

City of Biggs Housing Element Draft
May, 2022

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CHAPTER 1: INTRODUCTION AND BACKGROUND

PURPOSE OF THE HOUSING ELEMENT

California requires that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting Housing Elements as part of their General Plan. General Plans serve as the local government's "blueprint" for how the city and/or county will grow and develop over a 15-20 year period, and include a minimum of seven mandatory elements: land use, transportation, conservation, noise, open space, safety, and housing. The Housing Element must be consistent with the other elements of the General Plan. General Plans are updated approximately every 20 years, while Housing Elements are on 8-year cycles in order to ensure relevancy and accuracy, since the housing market and needs are most closely tied to shifts in the economy. The current Biggs Housing Element was adopted in 2014, and covers the period of 2014-2022.

California's Housing Element law acknowledges that in order to address the spectrum of housing needs, local governments must adopt plans and regulatory systems that provide opportunities for and do not unduly constrain housing development. It also establishes that each city and county accommodate their fair share of affordable housing as an approach to distributing housing needs throughout the region and state.

This Housing Element update covers the eight-year period from June 2022-June 2030. It is intended to provide the City of Biggs with a comprehensive strategy to promote the production of safe, decent, and affordable housing for all of its residents. It assesses current and projected housing needs, constraints to housing production, and resources available to meet the needs. It then establishes a set of housing goals, policies, and actions which are targeted to meet the housing needs over the Housing Element planning period. A key part of the Housing Element lays out strategies to address the needs of community residents that are not typically met by the private market, including low-income households, seniors, homeless individuals, and people with disabilities. The City does not directly build or own housing, but facilitates production by guiding zoning policies, coordinating with community partners, and in the case of affordable housing, by partnering with developers, lenders, and nonprofits on funding opportunities.

The Housing Element consists of the following chapters, as required by State regulations:

- Chapter 1 (Introduction and Background) provides an introduction and background to the Housing Element, including its purpose, local context, regulatory framework, a description of the public participation process, and the inter-governmental review process.
- Chapter 2 (Review of Previous Housing Element) reviews the most recent Housing Element for the period 2014-2022 by summarizing its actions and accomplishments, its affordable housing production goals and results, and the findings from this analysis that are relevant to the 2022-2030 Housing Element Goals, Policies, and Programs.

- Chapter 3 (Goals, Policies, and Actions) provides the City’s updated Goals, Policies, and Actions for 2022-2030, along with a Quantified Objectives Summary.
- Chapter 4 (Housing Needs Assessment) provides data and analysis in the following areas: Assessment of Fair Housing, demographics, employment, household characteristics, housing stock characteristics, housing affordability, and the special housing needs of households who are extremely low-income, seniors, persons with a disability, female-headed, large households, people experiencing homelessness, and farmworkers.
- Chapter 5 (Resource Inventory) analyzes sites available to accommodate the City’s share of the Regional Housing Needs Allocation (RHNA) by income level, including the sites’ capacity, environmental constraints, and infrastructure/utility availability. This chapter also describes financial resources available to address the identified needs and opportunities for energy conservation.
- Chapter 6 (Constraints Analysis) assesses the various governmental and market factors that may serve as potential constraints to housing development and improvement in Biggs.
- Appendix A provides a detailed review of the City’s progress on the previous Housing Element, which is summarized in Chapter 2.
- Appendix B is the Sites Inventory Form mandated by the State Department of Housing and Community Development to be submitted with the Housing Element document. Information on these sites used to meet the City’s RHNA is also further described in Chapter 5.
- Appendix C is the City’s Phased Annexation Plan Map.

CONTEXT

Size, Population, and Future Growth

Biggs is a primarily rural residential community located in the heart of rice country in Butte County. A small city, it ranks among the lowest third of all cities in California in terms of population, which is 1,727 people as of 2021. There are currently 636 housing units in Biggs, 97% of which are single-family units. Following its award of a Senate Bill (SB) 2 Planning Grant, the City of Biggs proposes to increase housing opportunities within the City’s sphere of influence by annexing and pre-zoning approximately 520 acres adjacent to the eastern city limits (see Phased Annexation Plan Map, Appendix C). Pre-zone districts will be consistent with existing General Plan designations. Current acreage within the Biggs city limits is approximately 414 acres. The proposed annexation would create a total of approximately 934 acres within the City of Biggs and potential development of approximately 2,380 new housing units. The City’s last General Plan Update in 2014 considered the subject annexation area for future growth. The Phased Annexation Plan is divided into Phase I and Phase II, with Phase II divided into subphases II-A, II-B, and II-C. The phasing sequence is designed to follow existing and planned infrastructure.

Phase I: Phase I involves City-initiated Pre-zone and Annexation applications for 73+ acres that are currently being processed by city staff. The Biggs City Council approved the applications at its December 13, 2021 meeting, and will be submitting an annexation application to the Butte

County Local Area Formation Commission (LAFCo) as soon as possible. Final approval of the annexation area would be considered by Butte County LAFCo at a future date. Phase I of this annexation will occur within the 2022-2030 Housing Element cycle.

Phase II: Phase II encompasses three sub-phases (A, B, and C) but does not involve current applications to pre-zone or annex land. Instead, Phase II will be a Phased Annexation Area Plan document developed by a consultant. Once prepared, the Phased Annexation Area Plan will be adopted by the Biggs City Council and maintained by the City of Biggs Planning Department for use by the general public and prospective developers as a resource guide.

Camp Fire

2018 was the deadliest year for wildfires in California's history, with numerous unprecedented wildfires throughout the state. On November 8, 2018, a wildfire which began near Pulga in Butte County quickly spread to the communities west of it, driven by heavy winds and drought conditions. Named the Camp Fire, it largely destroyed the communities of Paradise, Concow, and Magalia, with significant structure loss in Butte Creek Canyon and up to the eastern edge of the City of Chico. It destroyed approximately 14,000 residential units and 85 lives were lost. Biggs is located approximately 29 miles southwest of Paradise and 27 miles south of Chico. While Biggs is the smallest incorporated community in Butte County (population of 1,727 people), a small number of survivors of the Camp Fire did relocate to Biggs immediately after the fire. Essential services are available in Gridley, which is about 5 miles south, and this is where Biggs residents access shopping and medical services. The City of Biggs passed an emergency ordinance allowing trailers to park on residential lots, and approximately 8 trailers were temporarily located within the City limits. Due to challenges with providing sewer services to those trailers, they are no longer in use. While it is unclear how the Biggs housing market may be impacted long-term by the Camp Fire, as part of the region immediately adjacent to the fire boundaries, Biggs is likely to experience some level of increased demand for housing. Efforts are underway to address these needs. For example, a small 10-lot subdivision, North Biggs Estates, is being developed by Community Housing Improvement Program (CHIP) through their self-help program for homeownership. The intention is to prioritize Camp Fire survivors for these homes, and to help them rebuild the sense of the community that was lost due to the fire. As mentioned, above the City is also initiating a multi-phase annexation of land into the City in order to provide more housing.

COVID-19

The COVID-19 pandemic and accompanying shutdown began in earnest in California in March 2020. This resulted in a statewide lockdown which closed many businesses in Biggs for nearly one year and forced those businesses which did remain open to implement different operational models. There were significant reductions in employment, especially for restaurants, retail and small businesses. While the lockdown was largely rescinded in July 2021, ongoing labor and supply shortages continue to impact the local economy. The pandemic also affected the usual

community outreach and engagement strategies for the Housing Element update. The City implemented a menu of interactive virtual engagement opportunities, in recognition that the usual in-person outreach would not be possible. For example, in compliance with State and local public health orders, community meetings were moved to an online format, rather than meeting in person. Meetings used polls and breakout rooms to engage the residents in conversation. The City developed a Housing Element page on its website to serve as a central hub for residents to provide input via online surveys and learn about a variety of Housing Element topics. Efforts to adapt the process to ensure the participation of marginalized populations are fully described in the public participation process below. Despite these efforts, it must be acknowledged that some individuals who would usually participate in person at community meetings are not comfortable with an online format or may not have access to a computer or reliable internet and telephone services.

In terms of the housing market itself, what is known is that many of those who lost employment due to the pandemic found themselves doubling up with family and friends, or became homeless, even with rent relief measures that were enacted at the Federal level and the increase/extension of unemployment benefits. The pandemic's economic pressures have exacerbated the need for affordable housing and a range of housing types to meet the needs of the community.

REGULATORY FRAMEWORK

Since 1969, Housing Elements have been a required part of each local government's General Plan process. The State has found that "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." California Government Code Sections 65580-65589 codify the requirements for the content of, and process to develop the local Housing Element. The State Department of Housing and Community Development (HCD) is charged with reviewing and approving each jurisdiction's Housing Element for compliance with State law.

California State law mandates that all localities adopt a Housing Element Update every eight years. The law also requires that Housing Elements address the following issues, among others:

- Include all economic segments of the community in the planning process;
- Review the progress and effectiveness of previous Housing Elements;
- Assess housing needs, including those of special needs populations, such as seniors, individuals experiencing homelessness, female-headed households, large households, and persons with disabilities;
- Assess the fair housing issues and trends in four key areas, contributing factors to these issues and trends, as well as the local jurisdiction's fair housing enforcement and capacity;
- List units at risk of conversion from restricted rents to market rents;

- Inventory whether there are an adequate number of appropriately zoned sites to accommodate growth for all income groups, as projected by the State Department of Housing and Community Development;
- Describe available financial and energy efficiency resources;
- Address constraints to housing production; and
- Outline a housing program with goals, policies, and actions that are consistent with the General Plan and that address housing needs, constraints, and available resources, including any fair housing issues that have been identified. The housing program must include a timeline of actions during the planning period.

Since Biggs' Housing Element was last adopted in 2014, the State Legislature has passed a significant number of laws which mandate new analyses or actions in each Housing Element, as well as an entire slate of laws regarding Accessory Dwelling Units (ADUs). These new laws apply to the 2022-2030 City of Biggs Housing Element update, and wherever available, HCD guidance memos have been followed in its development. These include, but are not limited to:

- ADUs (AB 3182, AB 671, AB 68, AB 587, AB 670, AB 881, SB 13)—These new laws limit local jurisdictions' ability to restrict the development of ADUs in a variety of ways and mandate streamlined, ministerial approval of ADUs within defined conditions. For the purpose of the Housing Element, they clarify that a local agency may identify an ADU or JADU as an adequate site to satisfy RHNA housing needs. AB 671 specifically requires that Housing Elements include a plan to incentivize and promote the creation of ADUs that can offer affordable rents for very-low, low-, or moderate-income households.
- Affirmatively Furthering Fair Housing (AB 686)—All Housing Elements adopted on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) conducted in accordance with HCD program guidance, and must include a program of actions that promote and affirmatively further fair housing opportunities throughout the community.
- No Net Loss (SB 166)— As jurisdictions make decisions regarding zoning and land use, and as development occurs, jurisdictions must have a program to assess their ability to accommodate new housing on the remaining sites in their Housing Element site inventories. A jurisdiction must add adequate sites if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category.
- Site Inventory (SB 6, AB 1397, AB 1486, AB 686, AB 725)—The Housing Element establishes a jurisdiction's strategy to plan for and facilitate the development of housing over the planning period by providing an inventory of land adequately zoned or planned to be zoned for housing and programs to implement the strategy. These laws modified the content of the site inventory, including new analyses for capacity calculations, infrastructure requirements, suitability of non-vacant sites, size of site and density requirements, location requirements, sites identified in the previous Housing Element and rezone program requirements, among others.

PUBLIC PARTICIPATION PROCESS

Broad public participation is an essential component of the Housing Element update process, and is required by State law (Government Code Section 65583(c)(8)). Community outreach must be conducted through a variety of mechanisms to include all economic and cultural segments of the community. This has been furthered strengthened and expanded through the passage of AB 686 which mandates meaningful, frequent, and ongoing community participation, consultation, and coordination that is integrated with the broader stakeholder outreach and community participation process for the overall Housing Element.

The Biggs Housing Element update process for 2022-2030 employed an extensive outreach effort to engage a wide spectrum of the community within the necessary restrictions imposed by COVID-19. This effort included a Housing Element page on the City's website, a comprehensive contact list, utilization of a variety of methods to disseminate information and engage residents in the process, an outreach effort at the elementary school's "Back to School Night", two community workshops and two online surveys. After the draft document was completed, it was posted on the City's website on [REDACTED], and scheduled for review and comment at a public hearing with the Biggs City Council on [REDACTED], which included a 30-day open public comment period before it was submitted to State HCD for review.

Outreach

At the beginning of the Housing Element update process, a community outreach contact list was developed to email announcements about public meetings and progress, including the posting of resources on the webpage. This list was updated throughout the process by encouraging community members who participated in the surveys and community meetings to sign up. This contact list included 116 individuals and organizations and encompassed representatives from the following interests and organizations:

- City and County elected officials
- City of Biggs staff
- Butte Countywide Homeless Continuum of Care
- Tri County Economic Development Corporation
- Butte-Glenn 211 (information and resource referrals)
- Far Northern Regional Center
- Ethnic and cultural groups such as the Hispanic Resource Council of Northern California, North State Hispanic Chamber of Commerce, and the Hmong Cultural Association
- Housing Authority of the County of Butte
- Affordable housing developers
- Water, transportation, air quality and recreation organizations
- Disability rights advocates
- Legal services
- Senior services and advocacy groups
- Education representatives
- Real estate brokers
- Property management association
- Local businesses
- Healthcare organizations
- Various non-profit organizations
- Building industry representatives
- General interested community member

Methods for Information Dissemination and Engagement

- **Website:** A page on the City’s website was dedicated to the Housing Element update process. The website is available in multiple languages including Spanish, through a language selection option at the top of the page. This webpage functioned as the central location for all information related to the Housing Element update. It included the community meeting materials, surveys, a definition of frequently used terms and an opportunity to sign up for an email list. Most of the resources, including the presentation slides and recordings from the community meetings, are provided in both English and Spanish. Website address: <https://www.biggs-ca.gov/City-Services/Building--Planning/2022-2030-Housing-Element-Update/index.html>
- **Social media:** The City posted on the “Here in Biggs” Facebook group to notify residents of opportunities to participate in the Housing Element update process, such as community meetings and online surveys, as well as notifying them when new resources were posted to the website. Posts were made available in both English and Spanish.
- **Direct email:** Parallel to the Facebook posts, all stakeholders and interested community members who signed up for email notifications received periodic email “blasts” throughout the process. The City also directly emailed those households who receive their utility bill from the City via email.
- **Flyers:** A bilingual (English/Spanish) flyer announcing the community meetings and surveys was posted in locations throughout the community such as City Hall, the post office and library. Flyers provided information on the options to join the meetings online or by calling in via phone, so residents with various levels of access to technology could participate. The links to the online surveys was included on the flyers.
- **Newspaper articles:** The City sent public services announcements (PSAs) to local newspaper (Gridley Herald) regarding the community meetings. These brief articles gave the public notice about their opportunity to participate in the meetings, with the meeting details.

Outreach at Back-to-School Night

Community outreach efforts for the Housing Element update began with a tabling event at the Biggs Elementary School Back to School Night on August 19, 2021. Parents were encouraged to take the first community survey (provided in both English and Spanish) and were provided with their choice of: a paper copy to complete at the table, taking the survey online using a laptop at the table, or scanning a QR Code with their smartphone which took them to the online survey they could take on their phone at that time or later in the evening. A bi-lingual (Spanish/English) interpreter from the school district was also at the table and engaged in outreach to Spanish-speaking parents. As a result, 16 surveys were completed at the event, 9 of them in Spanish. Flyers about the upcoming community meeting were also

handed out, and staff discussed the Housing Element update with interested parents, encouraging their participation.

