherization and minor home repairs to low-income homes in Butte County. Weatherization includes energy education, door weather-stripping, window repair, duct repair, insulation, furnace replacement and other energy-saving measures. Since the inception of the Weatherization Assistance Program, over 25,000 homes have been weatherized, representing over 33,000 low-income and elderly persons.

The 2004 Biggs Municipal Utilities Home Energy Efficiency Rebate Program offers the following energy conservation rebates for residential customers replacing their old machines with Energystar rated machines:

- Refrigerator - \$200
- Clothes Washers - \$75
- Dish Washers - \$75

Additionally, the Program offers a weatherization rebate for homes that have been retrofitted with energy conserving building products. The Program offers the following rebates:

- Energystar thermostat - \$35
- Dual Pane Windows - \$2 per sq. ft.
- Ceiling Insulation R-38 - \$150
- Floor Insulation R-19 - \$75
- Whole House Fan 1000 CFM or larger - \$150

1992 HOUSING ELEMENT ACCOMPLISHMENTS



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

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

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

APPROPRIATENESS

Attainment of the State's housing goal is approached by passing down gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments that allocates housing unit goals is referred to as the "Regional Housing Needs Assessment" (RHNA). Due to a lack

of State funding, regional governments did not produce a RHNA between 1994 and 1998. The previous RHNA was prepared in 1991 by the Butte County Association of Governments (BCAG), which set forth a housing goal of 88 units for the City of Biggs between 1991 and 1997. Since there was not a RHNA between 1991 and 2001, the 1991 RHNA remained effective through the end of 2000. The most current RHNA (2001-2008) is discussed in Section 4, Housing Needs Assessment.

EFFECTIVENESS

The effectiveness of Biggs's 1992-1997 Housing Element, in regards to meeting regional housing needs, can be measured by the level of achievement in the development of new and rehabilitated housing. The level of achievement is simply the actual construction divided by the RHNA goal. However, many uncontrollable factors influence the City's effectiveness, such as market recessions, available programs, available lenders, available developers and the political climate. In addition, the effectiveness of the Goals, Policies, Objectives, and Action Programs can be measured in the ability of the City to achieve the Objectives, and Action Programs in the Housing Element.

According to City building records, there were approximately 45 housing units built in the City between 1991 and 2001. The City of Biggs was able to achieve 51.1 percent of the RHNA goal through new construction. Further, the City achieved 59.5 percent of its affordable unit goals and 43.5 percent of its market rate unit goals in the 1991-2001 period. When considering the effects of the recession and other uncontrollable factors, Biggs was effective in meeting their fair share of the most recent regional housing needs.

	Very Low and Low Income Groups	Moderate and Above Moderate Income Groups	Total
New Construction	25	20	45
Rehabilitation	0	0	0
Preservation	0	0	0
Total	25	20	45
RHNA Goal	42	46	88
Level of Achievement	59.5%	43.5%	51.1%

Source: City of Biggs Planning Department, 1992-1997 Biggs Housing Element.

PROGRESS OF BIGGS'S 1992 HOUSING GOALS AND PROGRAMS

This section provides an overview of Biggs's 1992-1997 Housing Element goals, objectives and programs designed to achieve the City's 1992 RHNA goals. The 1992-1997 Housing Element set forth two goals:

Goal 1: Provide an adequate supply of housing which is affordable, safe, sanitary and desirable for segments of the community. Housing should be of sufficient quality and quantity to afford all persons regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities an opportunity of selecting among varying types, designs, quality and value.

Goal 2: Strive to achieve the City's fair share allocation of the market area housing needs for the 1992-1997 period as determined by the Butte County Association of Governments.

Policies designed to implement the goals of the 1992-1997 Housing Element were as follows:

Policy 1: The City shall work to provide an adequate supply of housing which is affordable, safe, sanitary and desirable for all segments of the community through the production of new housing stock and/or the maintenance of existing housing stock.

Policy 2: The City shall conserve the existing housing stock through code enforcement, the rehabilitation of substandard housing units, and where necessary to provide recommendations for the removal of dilapidated structures.

Policy 3: The City shall encourage the development of energy-efficient housing by utilizing efficient designs and materials, as well as encouraging proper orientation of new homes to maximize possible solar radiation.

Policy 4: The City shall integrate and make consistent the Housing Element update within the framework of the updated General Plan as required by Government Code Section 65583(c).

Policy 5: The City shall provide adequate housing information to guide municipal decisions and to determine their effect on housing quality and inventory and to encourage private industry to meet the housing needs.

