



City of Biggs 2022 Housing Element Update
Community Meeting #2: Housing Goals & Programs
Breakout Groups Notes
November 18, 2021

1. **What have you seen and experienced regarding the cost of housing in Biggs? Do you think any groups in particular are disproportionately impacted by housing cost burden?**
 - a. Low-income apartments, great place for families/college students to start.
 - b. Developer- wanted to build multi-family housing, ran into zoning issue with their property (zoned R-1). Lack of “housing demand” after market studies were complete.
 - c. Poor proximity to schools/groceries/public transportation makes Biggs less competitive for State funding applications.

2. **Did you or someone you know experience displacement due to the Camp Fire or other natural disasters? How did this impact housing in Biggs?**
 - a. Emergency ordinance allowed trailers to park on residential lots. Issues with residents connecting to sewer services.
 - b. A resident set up 6-8 trailers, code enforcement issues.

3. **Considering the findings and input during the Needs Assessment phase of this update, what would you like to see the City prioritize for actions in the Housing Element? Choose all that apply and discuss why.**
 - **Promoting and facilitating the construction of Accessory Dwelling Units (ADU)**
 - **Facilitating the production of multi-family rental units. Affordable? Market-rate? Both?**
 - **Focus on housing for seniors and those with disabilities**
 - **Larger single-family homes**
 - **Remove potential zoning constraints to the development of all types of housing in order to accommodate the spectrum of housing needs**
 - **Housing Rehabilitation Program**
 - **Down Payment Assistance Program**
 - a. Community Housing Improvement Program (CHIP) self-help housing: most people choose a 3-5 bedroom house, families double-up. CHIP’s current housing prices- \$300,000 on average.

- b. Need for housing at all income levels to retain the character of the community.
- c. A small percentage of CHIP's clients utilize CHIP's down payment assistance program funded through California Housing Finance Agency (CalHFA).
- d. Accessory Dwelling Units (ADU)- great solution for seniors/multi-generational families, responsibility to be a landlord can be daunting. For many communities, ADUs are not the answer/Airbnbs (vacation rentals) are more profitable unless there are long-term leases, rent-to-own programs.
- e. Does the City allow trailers on private lots? Yes, if they meet State building codes.

4. Are you aware of the various energy assistance and weatherization programs available in Biggs and Butte County? Would it be helpful for the City to provide information and promote these programs?

- a. No input/discussion.

5. Are there are other actions or programs you would like to see the City prioritize?

- a. City is creating a document that lays out a path for developers that outlines infrastructure, pre-zoning, environmental review, engineering analysis, etc. for Biggs annexation to be made available to the public in early 2022.
- b. Extend roads/pedestrian paths to 6th Street in Gridley.