Community Workshops and Online Surveys

Community workshops were held on October 7 and November 18, 2021. The October workshop was a hybrid in-person and online meeting, and the November workshop was entirely online. The online offerings were held on the virtual meeting Zoom platform due to COVID-19. The purpose of the workshops was to solicit input on housing needs, review previous Housing Element Goals, Policies and Actions, and recommend new actions to address unmet needs. These meetings were advertised on the Housing Element webpage, on a local Facebook page “Here in Biggs”, and in newspaper PSAs. Each meeting included a presentation using PowerPoint slides, which were made available in both English and Spanish and included definitions of commonly used terms in the Housing Element. Live Spanish interpretation was provided as option for participants during both meetings, as well as closed captions (Zoom “live transcript”) for those who are deaf, hard of hearing, or preferred a visual transcript of the meeting conversation. Interactive polls and a question and answer (Q&A) session helped make the meetings interactive and informative for participants.

Workshop #1 opened with a presentation on the background of the Housing Element process and its purpose; previous Housing Element progress; key findings from the Needs Assessment, and the economic context of the current housing market. Participants then discussed the types of housing most needed in Biggs; what challenges are encountered in finding larger homes; the special need for senior housing that is close to services and allows residents to age in place; the role of ADUs in addressing unmet needs, and overall constraints to the development of housing. Resources from Workshop #1 can be found here: <https://www.biggs-ca.gov/City-Services/Building--Planning/2022-2030-Housing-Element-Update/index.html>

Workshop #2 opened with a brief introduction to the Housing Element process, the key findings from the Needs Assessment and an overview of the current Housing Element Goals, Policies, and Actions. Participants then discussed: disproportionate impacts due to housing cost burden, impacts from the Camp Fire, and priority actions for the 2022-2030 Housing Element. Resources from Workshop #2 can be found here: <https://www.biggs-ca.gov/City-Services/Building--Planning/2022-2030-Housing-Element-Update/index.html>

Two online surveys, utilizing the SurveyMonkey platform, were available for community members to participate in. The first one was open from August 19 to October 22, 2021, and the second one ran from November 9 to November 30, 2021. The surveys were provided in both English and Spanish. The first survey consisted of 16 questions which asked residents about:

- Their demographics
- The type of housing they live in
- Whether they rent or own their home

- If they were satisfied with their housing
- The physical condition of their home
- Challenges they have experienced in finding housing to meet their needs, especially affordability
- Barriers to home ownership
- The types of housing most needed in Biggs
- Discrimination they have encountered in searching for and securing housing
- Accommodations they or a family member need for a disabling condition and their ability to obtain those accommodations
- Their prioritization of the City's current Housing Element Goals

The second survey consisted of 6 questions which addressed the following topics:

- Impacts of the Camp Fire on housing displacement
- How to incentivize the construction of ADUs that offer affordable rents to lower-income households
- Open question for survey takers to add input on priorities to be addressed in the Housing Element
- Demographics of survey takers in terms of breakdown of homeowners and renters

Summary reports of both community surveys can be found at this link: <https://www.biggs-ca.gov/City-Services/Building--Planning/2022-2030-Housing-Element-Update/index.html>

Community Input Summary:

While Biggs is a small community and there was not robust participation in the community meetings, the first online survey in particular gathered a significant number of responses (114 or 6.6% of the population). The first survey focused on housing needs and asked respondents to provide input on certain question related to housing needs. The second survey focused on specifics about Goals, Policies and Programs. A selection of the questions and responses are summarized here with a description of how this input is being addressed through the Housing Element actions noted in Chapter 3:

- Question: Do you think the range of housing options currently available in Biggs meets your needs? The most common responses indicated there is a lack of:
 - affordable and mid-income housing
 - senior housing with services supports
 - homes with larger square footage and more bedrooms to accommodate larger families

This input is being addressed through the following programs:

Program 2.1.2: Rezone to Accommodate Low- and Very Low-Income RHNA

Program 2.1.3: Removal of Constraints to Multi-Family Housing

Program 2.2.1: Large Household Housing

Program 2.3.1: ADU Incentives/Affordable Rentals
Program 2.3.3.: Affordable Housing Development

- Question: Do you or a family member need a housing accommodation for a disability such as behavioral, physical, sensory or developmental disability? Respondents indicated that there is a need for housing that accommodates people with limited mobility due to age and/or disability. They mentioned senior housing projects in nearby Gridley and an interest in similar projects in Biggs.

This input is being addressed through the following program:

Program 2.2.3: Special Needs Housing

- Question: How would you rank the following potential City actions to promote the construction of Accessory Dwelling Units (ADUs) that are then offered at affordable rents to low-income tenants? The two actions that were ranked the highest by the majority of respondents were to offer pre-approved building plans with different choices for ADU designs and sizes, and to seek out a funding source to subsidize the cost of construction of the ADU, with a forgivable loan after a certain affordability period.

This input is being addressed through the following program:

Program 2.3.1: ADU Incentives/Affordable Rentals

- Question: In your opinion, what was the impact of housing displacement after the 2018 Camp Fire on Biggs's housing market and the residents of Biggs? 47% of respondents said it had a significant impact, 47% said it had a moderate impact, and 6% said it had minimal impact.

This input is being addressed through the following program:

Program 2.4.3: Collaboration with other Governmental Entities

Affirmatively Furthering Fair Housing: Accessibility and Language

As described in the sections above, the City designed and implemented public outreach in accordance with AB 686, Affirmatively Furthering Fair Housing. This section describes these efforts in greater detail.

- **Accessibility:** Both surveys were provided in English and Spanish for three to four weeks so residents could access it in their preferred format, language, day of the week, and time of the day. Staff and consultants attended the elementary school's "Back to School" night to engage community members at an evening event they were already attending. The Community Workshops were held mid-week in the evenings to minimize barriers to participation based on work hours. Due to COVID-19, they were held virtually using Zoom. This minimized barriers to participation related to

transportation and childcare. Flyers advertised both online and call-in methods for joining the meeting so barriers related to access to technology would be minimized. Challenges encountered included designing virtual meetings to be as similar as possible to in-person meetings, and some residents who would usually participate in person at community meetings not being comfortable with an online format or not having access to a computer or reliable internet and telephone services.

- **Language:** As of 2019, 41.6% of Biggs residents over the age of five speak Spanish at home and 20.3% of persons over the age of 5 are not fluent in English (*U.S. Census 2015-2019 American Community Survey*). Thus, the City focused its efforts on robust bilingual materials and interpretation for English and Spanish languages and contracted with a professional translator for services. In addition, Zoom’s “live transcript” closed captions feature was used for the Community Workshops so residents who are deaf or hard of hearing or who prefer to read closed captions were able to access information. Technical support instructions were provided at the beginning of the workshops to orient residents to the accessibility and language features. Recordings of the Community Workshops in English and Spanish were posted on YouTube with closed captions and linked to the Housing Element webpage. Bilingual presentation slides, breakout group notes, and bilingual definitions of frequently used terms are linked on the Housing Element webpage: <https://www.biggs-ca.gov/City-Services/Building--Planning/2022-2030-Housing-Element-Update/index.html>

INTERGOVERNMENTAL REVIEW PROCESS

As required in Government Code Section 65589.7, the City has provided its water and sewer providers with an opportunity to participate in the Housing Element so that housing production can be coordinated with infrastructure plans. The City of Biggs provides all public utilities, including sewer and water, through its Public Works Department. At the outset of the Housing Element planning process, the City confirmed that it has written policies and procedures granting priority for the provision of their services to proposed developments that include low-income housing (per SB 1087, adopted in 2005). Following adoption of the Housing Element, the City Planning and Public Works functions will continue to coordinate housing and infrastructure plans.

Chapter 2: Review of Previous Housing Element

BACKGROUND

The Biggs City Council adopted the most recent Housing Element in June 2014 for the planning period of 2014-2022. The Housing Element included four goals which focused on four specific aspects of the housing market: housing quality, housing quantity and affordability, equal housing opportunity and natural resources and energy conservation. Goals were established to address each of these issues and policies and programs were developed to support and implement each goal. The four goal statements were as follows:

Goal 1, Housing Quality: Provide an adequate supply of housing which is affordable, safe and sanitary for all segments of the community.

Goal 2, Housing Quantity and Affordability: Preserve existing housing and construct new housing at a range of costs and in quantities to meet the needs of existing and future residents of the city.

Goal 3, Equal Housing Opportunity: Assure that discrimination is not a factor in the ability of households to obtain housing.

Goal 4, Natural Resources and Energy Conservation: Promote the conservation of natural resources and energy in housing production.

State Requirements

State Housing Element law (Government Code Section 65588) requires that Housing Elements review the previous Housing Element in the following ways:

- Progress in implementation, including a description of the actual results or outcomes of previous Housing Element goals, policies, and actions.
- Effectiveness, including a comparison of what was projected or planned in the previous Housing Element and what was actually achieved.
- A description of how past programs were effective in addressing the housing needs of special populations, including seniors, farmworkers, those with disabilities and people experiencing homelessness.
- Appropriateness of goals, policies and actions, including a description of what has been learned based on the analysis of progress and effectiveness of the previous Housing Element, and how the Housing Program is being changed or adjusted to incorporate what has been learned from the results of the previous Housing Element.

This chapter of the Housing Element addresses these requirements as follows:

- Progress in Implementation: **Appendix A** provides a detailed assessment of the accomplishments and effectiveness of each 2014 Housing Element Action. It also includes notes indicating if whether the Action is proposed to be deleted, continued or modified.
- Effectiveness: The subsections on **Housing Production Goals and Results** and **Results of Previous Housing Element Actions** compare what was projected or planned and what was actually achieved. Information on whether Actions are proposed to be deleted, continued or modified is also summarized here.
- Addressing Housing Needs of Special Populations: The subsection on **Results of Previous Housing Element Actions** analyzes how past actions were effective in addressing the housing needs of special populations
- Appropriateness of goals, policies and actions: The subsection on **Implication of Findings for the 2022 Housing Element** addresses what has been learned through the analysis of the previous Housing Element's effectiveness and progress, and what is being changed or adjusted in the 2022 Housing Element based on this information.

HOUSING PRODUCTION GOALS AND RESULTS

State law requires regions to plan for housing needs based on future growth projections through the Regional Housing Needs Allocation (RHNA), per Government Code Section 65584. The State Department of Housing and Community Development allocates numeric RHNA unit production goals to regional councils of government, which then allocate these goals to each community within its area of governance. For Butte County and each of its incorporated cities the regional council of government is the Butte County Association of Governments (BCAG). The RHNA goals identify the housing units needed to accommodate growth over the planning period for each of four different income levels: Very-Low (which includes Extremely-Low), Low-, Moderate- and Above-Moderate income.

State law does not require that communities meet the RHNA production goals. Instead, State law requires that communities employ planning and funding mechanisms that enable them to achieve the goals. One mechanism that carries a specific State mandate is the Adequate Sites Inventory, described in Chapter 5, per Government Code Section 65583.2. This section requires that each community ensure that there is adequate appropriately zoned land within its jurisdiction to accommodate its RHNA. If a community did not comply with this requirement at the time of submission of the last Housing Element to the State, it must show how this was corrected in the next Housing Element planning period through re-zoning, annexation or other means. Biggs' 2014 Housing Element Adequate Sites Inventory demonstrated that the City had sufficient vacant land appropriately zoned to provide for the RHNA and no re-zoning or other actions were needed.

Figure 1 shows Biggs’ RHNA for the period of 2014 to 2022, and the number of units produced from June 2014 through December 2021 that are affordable to each income level.

Figure 1: Regional Housing Needs Allocation and Production, June 2014-December 2021

Income Level	RHNA	Units Produced	% of RHNA Produced
Extremely Low	24	26*	54%
Very Low	24		
Low	30	30	100%
Moderate	24	1	4%
Above-Moderate	82	0	0%
Total	184	57	31%

**HCD now groups extremely low-income and very low-income together for the RHNA within the very low-income category, with a requirement that 50% of the very low-income total must be extremely low-income.*

Sources: Butte County Association of Governments, 2014 Regional Housing Needs Plan, California Department of Housing & Community Development, 2021

RESULTS OF PREVIOUS HOUSING ELEMENT PROGRAMS

As noted earlier, the 2014 Housing Element included a Housing Program of four Goals, with an accompanying set of policies and programs.

The City’s progress on these Goals and Programs is summarized below within the categories of

- One Time Programs Completed
- Ongoing Programs That Made Progress
- Programs That Did Not Make Progress
- Effectiveness of Programs to Address The Needs of Special Populations

One Time Programs Completed

Program 2.33: Farmworker Housing. The City amended its Zoning Ordinance to allow farmworker housing in all zoning districts in 2014. This program will be deleted.

Ongoing Programs that Made Progress

Program 1.1: Housing Inspection Program. The City intends to continue this program into the new planning cycle, which will be carried out by the City’s Code Enforcement Team.

Program 2.10: Transitional and Supportive Housing. The City amended its Zoning Ordinance to adhere to the requirements of SB2 by allowing both transitional and supportive housing in all zones allowing residential uses. (Perhaps list and describe all relevant state legislation, e.g., SB2, earlier in the document.

Program 2.4: Infill Development Program. The City maintains a database of vacant and underutilized land and the constraints to the development of that land. The City will continue to do so, but will modify its process to meet the requirements of the No Net Loss legislation (SB 166).*

Program 2.8: Planned Development. The City has encouraged planned developments in the North Area and South Area residential planning districts, as discussed in the City's General Plan. North Biggs Estates is a subdivision that was formed by Community Housing Improvement Program (CHIP), with another phase in process, and a tentative map is under review for a 99-lot subdivision. The City is currently processing two tentative subdivision maps, 1) to annex 20 acres, to pre-zone the site R-1 Single Family Residential, and to subdivide the site to create 94 single-family residential lots, and 2) to divide a 7.55-acre site to create 26 single-family residential lots. This program will continue.

Program 3.1: Housing Discrimination and Housing Equal Opportunity. Fair housing brochures in both English and Spanish are available at City Hall, but referral to or promotion of legal services has not happened. The program will be amended to further meet the requirements of AB 686.

Programs That Did Not Make Progress

Program 1.2: Housing Rehabilitation Program. Due to limited staff resources, the City was not able to implement this program. The City will be investigating the possibility of contracting with an outside agency that specializes in housing rehabilitation to carry out the program.

Program 1.3: Housing Conditions Survey. The City did not identify a funding source to carry this out in the last planning cycle. The City will investigate new funding sources made available through the State to complete survey, which can then inform the proposed housing rehabilitation program and other types of infrastructure investment.

Program 1.6: Multifamily Housing. The City had proposed in the last planning cycle to consider requiring a conditional use permit for single-family development on any R-3 zoned site. This did not occur and is being carried over to the new planning cycle to complete.

Program 2.1: First Time Homebuyers Program. Due to the ever-increasing price of single-family homes, the City is unable to provide a subsidy program that is large enough to fund down payments or fill "silent second" gaps. The City will be deleting this program for the foreseeable future.

Program 2.3: Large Household Housing. The City had proposed to develop an incentive program for housing to serve renter households with six or more persons, due to the lack of affordable rental housing for large households in Biggs. There were no multifamily units developed during the last planning cycle. The City proposes to continue the development of an incentive program, and to further consider how variance requests and zoning modifications are impacting the supply of housing for large households.