Policy 6: The City will coordinate with all regional governmental and non-governmental agencies to address the regional housing problems of the homeless and farmworkers.

Policy 7: The City shall not allow discrimination to interfere with the attainment of its housing goals, policies and objectives.

Policy 8: The City will make a diligent effort to include all segments of the community in the development and revision of the Housing Element. Government Code Section 65583(c) requires local governments to seek citizen participation in the development of the Housing Element and to describe the effort as part of the overall housing program. Formal public hearing will be held before the Planning Commission and the City Council prior to the adoption of the revision of this element.

In order to evaluate the effectiveness of the 1992-1997 Housing Element, an investigation of the Housing Element programs was completed. This investigation examined the past and current status of these programs. **Tables 8.46** lists the programs of the 1992-1997 Housing Elements and the progress made toward attaining the implementing the programs.

In summary, Biggs has been fairly successful in achieving the objectives and programs of the 1992-1997 Housing Element and attaining 51.1 percent of the Regional Housing Needs Allocation goal. Reasons for not attaining 100 percent of the RHNA were mainly due to the housing market during the 1991-2000 time period. Many of the programs in the 1992-1997 Housing Element were accomplished and new goal, policies and programs have been developed addressing the future housing needs of the City.

TABLE 8.46 1992-1997 HOUSING ELEMENT PROGRAMS AND ACCOMPLISHMENTS	
Program	Accomplishment
Program 1.1 Assist individuals, for-profit developers and nonprofit housing agencies in the development of new housing units to meet the City's fair share housing allocation and the needs of special populations.	The City provides information to include assessor parcel numbers, parcel ownership information, land use and zoning information as well as other infrastructure and fee information to all interested parties upon request.
Program 1.2 Encourage the use of new and existing state, federal and private housing assistance programs for the development of new housing units to meet the needs of the elderly and very low- and low-income households.	The City conducts annual public hearings that outline the available funding through state and federal housing programs.
Program 1.3 Ensure the continued use of Butte County Housing Agency's 20-unit housing complex for low- and very low-income households through whatever action is necessary by the City of Biggs.	Continual support is given as requested. A remodel of several units recently occurred.
Program 1.4 Increase the amount of land available for residential development within the City of Biggs: a) Identify lands within the City limits which could be made available for residential development through zoning changes.	a) The City maintains a database of information to include assessor parcel numbers, parcel ownership information, parcel size, land use and zoning information as well as other infrastructure and fee information to facilitate requests for information and the identification of opportunities available to increase the available housing supply.

TABLE 8.46 1992-1997 HOUSING ELEMENT PROGRAMS AND ACCOMPLISHMENTS	
Program	Accomplishment
<p>b) Identify and assess land for additional residential development within the City's sphere of influence, which could be annexed and zoned at a wide range of densities for a variety of residential uses.</p> <p>c) Modify the City's zoning ordinance to define R-3 densities and provide a high-density acreage buildout over the expected lifespan of the new General Plan of at least 120 high-density units.</p>	<p>b) The City, utilizing the database identified above, is currently in the process of contacting property owners regarding their desire to annex into the City of Biggs. The City has also entered into a program with the City of Gridley to establish a planning Area of Concern to enhance opportunities for input in development matters occurring within the adjacent unincorporated areas.</p> <p>c) The City of Biggs R-3 zone district does contain a defined density range for use in the district as defined in the Code. The City does not currently have any property zoned with the R-3 zone district. However, the City is currently processing an annexation request that would result in the use of the R-3 zone district and developed of residential units at permitted R-3 densities.</p>
Program 1.5 Periodically review the City's zoning, building and site development ordinances to determine where restrictive requirements impede the production of affordable housing.	The City continually evaluates all of its codes and ordinances to determine if development impediments exist. The City has recently formed an ad hoc committee that is reviewing the City's codes and ordinances to identify and address areas of potential concern.
Program 1.6 Analyze all new zoning, building and site development ordinances to ensure that their economic impact does not significantly increase the cost of housing.	The City has not adopted any major new zoning, building, or site development ordinances following the adoption of the Development Code in 1997.
Program 1.7 When the development of apartment complexes occurs, the City will promote the development of 3- and 4-bedroom apartments to reduce the incidence of overcrowding.	The City has not received any development proposals for apartment complexes during the period of time following the adoption of the past Housing Element.
Program 1.8 Develop and adopt an ordinance which would provide a 25 percent density bonus and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least: a) 20 percent of the units for lower-income households; or b) 10 percent of the units for very low-income households; or c) 50 percent of the units for senior citizens.	To date, the City has not taken any actions to address this program. Although a density bonus ordinance has not been adopted, the City does abide by state law and offers a density bonus to any interested parties.
Program 1.9 Continue to allow companion/second/granny/in-law units in single-family residential areas. The City will revise its "second unit" policy to promote the development of second units per Government Code Sections 65852.1 and 65852.2.	The City is currently in the public hearing process to adopt a second unit ordinance in compliance with AB1866 that permits the development of such units on appropriately sized lots in all of the City's residentially designated areas.
Program 1.10 Continue to allow mobile homes in single-family residential areas. The City will regularly review its ordinance and amend it as necessary to eliminate any obstacles which would prevent the City or individuals from carrying out the intent and purpose for which the ordinance was created.	The City permits the utilization of manufactured homes in all residentially zoned districts pursuant to Gov't. Code Section 65852.4 and provides for the use of mobile homes as required by the State of California.

