



**City of Biggs 2022 Housing Element Update
Community Meeting #1: Housing Needs & Issues
Breakout Groups Notes
October 7, 2021**

1. What types and sizes of housing are most needed in Biggs?

- a. Resident read aloud a written statement regarding her concerns as to changes in the community she has seen during her residency.
- b. Even our home which is 1,000 square feet with just me and my husband is too small. For a family of four, the square footage that we have in Biggs is just too small. People are unable to find that type of larger square footage with three to four bedrooms in Biggs.
- c. I see a need for three+ bedrooms with at least one and a half bathrooms, both for rent and home ownership.
- d. Do Biggs residents have input on what the needs are in the community? It seems like the needs come down from the State. Where do we fit in? The people who live in this community.
- e. It seems like recent activity in Biggs has included: smaller lot sizes, smaller square footage, mother-in-law units [ADUs], subsidized housing, and low-income housing. The housing that has been built has been low-income and very low-income. Bringing in more and more people – where is our town going? I've seen a huge change in the past 20 years. We should be serving the people that live here instead of bringing people to town.
- f. We have Community Housing Improvement Program (CHIP) housing on the north side, another development on the south side. How can we balance this? How can we attract people who want to buy a larger home? Over the years it's been low-income housing, low-income housing, let's balance it out with other homes.
 - i. City Staff 1: The City doesn't build homes, developers build homes. We have an annexation plan we're working on to try to attract activity from developers. Biggs was a small, confined area with nowhere to build.
 - ii. City Staff 2: We have an annexation plan. It's hard to attract developers and we're limited to what we can do as a City. As a planner I process proposals and I respond to proposals. What we're addressing tonight is what the State requires us to address in the Housing Element. The land is available for the market to come in and build the types of homes that you're asking for.

2. If you wish to own a home in Biggs but do not currently own one, what is preventing you from owning a home at this time?

- a. No, that has not been an issue. People that I know, family that I know – their earning income is fine but there’s no housing to buy. Affordability of housing is there, just no housing to buy. We need larger square footage homes.
- b. The parks in Biggs are all always empty because they do not offer water fun. It is way too hot to enjoy a park in summer.

3. Do you think there is enough housing for seniors, large families, single individuals, or people with disabilities? Why or why not?

- a. Seniors:
 - i. From the slides presented most owners are 65+ so I think we’re doing pretty good.
 - ii. There is plenty of housing for seniors. They are able to pay for their residence. Some are retired military. Others are people who work for cities and government and live out their days in Biggs, and then we get new neighbors when they pass away. I don’t see any problems with affordability.
 - iii. As I consider senior housing, it occurs to me that we do have a shortage for that need. It also occurs to me that seniors would not require as many services as others might. Might need transportation, which could attract that service. The senior housing in Gridley seems to be an asset to that city.
- b. Large families and single individuals:
 - i. My family is a family of four. We’re not able to find a large enough square foot home in Biggs. We’re looking for a four bedroom, two bath home with an office due to COVID-19 and working from home, and a yard. I know folks that are renting a new home that doesn’t have much of a yard. The building that is happening right now doesn’t include that many yards. There are parks nearby to accommodate homes. People want their own yard instead.

4. The State is encouraging cities to prioritize the development of accessory dwelling units, known as ADUs, second units, or granny flats. If you own your home, would you be interested in adding an ADU to rent to another household? If so, why? If not, why not?

- a. Are there restrictions to the size of the lot that you can put another home on?
 - i. City Staff 2: The City has an ADU ordinance for “secondary units” – ordinance needs to be updated, but similar to what it will be

updated to. The lot has to be a certain size and the ADU has to be a certain percentage of the lot. State law has removed a lot of the discretionary pieces of ADUs. Barriers such as a requirement for the owner to be living in one of units, parking restricting, use permits, etc. are no longer there. The State is stepping in to provide more opportunities for housing.

5. Do you think the housing stock in Biggs needs upgrading through rehabilitation? Are there certain areas of town most in need?

- a. Yes, the area of B Street and 11th needs rehabilitation.
- b. I have observed that many homes/structures need rehabilitation: roofs, siding, general run-down condition, and other needs.

6. Do you or a family member need some type of accommodation for a disability such as physical, sensory, or developmental disability? Were you able to receive that?

- a. The people that I'm aware of accommodate for themselves. If they need a ramp, they build a ramp.
- b. My neighbors purchased an electronic ramp for the two steps to their front door. Other people I know use wooden ramps.

7. Is there anything else you want the City to know about housing needs or issues in Biggs?

- a. I just want to reiterate if we already have a certain amount of low-income housing, can those numbers be put forward when we build new housing? Do you have an answer to that or would that be something we address in the future? Can we build market-value homes to balance that out?
 - i. City Staff 2: Explained more about how the Regional Housing Needs Allocation (RHNA) works. See slide 15 of the presentation for more information.