Program 2.5: Second Units. The City has not yet carried out Zoning Ordinance amendments to implement recent State legislation to remove the barriers to the construction of accessory dwelling units (ADUs). This program is being updated to ensure it includes all legislation adopted on ADUs since 2014. A related ADU program will be to develop an incentive program to encourage the construction of ADUs that can be offered at affordable rents to low- and moderate-income households.

Program 2.7: State and Federal Housing Programs. The City did not partner with affordable housing developers on any funding applications, and there was no multi-family housing developed during the planning cycle. An affordable self-help single family project was initiated, but did not require the City's participation in funding.

Program 3.2: Removal of Constraints for Persons with Disabilities. The City was to initiate actions to identify and remove any constraints to the development of housing for persons with disabilities, including providing a reasonable accommodation procedure. This has not occurred and is included as a program for the new planning cycle.

Effectiveness of Programs to Address the Needs of Special Populations

The City had identified a number of programs in the 2014-2022 Housing Element which were intended to address the needs of special populations, including seniors, individuals with disabilities, large households, farmworkers, and single-headed households. These included the Housing Rehabilitation Program, Down Payment Assistance Program, Large Household Housing Program, Second Units Program, State and Federal Housing Program, and Removal of Constraints for Persons with Disabilities.

Overall, the City did not make progress on these programs. There was no development of supportive or multi-family housing during the planning cycle which might address the needs of seniors, large households, single-headed households, or individuals experiencing homelessness. The City did complete the necessary Zoning Ordinance amendments to allow farmworker housing in all zoning districts, although no new farmworker housing was developed.

As described in Chapter 1, Biggs is a very small community and has no services, such as grocery stores and medical providers. The lack of amenities in the community makes it challenging for any affordable housing developer in need of State funding resources to secure them, since the provision of State funding is directly tied to such amenities being available within walking distance of assisted housing developments. These services are

available in the community of Gridley, which is approximately 5 miles south of Biggs. While the City will undertake all necessary actions to ensure that it has removed any constraints to the development of special needs housing within its municipal code, many factors will remain beyond its control, such as community amenities and the feasibility of siting such housing in Biggs.

A detailed assessment of the accomplishments and effectiveness of each 2014 Housing Element Action can be found in **Appendix A**, with notes indicating if the Action is proposed to be deleted, continued, or modified.

IMPLICATION OF FINDINGS FOR THE 2022 HOUSING ELEMENT

Analysis

Given its size and its current constraints to development in terms of vacant and available land within the City limits, the City made reasonable progress in meeting the 2014-2022 RHNA target goals as shown in **Figure 1**. Progress on meeting the new very low-income (which includes extremely low-income) and moderate-/above moderate-income RHNA goals should be facilitated by the Phased Annexation Plan leading to the annexation of an additional 520 acres into the City and the pre-zoning of land to coincide with the RHNA goals.

Many of the Programs in the 2014-2022 Housing Element were constrained by the lack of staff resources available to the City. The City has an 8-hour per week contract planner, and much of the work of implementing the Housing Element programs are carried out by this position, supported by the City Administrator. The City Administrator also performs numerous functions for the City, including oversight of the utilities offered by Biggs, i.e. electricity, water and sewer. This level of staff resources is not likely to change in the new planning cycle. For this reason, wherever possible, the City plans to contract or coordinate with other service providers in order to leverage the existing community resources necessary to implement the identified Programs. As mentioned above, Biggs' size and lack of amenities also constrains the development of multi-family and special needs housing, which is dependent on State funding programs. While the City can take all necessary steps to remove regulatory barriers and be willing to partner with developers, there must ultimately be adequate housing demand that provides such developers with the assurance that their projects will be economically viable and the community amenities needed to secure State funding.

The Actions in the City's 2022-2030 Housing Program, as shown in Chapter 3, are reflective of ensuring that the City:

- Amends the City's Municipal Code as needed to address new State laws intended to reduce or eliminate constraints to the development of housing, ADUs, emergency shelters, supportive housing and low-barrier navigation centers;

- Provides incentives and eliminates constraints to the development of special needs housing;
- Partners with community service providers wherever possible, such as Legal Services of Northern California and the Sutter-Nevada Regional Housing Authority; and
- Makes ongoing efforts to engage non-English speaking residents by providing more materials and access to City services in Spanish.

Process

City staff conducted an initial review of the 2014 Housing Element Programs to document accomplishments, assess effectiveness and recommend whether the Program should be continued, modified or deleted in the 2022 Housing Element update.

- The completed Programs which were intended to be one-time efforts have been removed. In addition, some Programs which are no longer feasible due to a lack of funding or community resources to carry them out have been removed.
- Some Programs have been revised to bring them up to date with the most recent State legislation or to more appropriately address community resources that are available to support their execution.
- Some Programs that still have relevance and/or were intended to be ongoing efforts remain the same as the previous Housing Element.
- New Programs that were identified through the Community Outreach efforts, Needs Assessment, Assessment of Fair Housing, Constraints Analysis and/or are required by new State legislation have been added.

A detailed review of the 2014-2022 Housing Element Programs is found in **Appendix A**, and the entire slate of Programs for the 2022-2030 Housing Element is detailed in the **Housing Program (Chapter 3)**.

CHAPTER 3: HOUSING PROGRAM

BACKGROUND

This chapter describes a Housing Program comprised of a comprehensive set of goals, policies and programs designed to address the City of Biggs’s housing needs. These needs have been identified through the needs assessment, assessment of fair housing, constraints analysis and resource inventory. The terms “goals, policies and programs” are defined as follows for the purpose of the Housing Element:

- **Goals:** The goals are broad statements of the community’s vision and values for itself, and are not time dependent. They indicate the direction the community wishes to move towards in providing healthy, safe, sustainable and affordable housing for all of its residents.
- **Policies:** The policies are the commitments that the City is making to achieve the related goal or vision and a statement of its operational philosophy around housing.
- **Programs:** These are the specific actions or activities that will carry out the related policies and move the community towards its goals in a concrete and measurable way over time.

The Goals of the Housing Element and the number of Policies and Programs within each Goal are organized as follows:

Housing Quality, Goal 1: The City of Biggs will promote the development and preservation of housing that meets health and safety standards and enhances existing neighborhoods, services, and the environment (2 Policies, 3 Programs)

Housing Quantity and Affordability, Goal 2: Support and 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 all income groups, including the very low-, low- and moderate-income groups (5 Policies, 12 programs)

Affirmatively Further Fair Housing, Goal 3: Improve fair housing choice and access to opportunity (2 Policies, 3 Programs)

Natural Resources and Energy Conservation, Goal 4: Promote the conservation of natural resources and energy in housing production and maintenance (1 Policy, 3 Programs)

Within each goal area, the information is organized as follows, per State requirements:

- Statement of the goal
- Statement of the policy(ies) to achieve the goal
- Description of the program which is directly related to the policy
- The party(ies) responsible for the program’s implementation. This will include specific City staff, as well as community partners where appropriate. The responsibility for

approving and directing all City actions rests with the City Council, which is then carried out by designated City staff.

- Potential financing or funding source(s). The availability of funding resources is not guaranteed and is subject to change. More or fewer resources may be available during the planning period. This will impact the feasibility of carrying out the programs stated.
- Timeframe for completion. These timeframes provide a reasonable expectation for starting and/or completing programs, given current staff resources and workloads. Like funding, these are subject to change due to circumstances beyond the control of the City.

GOALS, POLICIES, AND PROGRAMS

Housing Quality

This section addresses how the City will promote housing throughout the community that meets health and safety standards, preserves, and enhances existing housing and neighborhoods, and addresses changing conditions over the planning period.

Goal 1: The City of Biggs will promote the development and preservation of housing that meets health and safety standards and enhances existing neighborhoods, services, and the environment.

Policy 1.1: Maintain and enforce building and development standards that provide durable housing and safe neighborhoods for households of all income levels.

Program: 1.1.1 Housing Inspection Program. The City will continue inspecting buildings for Health and Safety Standards and Building Code violations.

Responsible Party: City or County Staff assigned to building inspection (The City contracts with Butte County for building services)

Financing: General Fund

Time Frame: Ongoing

Policy 1.2: Ensure that the quality, safety, affordability, and livability of existing housing stock in the City is continually maintained or upgraded.

Program: 1.2.1 Housing Rehabilitation Program. The City will communicate its interest and needs for housing rehabilitation program development and management to the Regional Housing Authority of Sutter and Nevada Counties, which operates such program on behalf of several small cities and counties in their service area that includes Butte County. The City has a current balance of CDBG Program Income that could be used to restart the program.

Responsible Party: City Administrator and Building Department

Financing: CDBG and/or HOME
Time Frame: Within 6 months of adoption of the 2022-2030 Housing Element

Program: 1.2.2 Housing Conditions Survey. Perform a Housing Conditions Survey, and to the extent feasible, use findings to inform future investments of CDBG and other funds in identified neighborhoods.

Responsible Party: City Administrator, Contract Planner

Financing: CDBG, LEAP

Time Frame: Housing Conditions Survey to be completed within 18 months of adoption of the 2022-2030 Housing Element. Use findings to inform investments by the end of the third year of the Housing Element cycle.

Housing Quantity and Affordability

This section addresses how the City will meet the current and future housing development needs of its residents by supporting the construction of housing at a range of costs. Because the City does not build housing itself, the City will take actions to support and facilitate the development of housing through land use policies, zoning, incentives, and funding acquisition. Ultimately, housing development will be carried out by private, for-profit, and non-profit developers.

Goal 2: Support and 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 all income groups, including the very low-, low- and moderate-income groups

Policy 2.1: Continue to maintain a sufficient supply of land designated for residential development to meet the RHNA for the planning period.

Program: 2.1.1 No Net Loss /Unit Production Evaluation Program. Develop and implement a formal ongoing Unit Production Evaluation pursuant to Government Code section 65863 (No Net Loss law). The Unit Production Evaluation will annually track the number of extremely low-, very-low, low-, moderate- and above moderate-income units constructed to calculate the remaining unmet RHNA, and new available land, such as that brought into the City through annexation. It will also track the number of units built on the identified sites to determine the remaining site capacity by income category and maintain a database of all developable land within the City. If sites identified in the Housing Element to meet RHNA are developed with non-residential uses during the Housing Element planning period, the Unit Production Evaluation will include a

plan to replace those sites, which may involve identification of new residentially zoned sites, rezoning of non-residential sites and/or annexation of new sites. The evaluation procedure will be updated annually and when sites identified in the Housing Element to meet RHNA are approved for development. The City will encourage the development of multi-family housing units in all zones by not requiring a conditional use permit.

Responsible Party: City Administrator and Contract Planner

Financing: General Fund

Time Frame: Within one year of adoption of the 2022-2030 Housing Element

Program 2.1.2 Rezone to Accommodate Low- and Very-Low Income RHNA. The City of Biggs does not currently have enough land zoned R3 or R4 which will accommodate the Regional Housing Needs Allocation (RHNA) for low- and very-low income households. The City will need to undertake this rezone and have it completed within 12 months of the statutory deadline for adoption of the 2022-2030 Housing Element, pursuant to AB 1398. The identification of sites in the rezone program will comply with the standards described in California Government Code Sections 65583.2(h) and (i). These are: minimum densities of 16 or 20 dwelling units per acre, minimum site capacity of 16 units, at least 50% of shortfall is on residential-only sites, there is existing or planned infrastructure serving the sites, and development of multi-family housing on these sites is “by right” and not subject to any discretionary or conditional approvals.

Responsible Party: City Administrator and Contract Planner

Financing: General Fund

Time Frame: Rezone to be completed no later than June 15, 2023

Program: 2.1.3 Removal of Constraints to Multi-family Housing Development. To further encourage the development of multifamily housing to meet the RHNA low and very-low income goals, the City will amend the zoning code to identify single-family residential as a non-permitted use in areas that are zoned R-3 (high-density, multi-family unit) development in order to discourage down-zoning. In addition, the City will pre-zone at least 10 acres of land for R-3 development as part of its annexation program.

Responsible Party: City Administrator and Contract Planner

Financing: General Fund

Time Frame: Within one year of adoption of the 2022-2030 Housing Element

Program: 2.1.4 Amend Residential Zoning District Density Standards. The City will amend the residential zoning district density standards in the Municipal Code to be consistent with the 2030 General Plan residential land use designations.

Responsible Party: City Administrator and Contract Planner

Financing: General Fund

Time Frame: Within one year of adoption of the 2022-2030 Housing Element

Policy 2.2: Assist in the production of housing for special needs groups such as seniors, people with disabilities, large families, single-headed households, and individuals experiencing homelessness.

Program: 2.2.1 Large Household Housing. Renter households with six or more persons do not have an adequate number of dwelling possibilities in the city. The City will amend its municipal code to provide flexibility in development standards for units with four or more bedrooms, including single-family and multi-family units. Developers will be required to submit floor plans to the City Planner when requesting development standards modifications for large units.

Responsible Party: City Administrator and Contract Planner

Financing: General Fund

Time Frame: Within one year of adoption of the 2021-2029 Housing Element

Program: 2.2.2 Low Barrier Navigation Centers and Emergency Shelters. Amend the City's Zoning Ordinance to allow Low Barrier Navigation Center development as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements, as defined and delineated in AB 101. Amend the City's Zoning Ordinance regarding Emergency Shelters to require parking only for staff working at the shelter and not the guests of the shelter, per AB 139.

Responsible Party: Contract Planner

Funding Source: General Fund

Time Frame: The Zoning Ordinance will be amended by January 2023

Program 2.2.3: Special Needs Housing. Encourage the development of housing for seniors and those with disabilities by partnering with developers on the funding of these units, and providing flexibility on development and zoning standards.

Responsible Party: City Administrator and Contract Planner

Funding Source: General Fund

Time Frame: The City will engage at least one affordable special-needs housing developer on an annual basis to discuss needs, opportunities and resources, including funding. The City will publish a list on its website of development and zoning standards for which the City will provide flexibility. This will be completed within 6 months of adoption of the Housing Element.

Program 2.2.4 Removal of Housing Constraints for Persons with Disabilities. Amend the City’s development standards ordinance to provide a reasonable accommodation procedure for individuals with disabilities.

Responsible Party: Contract Planner

Funding Source: General Fund

Time Frame: Adopt amendments to ordinance within 1 year of adoption of the 2022-2030 Housing Element.

Policy 2.3: Assist in the development of housing that can be offered at affordable rents to very-low, low- and moderate-income households through financial and/or technical assistance.

Program: 2.3.1 ADU Incentives/Affordable Rentals. Develop a formal program that offers incentives to property owners who develop ADUs that offer affordable rents for very-low, low-, or moderate-income households, with recorded regulatory restrictions on rents. Incentives in the form of reduced fees, exceptions to customary development requirements, pre-approved and no cost plans, expedited processing times, and funding sources to subsidize construction costs will be considered.

Responsible Party: City Administrator, Contract Planner

Funding Source: General Fund

Timeframe: Within two years of adoption of the Housing Element Update

Program: 2.3.2 Development Processing System Review. Annually monitor the development processing/review procedures to minimize the time required for review by the City. The City shall continue to make available to prospective developers the option of having a pre-application meeting prior to submittal of a project in application. A provision offering pre-application meetings will be incorporated into the municipal code. Pre-application meetings will solicit input from City and County permit reviewing bodies as well as utilities.