TABLE 8.46 1992-1997 HOUSING ELEMENT PROGRAMS AND ACCOMPLISHMENTS	
Program	Accomplishment
Program 1.11 Promote the development of "barrier-free" housing units for the elderly and disabled.	The City encourages the development of all housing types of for the elderly and disabled populations. The City contracts with the Butte County Building Division for building permitting services. All new buildings are required to be consistent with current state and federal handicap standards.
Program 2.1 Assist nonprofit or County housing agencies in applying for state and federal grant and loan programs targeted at the rehabilitation of substandard housing units by requesting the services of such housing agencies in applying for any and all available programs.	The City was awarded a CDBG Block Grant in part for Housing Rehabilitation (\$218,325.00). A relationship with Mercy Housing has been established to administer the program. The program is currently in process. Additionally, the City modified the CDBG Reuse Plan and focused funding on the Housing Rehabilitation needs of the community.
Program 2.2 The City, through the Planning Commission or the Butte County Building Department, shall notify owners of homes which are in serious need of rehabilitation of programs available to assist them in completing repairs.	The City held public workshops in the community to provide information on the program availability and eligibility requirements. Program information has been provided to Code Enforcement officers/departments, which informs owners of the available rehab assistance.
Program 2.3 Periodically monitor the condition of the City's housing stock.	The City completed a housing condition survey in 2004.
Program 3.1 Adopt a solar rights ordinance to preserve solar access on new lots pursuant to the Solar Rights Act of 1978 (AB 3250, Levine) and the Solar Shade Control Act (AB 2321, Imbrecht).	To date, the City has not taken any actions to address this program. The City does not specifically preclude the use of solar equipment and supports the use of such equipment through policies contained within the City's General Plan.
Program 3.2 Maintain the City's street layout to preserve proper solar orientation.	No new City streets have been development following the adoption of the Housing Element.
Program 3.3 Include an energy element component in the City's General Plan update.	The City of Biggs General Plan does not currently contain an energy element component.
Program 4.1 Utilize the Housing Element as a base plan for the General Plan update.	The City of Biggs adopted a major revision to the General Plan in 1997 based in part upon the contents and programs contained within the City's Housing Element.
Program 5.1 Develop an informational packet on local, County, state and federal housing programs and possibilities and provide it to interested individuals within the community and to developers and those interested in developing housing in the community.	The City has contracted with a Community Development Specialist to assist with grant and loan information relating to State, Federal and Local programs – and is available to provide information to interested individuals and developers.
Program 6.1 Participate in a regional conference on special housing needs.	The Community Development Specialist attends all conferences and workshops related to special housing needs and programs available to assist the needs identified within the community.
Program 7.1 The City will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints.	A brochure is available at City Hall. This brochure is available in English and Spanish.
Program 7.2 The City will provide the name and phone number of the appropriate state and federal agencies that handle such complaints in the City's housing information brochure.	A brochure is available at City Hall. This brochure is available in English and Spanish.

TABLE 8.46 1992-1997 HOUSING ELEMENT PROGRAMS AND ACCOMPLISHMENTS	
Program	Accomplishment
Program 8.1 The City will make public the activities of its Housing Element Task Force and conduct public hearings prior to the adoption of any revision or update. The Planning Commission meetings discussing the revision of the Housing Element update will be formally announced.	All meetings of the Housing Element Task Force, Planning Commission and City Council concerning the Housing Element and its adoption, were held as open public meetings and all meetings held as part of the adoption process were advertised and posted pursuant to state public notice requirements.

Source: City of Biggs 1992-1997 Housing Element, City of Biggs.

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PERSONS AND AGENCIES CONTACTED DURING PREPARATION OF THE HOUSING ELEMENT

Catalyst, website www.catalystdvservices.org.

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