Responsible Party: City Administrator and Contract Planner

Funding Source: General Fund

Time Frame: Ongoing, annually

Program: 2.3.3 Affordable Housing Development. Assist in the development of affordable housing by working collaboratively with affordable housing developers who approach the City with potential projects. These efforts will include providing guidance on available sites, describing City incentives for the development of affordable housing, and applying for appropriate State funding program to support affordable housing development.

Responsible Party: City Administrator and Contract Planner

Funding Source: General Fund

Time Frame: The City will engage at least one affordable housing developer on an annual basis to discuss needs, opportunities and resources, including funding. Apply for funding in conjunction with identified development opportunities as NOFAs are released.

Program 2.3.4: Density Bonus Program. Prepare an ordinance which offers a density bonus for additional low-, very low-, and moderate-income housing developments, per AB 2345.

Responsible Party: Contract Planner

Funding Source: General Fund

Time Frame: Within 24 months of adoption of the 2022-2030 Housing Element.

Program 2.3.5: At-Risk Units Monitoring Program. Adopt a formal monitoring program, including policies and procedures, for assisted affordable units at risk of converting to market rate during each Housing Element planning period in

accordance with Government Code 65863.10. For projects with contracts that will expire in the next 3 years, consult with the Housing Authority of the County of Butte and develop a proactive plan to preserve affordable rents at these properties, including initiation of discussions with owners and exploration of financial resources to extend contracts.

Responsible Party: City Administrator and Contract Planner

Funding Source: CDBG, HOME, General Fund

Time Frame: Develop formal monitoring program within 18 months of adoption of 2022-2030 Housing Element. Ongoing thereafter.

Policy 2.4: Provide adequate information about housing to guide municipal decisions and to determine their effect on housing quality and inventory as well as encourage the private market to meet housing needs.

Program 2.4.1: Planned Development. Encourage planned developments in the North area and South area Residential Special Planning Districts as discussed in the City's General Plan. The City permits planned development districts, which allow for flexibility in land use and development standards. These districts are areas for the development of a mix of different housing types, including live-work units, apartments, and single-family dwellings.

Responsible Party: City Administrator and Contract Planner

Funding Source: General Fund

Time Frame: Ongoing

Program 2.4.2: Substandard Lot Development Variance. The City's Zoning Ordinance requires a minimum lot size of 7,200 square feet. However, there are a number of lots within the City which are smaller than this minimum. The City will allow the owners of these lots to apply for a variance to develop them and the City will support the variance provided no public health and safety issues are found. This process will be formalized in the municipal code.

Responsible Party: City Administrator and Contract Planner

Funding Source: General Fund

Time Frame: Ongoing throughout planning period

Program 2.4.3: Collaboration with Other Governmental Entities. Participate in collaborative discussions with other governmental entities and appropriate organizations in Butte County, including the Butte County Housing Authority, and local affordable housing developers, and share relevant data and findings from the Housing Element update and other housing studies.

Responsible Party: City Administrator and Contract Planner

Funding Source: General Fund

Time Frame: Ongoing throughout planning period

Program 2.4.4: Provide Housing Development Information on the City’s Website.

Post current information on the zoning code, development standards, and planning, permit, and impact fee schedules on the City of Biggs Website. Also post information about any government-owned surplus land that has been made available for residential development.

Responsible Party: City Administrator and Contract Planner

Funding Source: General Fund

Time Frame: Within 24 months of adoption of the 2022-2030 Housing Element.

Affirmatively Further Fair Housing

With the passage of AB 686, state and local public agencies are required to affirmatively further fair housing through deliberate action to explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities. This section includes the goal, policies and programs which were informed by the Assessment of Fair Housing conducted as part of the needs assessment and which is fully detailed in Chapter 4.

Goal 3: Improve fair housing choice and access to opportunity.

Policy: 3.1: Move towards more balanced and integrated living patterns by addressing disproportionate housing needs, accessible housing needs of persons with disabilities and racially and ethnically concentrated areas of poverty.

Program: 3.1.1 Housing Rehabilitation Program. As described in Program 1.2.1, develop a Housing Rehabilitation Program. Initially focus efforts in Block Group 1 (define “Block Group 1 and Block Group 2 earlier in the document with Census Map), with the goal of one property per year in the Block Group receiving rehabilitation funding. Ensure that outreach materials are provided in both

English and Spanish and provide a Spanish-speaking staff person to communicate with monolingual residents interested in the program.

Responsible Party: City Administrator

Financing: CDBG and/or HOME

Timeframe: Implement program in Block Group 1 within three years of adoption of 2022-2030 Housing Element.

Policy 3.2: Do not allow discrimination to interfere with the attainment of the City's housing goals, policies, and programs.

Program: 3.2.1 Prevent housing discrimination and promote housing opportunities. Prevent housing discrimination and promote equal housing opportunity by coordinating and referring interested persons with fair housing complaints to agencies such as Community Legal Information Center, Mediation Center of the Northern Valley, and Legal Services of Northern California. Maintain and provide fair housing brochures at City Hall in both English and Spanish, and update City's webpage to also include this information.

Responsible Party: City Administrator and City Clerk

Financing: CDBG and General Fund

Timeframe: Provide up-to-date brochures and establish process for referral to fair housing agencies within 1 year of adoption of 2022-2030 Housing Element.

Natural Resources and Energy Conservation (EC)

The use of available energy conservation measures and programs directly impacts residents' monthly housing costs by saving them money on their energy bills, increases comfort and safety, and contributes to the conservation of limited resources.

Goal 4: Promote the conservation of natural resources and energy in housing production and maintenance.

Policy 4.1: Promote the use of energy conservation measures and funding assistance programs in the development or rehabilitation of all housing, but especially for housing occupied by low- and moderate-income residents.

Program: 4.1.1 Energy Assistance Programs. Promote the energy assistance programs for low-income households offered by PG&E, including the California Alternate Rates for Energy Program (CARE) and the Family Electric Rates

Assistance (FERA) program. The City will work with PG&E to obtain promotional materials for these programs that can be posted on the City’s website, promoted on the City’s Facebook page, and included with monthly sewer service invoices.

- Responsible Party:** City Administrator and City Clerk
- Financing:** General Fund
- Timeframe:** Ongoing throughout the planning period

Program: 4.1.2 Weatherization Programs. Promote the weatherization programs offered by the Butte County Community Action Agency, including the Weatherization Assistance Program (WAP) and Low-Income Home Energy Assistance Program (LIHEAP). The City will work with the Community Action Agency to obtain promotional materials for these programs that can be posted on the City’s website, promoted on the City’s Facebook page, and included with monthly sewer service invoices.

- Responsible Party:** City Administrator, City Clerk
- Financing:** General Fund
- Timeframe:** Ongoing throughout the planning period

Policy: 4.2 Promote opportunities for use of solar energy

Program: 4.2.1 Solar Energy in Housing Rehabilitation. Encourage use of solar energy considerations in the planning and building permit process for housing rehabilitation.

- Responsible Party:** Contract Planner
- Financing:** General Fund
- Timeframe:** Ongoing throughout the planning period

HOUSING PROGRAM CONSISTENCY WITH THE GENERAL PLAN

Government Code, Section 65583(a)(7) requires that the Housing Element identify the means by which the Housing Program, including its Goals, Policies and Actions, will be consistent with other General Plan Elements and community goals. Responsible parties within the City organization are listed for each action above. The Planning Division, through a contract planner, is responsible for creating, implementing, and tracking progress on the 2030 General Plan and the Housing Element. This is carried out with the assistance of the City Administrator (Administrator). The City Administrator (Administrator) and Contract Planner closely

collaborated on the Housing Element update to ensure consistency with the other General Plan Elements. The Goals, Policies and Programs in this Housing Element update support and compliment the Biggs 2030 General Plan Goals, Policies and Programs, specifically the Land Use, Economic Development, and Parks, Public Facilities and Services Elements.

In addition to preparing planning documents, the Planning Department prepares annual General Plan and Housing Element progress reports and presents them to the City Council. Housing Element progress is also provided to the State Department of Housing and Community Development through the filing of the Annual Progress Report (APR) at that time. These annual reviews provide opportunity for City staff, the City Council and the general public to review progress and consistency between the General Plan Elements.

QUANTIFIED OBJECTIVES

Based on the policies and actions outlined above, the following objectives in **Figure 2**, represent a reasonable expectation of the maximum number of housing units that will be produced, rehabilitated and preserved during this Housing Element cycle. “Rehabilitation” refers to low-income owner-occupied homes and multi-family units that are the focus of rehabilitation activities, and “Preservation” refers to affordable rental units at risk of losing affordability without City and/or developer intervention within this planning cycle.

Figure 2: Quantified Objectives Table, 2022-2030

	Income Level					Total
	Extremely-Low	Very-Low	Low	Moderate	Above-Moderate	
New Construction	5	5	1	5	15	31
Preservation	0	0	0	0	0	0
Rehabilitation (Single Family)	0	0	5	0	0	5
Total	5	5	6	5	15	36

Chapter 4: HOUSING NEEDS ASSESSMENT

In order to determine the housing needs for the City of Biggs, a comprehensive assessment of demographic, economic, and housing market data was conducted. This provides a baseline for identifying the City’s greatest housing needs, and forms the development of Goals, Policies, and Actions. Data sources for this assessment included: the U.S. Census Bureau, Department Housing and Urban Development, and Department of Agriculture; the California Departments of Development Services, Economic Development, Education, Finance, and Housing and Community Development (HCD); and the Butte County Association of Governments, Sierra North Valley Realtors Multiple Listing Service, National Housing Preservation Database, and the City of Biggs.

The Housing Needs Assessment has been organized by topic into the following sections. In response to recent State Housing Element affirmative fair housing legislation, this update to the Housing Needs Assessment includes an Assessment of Fair Housing.

- Assessment of Fair Housing
- Demographics
- Employment
- Household Characteristics
- Housing Stock Characteristics
- Rental Market
- For Sale Market
- At-Risk Units
- Housing Affordability
- Extremely Low-Income Households
- Special Needs Households

AFFIRMATIVELY FURTHERING FAIR HOUSING: ASSESSMENT OF FAIR HOUSING

The California Department of Housing and Community Development released a new guide titled “Affirmatively Furthering Fair Housing” (AFFH) on April 23, 2021 to assist jurisdictions in meeting the requirements set forth by AB 686. AB 686 creates new requirements for all state and local agencies to ensure that their laws, programs, and activities affirmatively further fair housing and that they take no action inconsistent with this obligation.

The AFFH guidance establishes new processes and guidelines for public entities to improve existing and institute new programs and policies to increase affordable housing for all residents, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and all other protected characteristics. The City will take an active role in promoting inclusive communities, further housing choice, and address racial and economic disparities through goals, policies, and programs.

The purpose of the Assessment of Fair Housing is to analyze the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs. In addition, this analysis considers the City’s role in conducting fair housing outreach and

enforcement. This section of the Housing Element includes identification and analysis of patterns and trends, local data and knowledge, other relevant factors, and conclusions and summary of issues (*California State Department of Housing and Community Development, Affirmatively Furthering Fair Housing, 2021*).

This section uses qualitative information from interviews with local agencies and quantitative information primarily from census tract and block group data. Counties are subdivided into census tracts and each census tract is further subdivided into block groups. All census tracts and block groups are uniquely numbered with a numerical code. Census Tract 36 encompasses the City of Biggs and surrounding unincorporated areas. The City is further divided into Block Groups 1, 2, and 3. Block Groups 1 and 2 are included in this analysis because they encompass most incorporated areas of the City of Biggs. Block Group 3 includes a very small portion of the southeastern end of the City, which is excluded from this analysis.

The Assessment of Fair Housing considers patterns and trends over times, local data and knowledge, and other relevant factors for the following five subsections:

- A. Fair Housing Enforcement and Outreach
- B. Segregation and Integration
- C. Racially/Ethnically Concentrated Areas of Poverty
- D. Disparities in Access to Opportunity
- E. Disproportionate Housing Needs and Displacement Risk

A. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

The first subsection of the Assessment of Fair Housing is an assessment of the jurisdiction's fair housing enforcement and outreach capacity.

Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Local and Regional Patterns and Trends

This section includes data tables, narratives, and maps to illustrate local and regional patterns and trends regarding fair housing enforcement and outreach capacity. For the purposes of this analysis, fair housing enforcement and outreach includes the number of Housing Choice Vouchers, fair housing inquiries, and public housing buildings in the City. The Housing Choice Voucher Program provides rental assistance to very low-income families.

Housing Choice Vouchers

Figure 3: City of Biggs, City of Gridley, City of Oroville, City of Chico, and Butte County, Number of Households with Housing Choice Vouchers, 2021 depicts the number of households who hold Housing Choice Vouchers in Biggs, Oroville, Chico, Gridley, and Butte County in 2021. Housing Choice Vouchers allow very low-income families to choose and rent safe, decent, and affordable privately-owned rental housing (*U.S. Department of Housing and Urban Development, 2021*). The Housing Authority of the County of Butte provided 6 Housing Choice Vouchers to residents in the City of Biggs. In comparison, 48 households hold vouchers in the City of Gridley, 552 households hold vouchers in the City of Oroville, 993 households hold vouchers in Chico. There are 1,684 vouchers in use in Butte County in total. There is a relatively low number of households holding HCVs in the City of Biggs.

Figure 3: City of Biggs, City of Gridley, City of Oroville, City of Chico, and Butte County, Number of Households with Housing Choice Vouchers Table, 2021

Jurisdiction	Number of Households with Housing Choice Vouchers
City of Biggs	6
City of Gridley	48
City of Oroville	552
City of Chico	993
Balance of County	85
Butte County (Total)	1,684

Source: Housing Authority of the County of Butte, May and August 2021 Correspondence

Figure 3.1: City of Biggs, Housing Choice Vouchers, 2021 depicts the geographic distribution of Housing Choice Vouchers (HCV) in the City of Biggs as of August 2021. Six households in the City hold an HCV through the Housing Authority of the County of Butte. Those households all reside in Block Group 1.

According to 2015-2019 U.S. Census American Community Survey 5-year estimates, Block Group 1 has the lowest median household income in the City at \$48,472 and Block Group 2 has the highest median income at \$57,356. Geographic areas with concentrations of high-income residents tend to be more resource-rich or have better access to amenities such as good schools, emergency services, transportation, groceries, and more. The HCVs are primarily located in Block Group 1. This could indicate that landlords are more likely to accept HCVs in low-resource rather than high-resource areas. However, Biggs' very small geographic size makes it difficult to draw definitive conclusions from the data.

Figure 3.2: Butte County, Housing Choice Vouchers by Census Tract Map, 2021 depicts Housing Choice Vouchers (HCVs) as a percentage of renter occupied housing units in Butte County. Much of the unincorporated county does not have data available. Census tracts west of Magalia/Paradise and west of Gridley have 0-5% of renter occupied housing units as households with an HCV. Many of the census tracts surrounding Thermalito and Oroville have 5-15% of renter occupied housing units as households with an HCV. The city of Oroville is the only area in the county with 15-30% of renter occupied housing units as households with an HCV (*HCD AFFH Data Resources and Mapping Tool: U.S. Housing and Urban Development*).

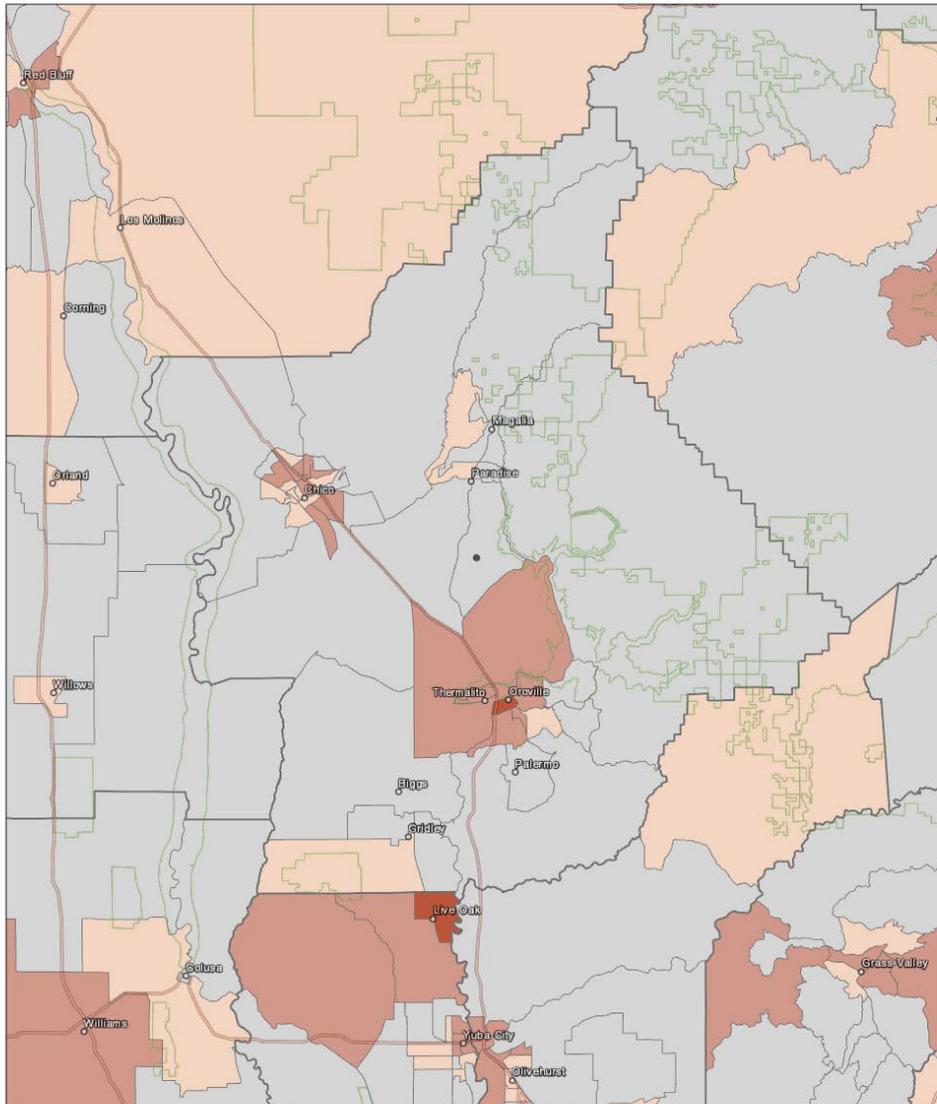
Figure 3.1: City of Biggs, Housing Choice Vouchers Map, 2021



Source: Housing Authority of the County of Butte, May and August 2021 Correspondence

Figure 3.2: Butte County, Housing Choice Vouchers by Census Tract Map, 2021

Butte County, Housing Choice Vouchers by Census Tract Map, 2021

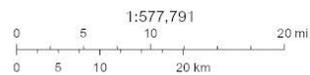


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County Boundaries

(R) Housing Choice Vouchers - Tract

- No Data
- > 0 - 5%
- > 5% - 15%
- > 15% - 30%



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Esri, HERE, Garmin, USGS, EPA, NPS

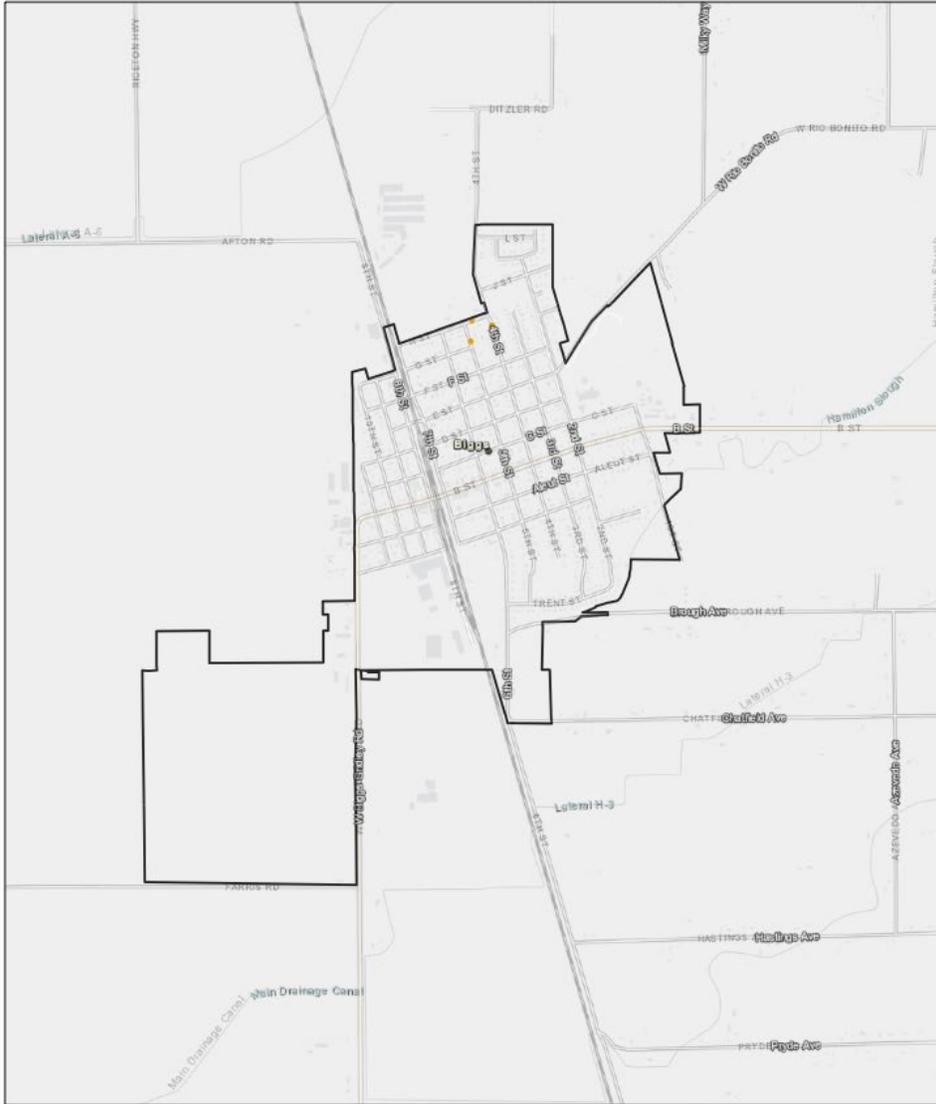
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Public Housing Buildings

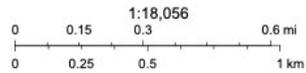
Figure 4: City of Biggs, Public Housing Buildings Map, 2021 indicates the location of public housing buildings within the City as of April 2021. Public housing buildings are owned and managed by the Housing Authority of the County of Butte, and provide decent and safe rental housing for low-income families and seniors. The City of Biggs has six public housing buildings located in Block Group 1 at the north end of the City. This area has a relatively low median income in comparison to Block Group 2. Both households living in public housing and households holding HCVs reside in Block Group 1.

Figure 4: City of Biggs, Public Housing Buildings Map, 2021

AFFH Public Housing Buildings



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 [City/Town Boundary Symbol] City/Town Boundaries
 (R) Public Housing Buildings
 [Orange Dot Symbol] ≤ 7 Units



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Fair Housing Inquiries

The City of Biggs does not have a formal process to receive, review, and respond to fair housing complaints. Fair housing complaints are submitted directly to City staff members or through the “Contact Us” feature on the City’s website. Due to limited staff and capacity, fair housing complaints are referred to Legal Services of Northern California, the California Department of Fair Employment and Housing, or the U.S. Department of Housing and Urban Development’s Fair Housing and Equal Opportunity (FHEO) office.

The City of Biggs conducts fair housing outreach and enforcement by distributing information to residents. This includes providing links to the State’s Department of Housing and Urban Development fair housing brochures on the City’s website and providing brochures at the City Hall.

Maps of HUD’s Fair Housing and Equal Opportunity’s Title VIII fair housing cases and fair housing inquiries from residents provide information to identify areas with increased fair housing interest in Butte county. Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) prohibits discrimination in housing due to race, color, religion, sex, gender identity, sexual orientation, familial status, national origin, and disability. It also requires that all federal programs related to housing and urban development be administered in a manner that affirmatively further fair housing (*U.S Department of Housing and Urban Development, Fair Housing and Related Laws, 2022*).

Figure 5: City of Biggs, Fair Housing Inquiries, 2021 indicates the frequency of fair housing inquiries reported to the City from 2013 to 2021. The map indicates that one or less fair housing inquiries were made during that time period. However, this map may not provide an adequate representation of fair housing cases in the region. In an interview for this Housing Element Update with the Legal Services of Northern California, a staff member indicated that fair housing issues are often reported to State governments instead of local governments. In the Butte County and Glenn County region, fair housing cases generally yielded more positive outcomes when taken up with the State government.

Figure 5.1: Butte County, FHEO Inquires by City Map, 2013-2021 depicts the geographic distribution of fair housing inquiries by residents in Butte county per one-thousand people. This data is not official cases, but represents concerns that residents have about possible discrimination. Data by city is listed below (*HCD AFFH Data Resources and Mapping Tool: U.S. Housing and Urban Development*).

City of Chico: Less than one fair housing inquiry per one-thousand people.

City of Biggs: Less than one fair housing inquiry per one-thousand people.

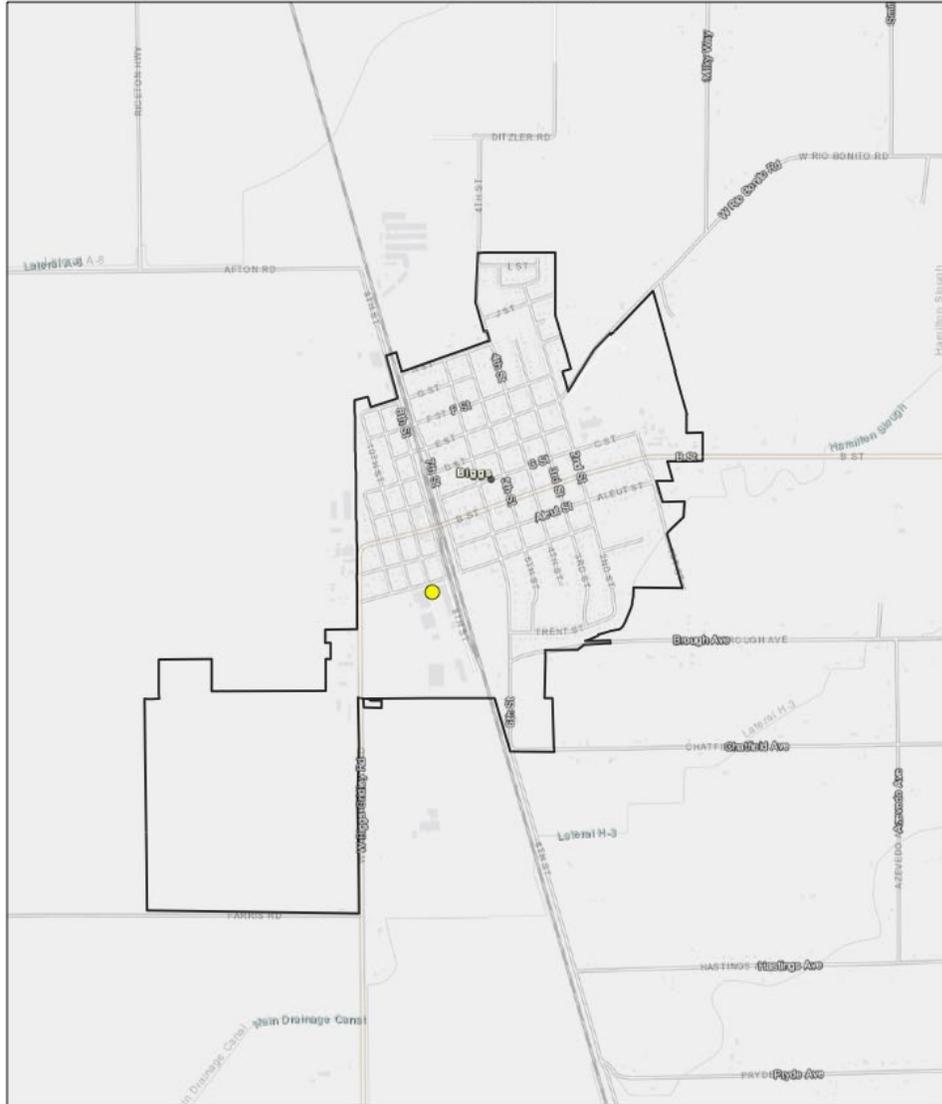
City of Gridley: Less than 0.5 fair housing inquiries per one-thousand people.

City of Oroville: Greater than one fair housing inquiry per one-thousand people

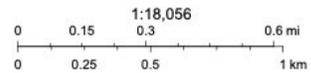
Town of Paradise: Less than 0.25 fair housing inquiries per one-thousand people.

Figure 5: City of Biggs, Fair Housing Inquiries, 2021

AFFH Fair Housing Inquiries



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 City/Town Boundaries
 (R) FHEO Inquiries by City (HUD, 2013-2021)
 < 1 Inquiry

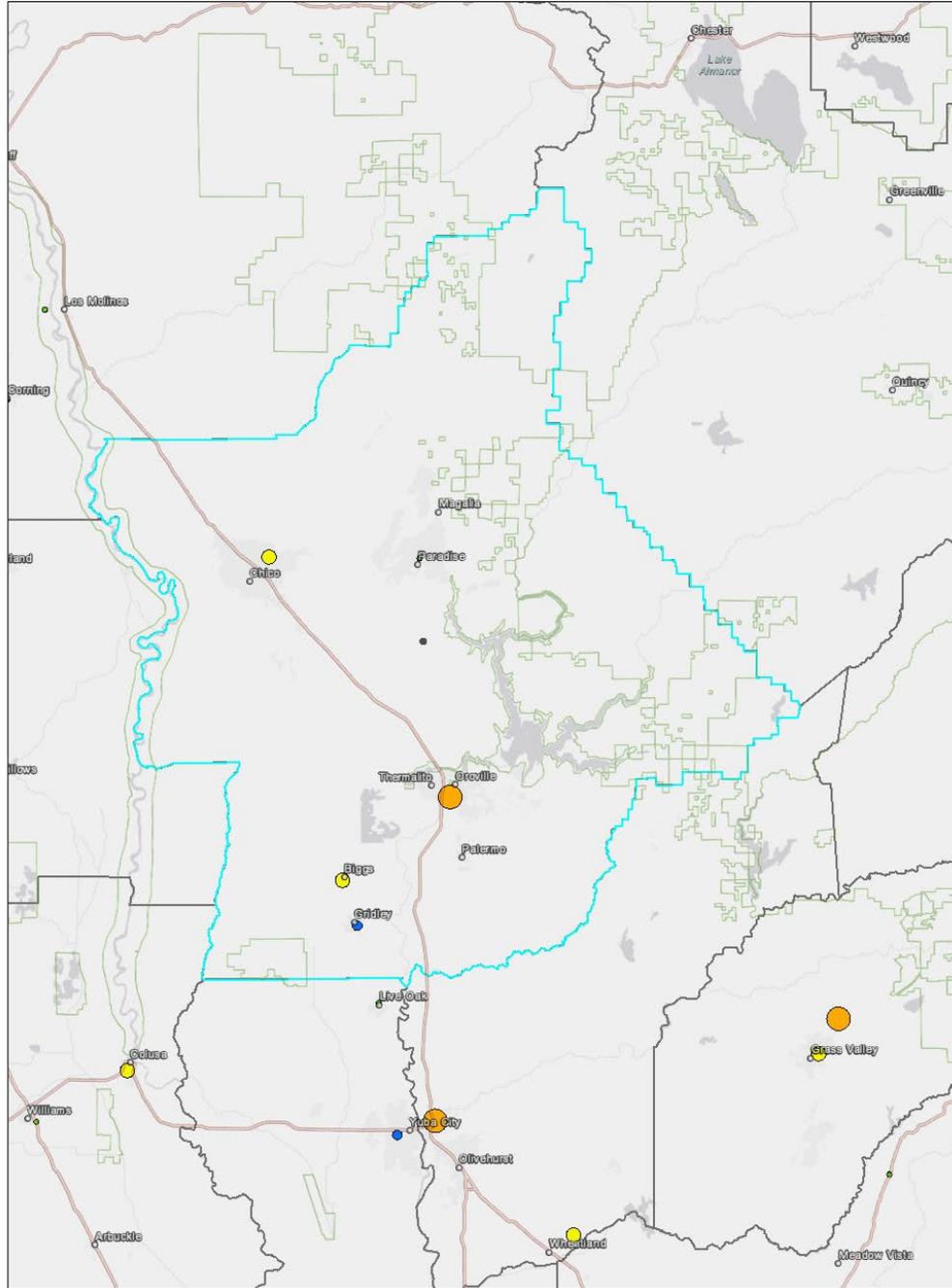


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Figure 5.1: Butte County, Fair Housing Inquiries by City, 2013-2021

Butte County, FHEO Inquiries by City Map, 2013-2021



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- County Boundaries
- (R) FHEO Inquiries by City (HUD, 2013-2021)
- < .25 Inquiries
- < 1 Inquiry
- Greater than 1 Inquiry

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 0 5 10 20 mi
 0 5 10 20 km

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*Total inquiries per one-thousand people

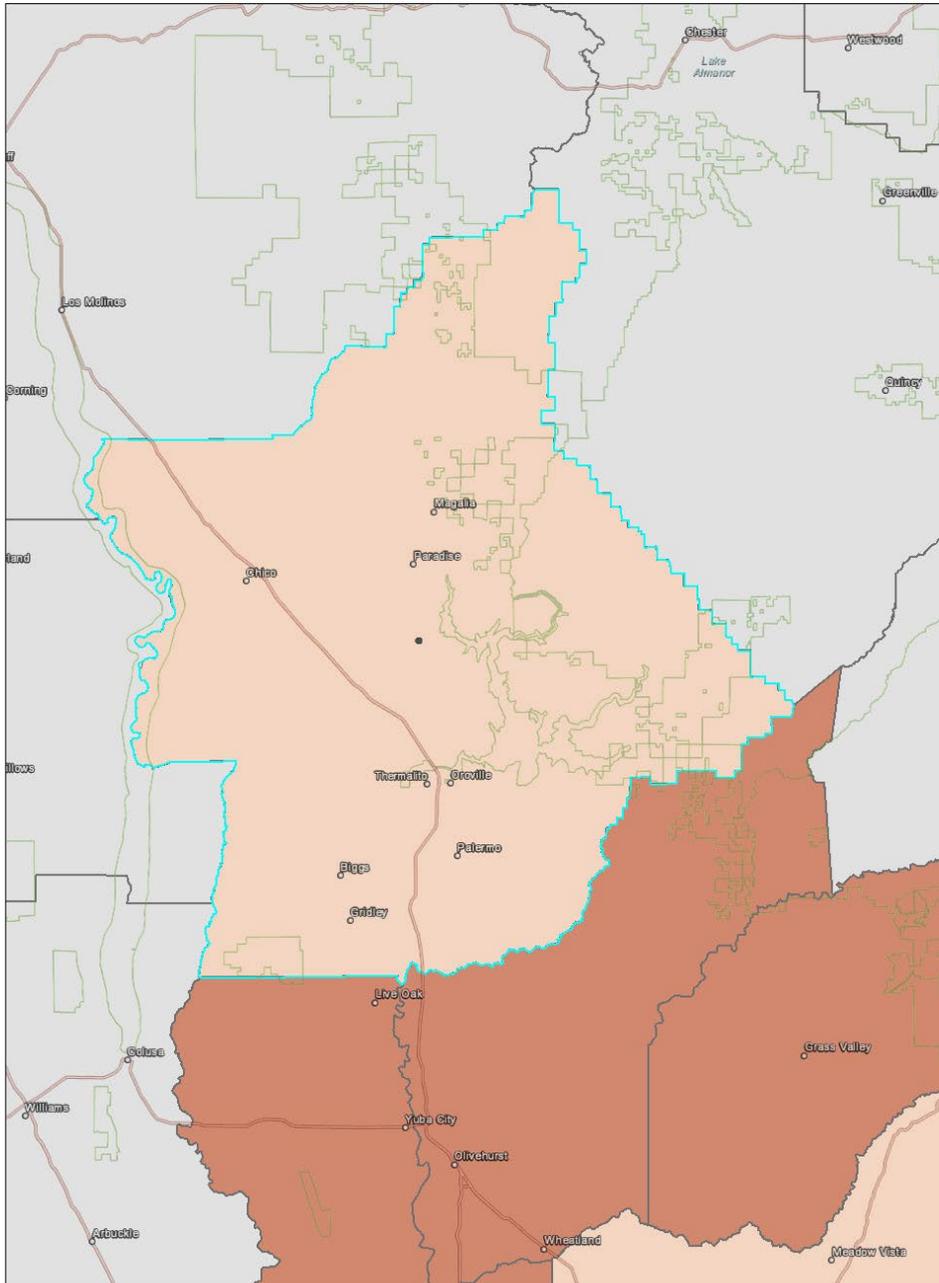
Figure 5.2: Butte County, FHEO Cases - Total Map, 2020 depicts Title VIII fair housing cases filed by FHEO in Butte county per one-thousand people. Butte county had one case filed, thus the map illustrates less than 0.01 cases per one-thousand people (*HCD AFFH Data Resources and Mapping Tool: U.S. Housing and Urban Development*).

Figure 5.3: Butte County, FHEO Cases – Disability Bias Map, 2020 depicts the percent of total cases with a disability bias for Title VIII fair housing cases filed by FHEO in Butte county per one-thousand people. Butte county had one case filed and that one case was for disability bias. Thus, the map shows greater than 85% of total cases as having a disability bias (*HCD AFFH Data Resources and Mapping Tool: U.S. Housing and Urban Development*).

Figure 5.4: Butte County, FHEO Cases – Race Bias Map, 2020 depicts the percent of total cases with a race bias for Title VIII fair housing cases filed by FHEO in Butte county per one-thousand people. Butte county had one case filed and that one case was not for race bias. Thus, the map shows 0% of total cases as having a race bias (*HCD AFFH Data Resources and Mapping Tool: U.S. Housing and Urban Development*).

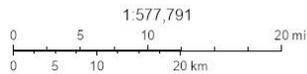
Figure 5.2: Butte County, FHEO Cases - Total Map, 2020

Butte County, FHEO Cases - Total Map, 2020



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- County Boundaries
- (A) FHEO Cases - Total (2020) - County
- 0 Cases
- < .01 Cases
- .01 - .025 Cases

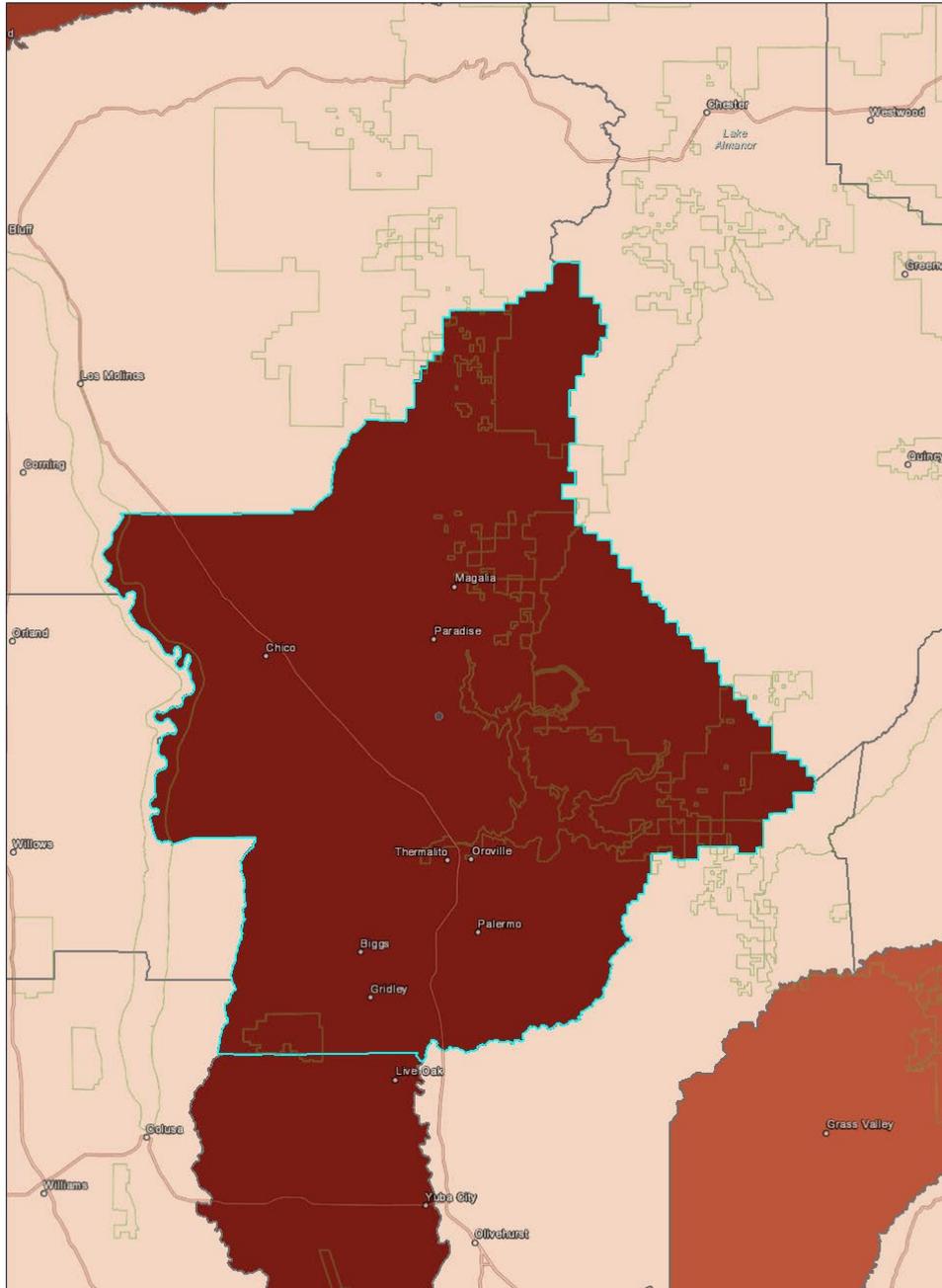


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Figure 5.3: Butte County, FHEO Cases – Disability Bias Map, 2020

Butte County FHEO Cases - Disability Bias Map, 2020



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County Boundaries

(A) FHEO Cases - Disability Bias (2020) - County

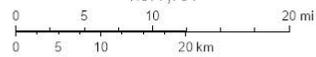
0%

40.01% - 65%

65.01% - 85%

> 85%

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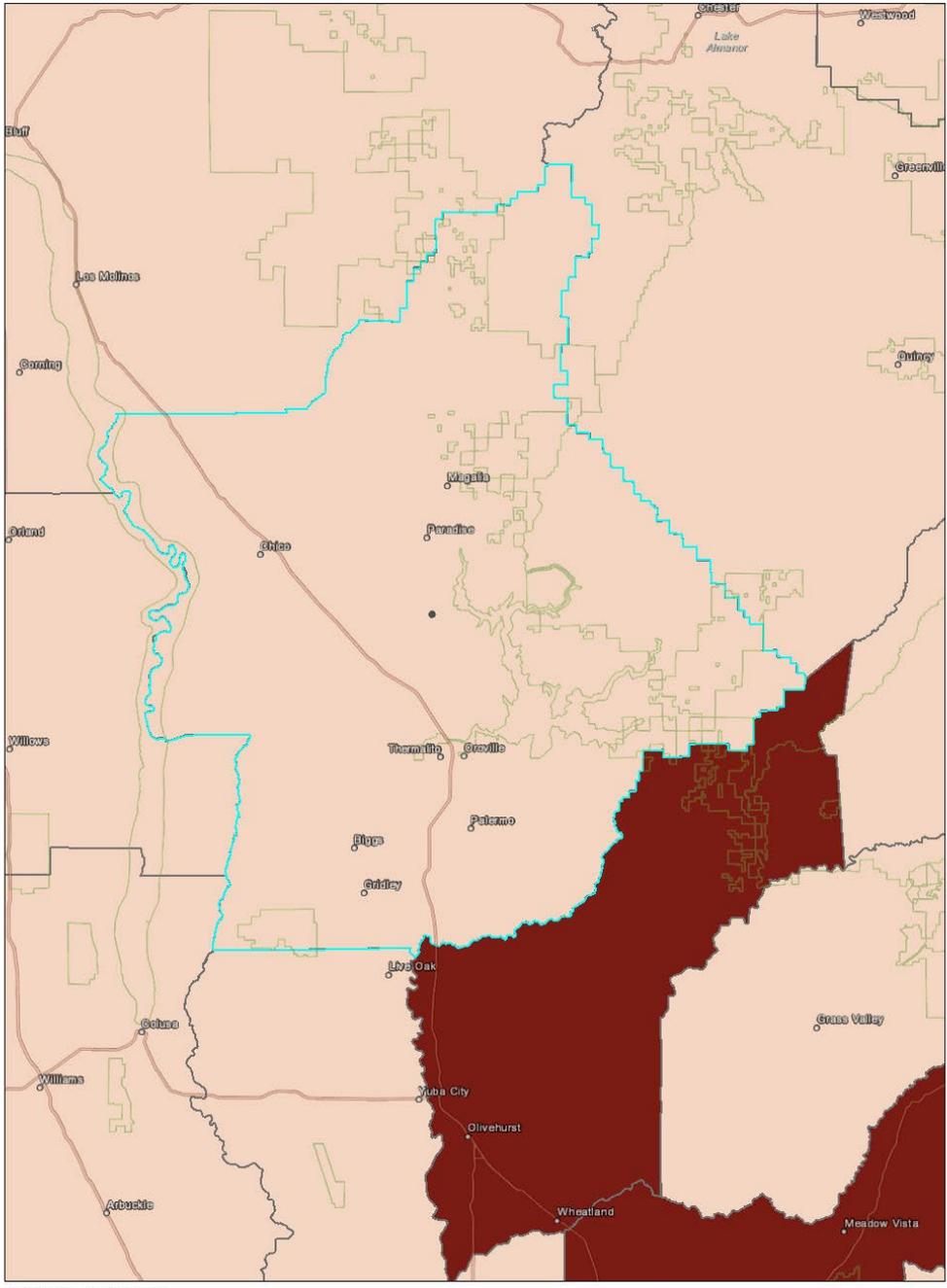


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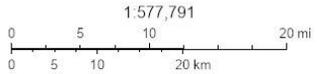
Figure 5.4: Butte County, FHEO Cases – Race Bias Map, 2020

Butte County, FHEO Cases - Race Bias Map, 2020



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- County Boundaries
- (A) FHEO Cases - Race Bias (2020) - County
- 0%
- > 50%



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Local Data and Knowledge

Local data and knowledge was collected through interviews with regional stakeholders whose service areas include the City of Biggs.

Legal Services of Northern California

On August 12, 2021, an online interview over Zoom with a staff member from the Legal Services of Northern California (LSNC) office in Chico was conducted. This office provides legal services to low-income residents (up to 200% of the poverty level) residing in Butte, Tehama, and Glenn Counties. LSNC's goal is to identify and defeat the causes and effects of poverty by utilizing all available resources. LSNC provides legal services for housing, government benefits, health, and other civil legal issues.

Staff works with residents in Butte and Glenn County who are 60 years and over and have significant disabilities that impact their ability to work or secure housing. Many clients have trouble searching and acquiring housing due to mental illness, credit requirements, and lack of financing for security deposits. Staff indicated there is a need for supportive housing that provides wraparound services. Landlords also need support or education to better assist clients that have special needs.

Due to lack of housing in the region, clients have been unable to utilize Housing Choice (Section 8) and Emergency Housing Vouchers. Furthermore, there is a shortage of accessible units in the region. Staff reported that recent wildfires destroyed naturally occurring affordable housing such as mobile home parks, market-rate substandard housing, and apartment complexes that are not publicly subsidized in the burn scar of the Camp Fire and the North Complex. The Town of Paradise in Butte County lost 40 mobile home parks, which have not been restored or reintroduced.

Staff noted that fair housing issues are often reported to the state, not municipalities.

Conclusions and Summary of Issues

In summary, the City of Biggs has six residents that hold Housing Choice Vouchers and six residents that reside in public housing buildings, which totals to a very small proportion of the total population (about half a percent). Both residents with HCVs and residents in public housing reside in Block Group 1. The median income in Block Group 1 is \$9,000 less than the median income in Block Group 2. Biggs has not received any fair housing inquiries in recent years, however, the City does not have a formal process to receive and respond to complaints, which could skew the data.

In comparison to other parts of Butte County, the City of Biggs has relatively few households utilizing Housing Choice Vouchers. The City of Biggs also has significantly less fair housing

inquiries than other cities located in Butte County, except for the Town of Paradise. Most Fair Housing Inquiries in Butte County concerned disability bias.

Due to its small geographic size and limited capacity, the City of Biggs conducts fair housing outreach and enforcement by providing informational materials at City hall and on the City's website.

Interviews with Legal Services of Northern California indicate that households who have been awarded Housing Choice or Emergency Vouchers may not be able to utilize them due to the shortage of housing in Butte County. Residents are reporting fair housing inquiries to local non-profit agencies and state governments rather than the City. These findings indicate that there may be a shortage of housing for low-income families, and the City's affordable housing is in Block Group 1. In conclusion, the City may want to consider developing a process to receive and respond to fair housing complaints as well as incentivizing affordable housing development in Block Group 2.

B. SEGREGATION AND INTEGRATION

The second subsection of the Assessment of Fair Housing is an assessment of segregation and integration in the jurisdiction. "Segregation" is defined as housing policies, practices, or procedures – both public and private - that exclude or separate individuals based on their race, ethnicity, disability, or income. This can include overt and covert housing discrimination through land use policy, shifting housing markets, and patterns of investment or disinvestment. Historic patterns of segregation persist in California despite the Fair Housing Act in 1968. The analysis of integration considers the equal distribution of people and resources within communities (*California Department of Housing and Community Development, Affirmatively Furthering Fair Housing, April 2021 Update*).

Local and Regional Patterns and Trends

This section includes data tables, narratives, and maps to illustrate local and regional patterns and trends regarding segregation and integration. For the purposes of this analysis, segregation and integration includes trends and place-based data on race and ethnicity, linguistic isolation, familial status, persons with disabilities, and income disparity, and identifies the groups that experience the highest levels of segregation.

People of Color

This section considers patterns and trends regarding people of color, or racial and ethnic minorities in the City of Biggs. For the purposes of this analysis, non-white individuals are those that identify as any other racial or ethnic subgroup than "White," including individuals that identify as two or more races.

Figure 6: City of Biggs and Butte County, Race and Ethnicity, 2010 and 2019 compares data on race and ethnicity for the City of Biggs and Butte County from 2010 to 2019. As of 2019, most of the population or 51.8% of residents identify as Hispanic or Latino (of any race) and 38.9% of the population identifies as White (not Hispanic/Latino) in the City of Biggs. The remainder of the population identify as Asian, American Indian, and two or more races.

From 2010 to 2019, the Hispanic/Latino population increased by 19.9% in the City of Biggs and 2.8% in Butte County while simultaneously the White population decreased by 21.9% and 4.1% respectively. The total number of Hispanic/Latino residents in the City of Biggs nearly doubled whereas the number of White residents decreased by nearly one third. This is a significant change for a jurisdiction as small as the City of Biggs. Between 2010 to 2019, the City of Biggs became a majority minority community, which is a community that is mostly comprised of racial minorities. These findings indicate that the City of Biggs is becoming an increasingly diverse community in comparison to Butte County.

The total population size in the City of Biggs increased by 4.7% between 2010 and 2019, which is slightly greater than Butte County's population increase of 3.3%. Because the City of Biggs is a small jurisdiction, small increases in population size could be reflected as relatively large percent increases in comparison to Butte County, which is a much larger jurisdiction. These findings indicate that the City of Biggs grew from 2010 to 2019. However, the Demographics section of this Chapter 4 shows that the population of Biggs and Butte County declined between 2016 and 2021.

Figure 6: City of Biggs and Butte County, Race and Ethnicity Table, 2010 and 2019

Race or Ethnicity	City of Biggs					Butte County				
	2010		2019		2010-2019	2010		2019		2010-2019
	Number of Persons	Percent of Total Population	Number of Persons	Percent of Total Population	Change	Number of Persons	Percent of Total Population	Number of Persons	Percent of Total Population	Change
Hispanic/Latino (of any race)	662	31.9%	1,126	51.8%	+19.9%	29,512	13.5%	36,916	16.3%	+2.8%
White, not Hispanic/Latino	1,262	60.8%	846	38.9%	-21.9%	166,463	76.1%	162,537	72%	-4.1%
Black or African American, not Hispanic/Latino	0	0%	0	0%	0	3,012	1.4%	3,342	1.5%	+0.1%
American Indian and Alaska Native, not	0	0%	23	1.1%	+1.1%	2,050	0.9%	1,699	0.8%	-0.1%
Asian, not Hispanic/Latino	8	0.4%	53	2.4%	+2%	8,658	4%	10,057	4.5%	+0.5%
Native Hawaiian and Other Pacific Islander, not	29	1.4%	0	0%	-1.4%	481	0.2%	476	0.2%	0
Some other race, not Hispanic/Latino	0	0%	0	0%	0	243	0.1%	321	0.1%	0
Two or more races, not Hispanic/Latino	116	5.6%	127	5.8%	+2%	243	0.1%	10,469	4.6%	+4.5%
Total	2,077	--	2,175	--	+4.7%	218,635	--	225,817	--	+3.3%

Source: 2006-2010 and 2015-2019 American Community Survey

Figures 6.1, 6.2, 6.3 and 6.4: City of Biggs, Racial Demographics, 2018, City of Biggs, Racial Demographics, 2010, Butte County, Racial Demographics, 2018, and Butte County, Racial Demographics, 2010 depict block group data on the total percentage of non-white residents in the City of Biggs and Butte County in 2010 and 2018.

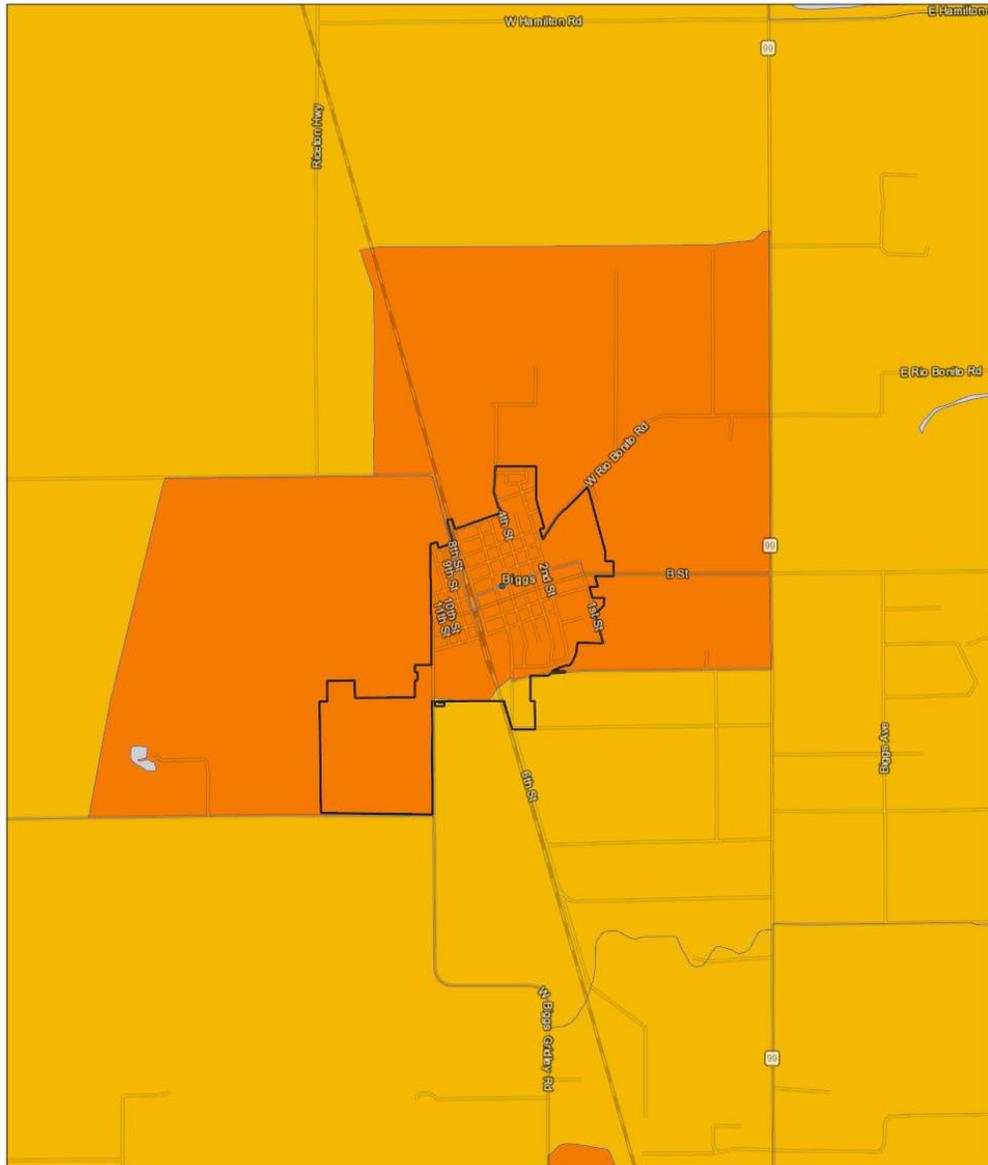
In the City of Biggs in 2018, Block Group 1 and Block Group 2 have an equal portion of non-white residents at about 42% of the population. The overwhelming majority of the non-white population is Hispanic or Latino in these block groups. Data indicates that 393 individuals identify as Hispanic or Latino in Block Group 1 and 432 individuals identify as Hispanic or Latino in Block Group 2. These findings indicate that there are no concentrations of racial or ethnic minorities within the City of Biggs.

In Butte County in 2018, the portion of non-white residents is significantly smaller, ranging from 20-40% in roughly half of the county and less than 20% in the other half. There are few areas that have a concentration of nonwhite residents ranging from 41-60% in the County. These include Biggs, portions of Oroville, Chico, and Gridley, and southern portions of the County.

From 2010 to 2018, the percent of the total non-white population increased significantly in both the City of Biggs and Butte County. In 2010, less than 20% of the population was non-white in most areas of Butte County. In 2010, Block Group 1 in the City of Biggs had a non-white population of 19% and Block Group 2 had a non-white population of 27%. From 2010 to 2018, the concentration of non-white residents increased by an average of 19%. Trends over time indicate this growth was distributed evenly throughout the City. The maps below depict that diversity has substantially increased in all parts of Butte County between 2010 and 2018.

Figure 6.1: City of Biggs, Percentage Non-white Residents, 2018

AFFH Racial Demographics, 2018



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City/Town Boundaries

(R) Racial Demographics (2018) - Block Group

21 - 40%

41 - 60%



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CA HCD

Figure 6.2: City of Biggs Percentage Non-white Residents, 2010

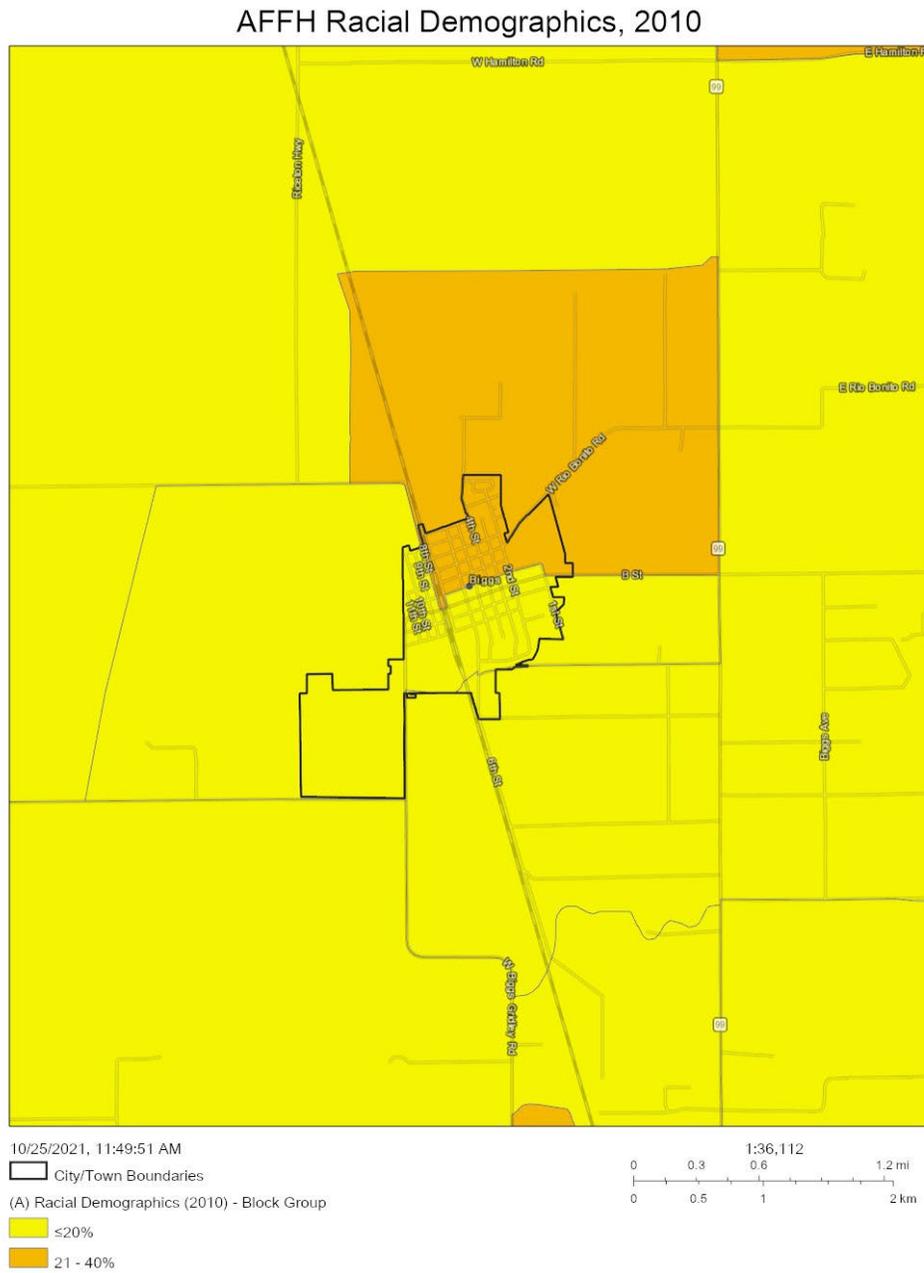
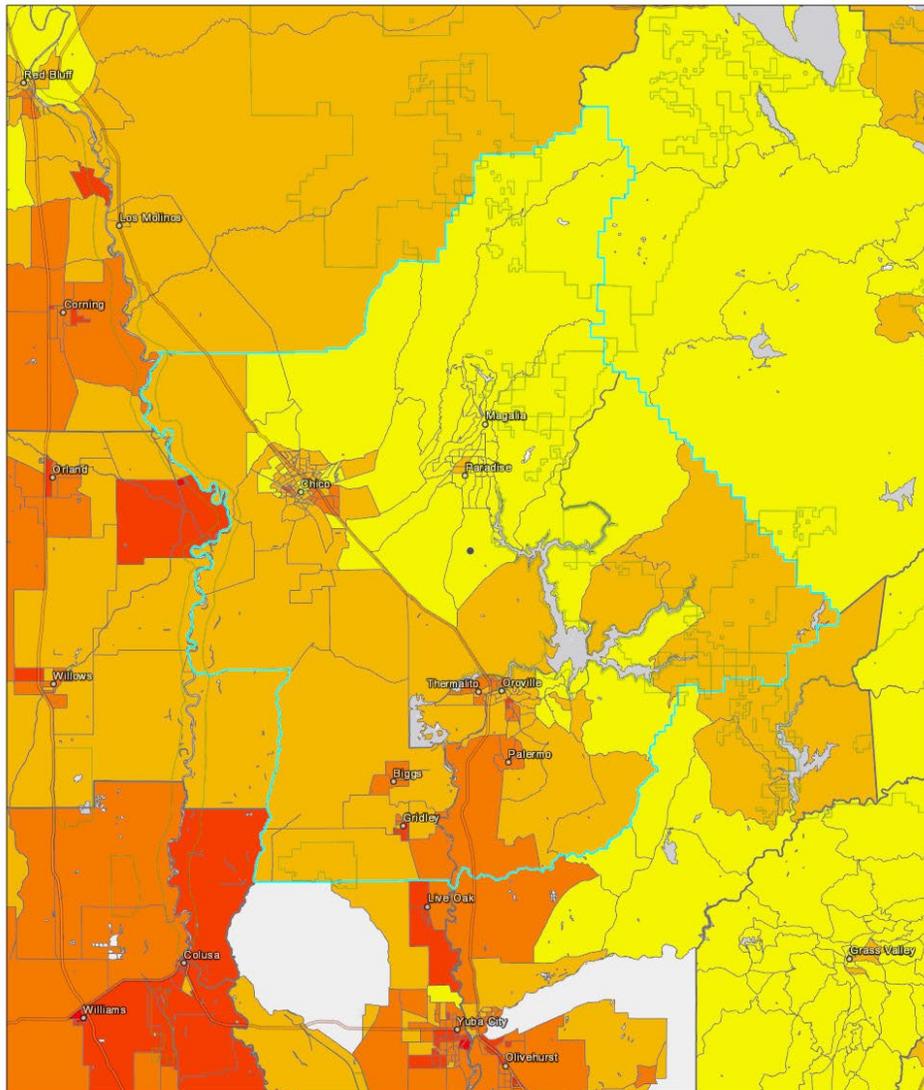


Figure 6.3: Butte County, Racial Demographics Map, 2018

AFFH Racial Demographics, Butte County, 2018



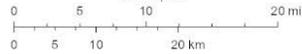
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County Boundaries

(R) Racial Demographics (2018) - Block Group

- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 81%

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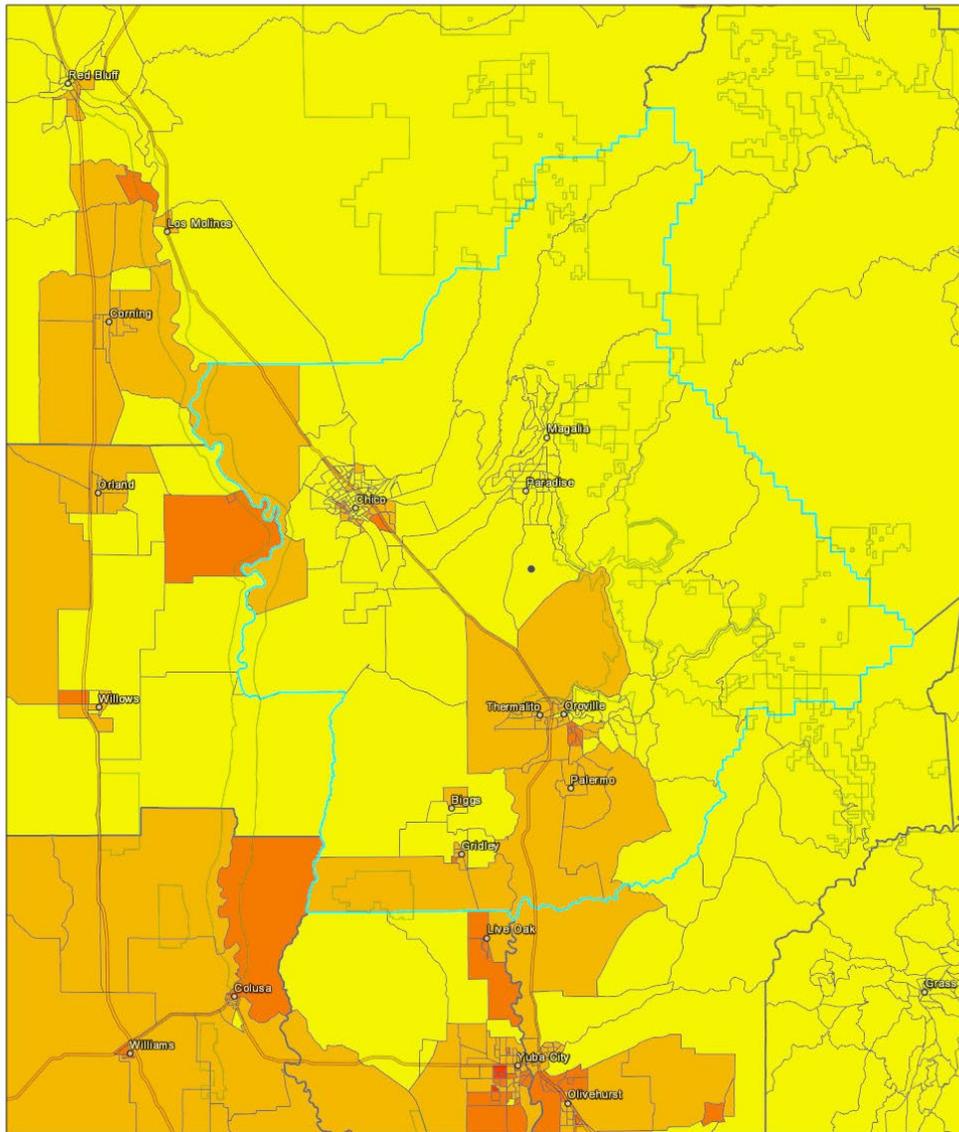


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Figure 6.4: Butte County, Racial Demographics Map, 2010

AFFH Racial Demographics, Butte County, 2010



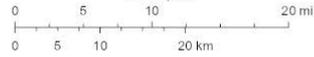
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County Boundaries

(A) Racial Demographics (2010) - Block Group

- ≤20%
- 21 - 40%
- 41 - 60%
- 61 - 80%

1:577,791



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Linguistic Isolation

Figure 7: City of Biggs and Butte County, Languages Spoken at Home, 2010 and 2019 compares 2010 data to 2019 data on language and fluency for the City of Biggs and Butte County. In 2019 in the City of Biggs, more than 44% of the population spoke a language other than English at home, with Spanish as the most common language 41.6%, Asian and Pacific Islander languages at 0.5%, and other Indo-European languages at 2.2% of the population. Of residents that speak a language other than English, nearly half or 45% are not fluent in English.

By 2019, the percentage of people who spoke a language other than English at home had increased by 18.7% for the City of Biggs and decreased by 2.6% for Butte County. In addition, the number of persons over 5 years of age who are not fluent in English increased by about 30% for the City of Biggs and decreased slightly for Butte County. Overall, these findings suggest significant increases in linguistic isolation for the City of Biggs. Households that experience linguistic isolation speak limited English, which can make it difficult to access the information or services they need. About one in every five individuals over the age of five is not fluent in English in the City of Biggs.

Figure 7: City of Biggs and Butte County, Languages Spoken at Home Table, 2010 and 2019

Language & Fluency	City of Biggs					Butte County				
	2010		2019		2010-2019	2010		2019		2010-2019
	Number of Persons	Percent of Total Population	Number of Persons	Percent of Total Population	Change	Number of Persons	Percent of Total Population	Number of Persons	Percent of Total Population	Change
Persons 5 years and over that speak Spanish at home	484	25%	842	41.6%	+16.6%	19,196	9.3%	20,877	9.8%	+0.5%
Persons 5 years and over that speak Asian and Pacific Islander languages at home	8	0.4%	10	0.5%	+0.1%	5,986	2.9%	7,482	3.5%	+0.6%
Persons 5 years and over that speak other Indo-European languages	4	0.2%	44	2.2%	+2.0%	4,334	2.1%	3,208	1.5%	-0.6%
Persons 5 years and over that speak other languages at home	0	0%	0	0%	0%	619	0.3%	1,104	0.5%	+0.2%
Total persons 5 years and over that speak a language other than English at home	496	25.6%	896	44.3%	+18.7%	30,135	14.6%	20,692	12%	-2.6%
Total persons 5 years and over that are not fluent in English	304	15.7%	410	20.3%	+4.6%	12,591	6.1%	11,570	5.4%	-0.7%

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey

Familial Status

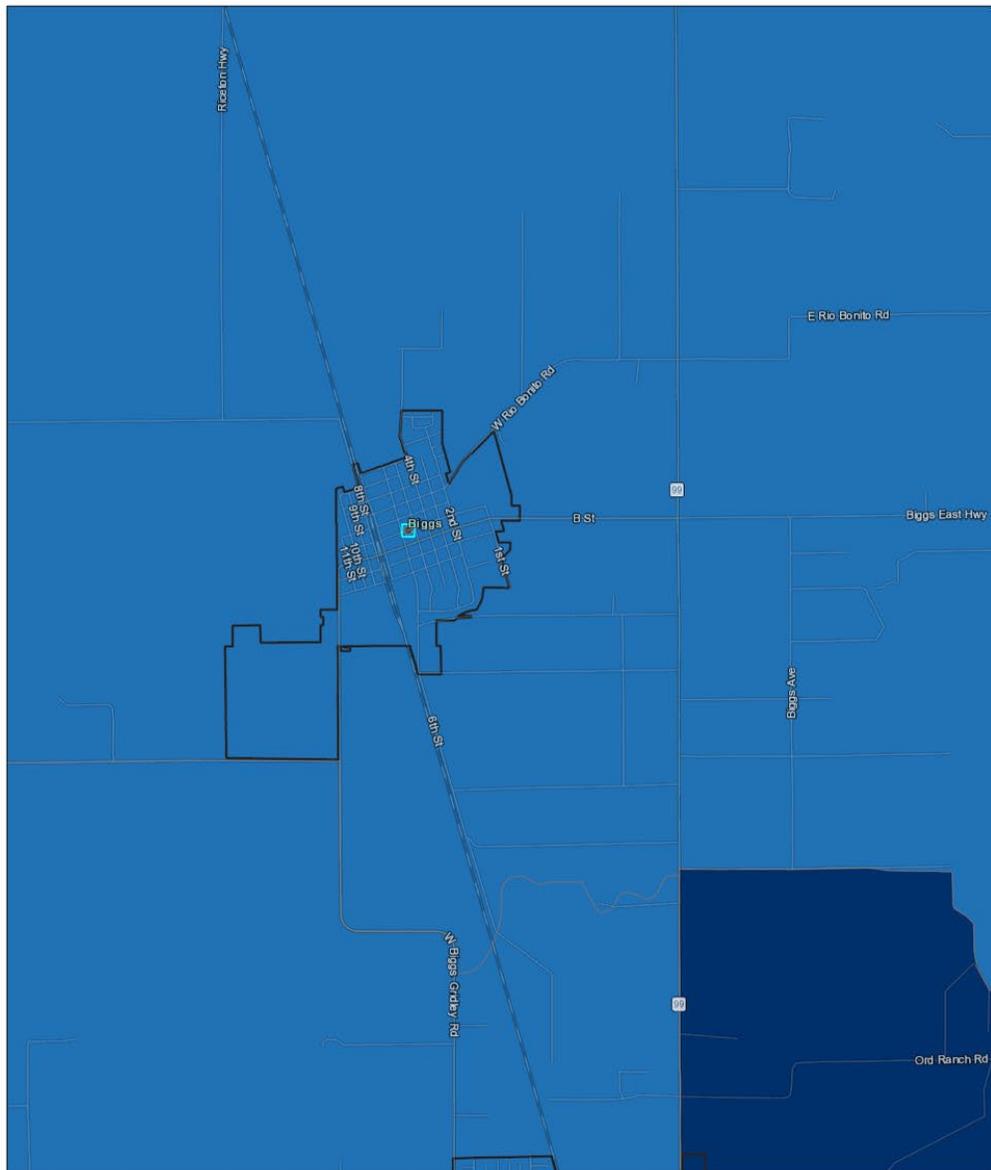
To assess segregation and integration of familial status, this report analyzes data on percentage of children in single parent, female households and percentage of children in married couple households within the City of Biggs and Butte County. Census tract level data is used because block group level data is not available.

Household Characteristics

Figures 8 and 8.1: City of Biggs, Married Couple Households with Children Map, 2019 and Butte County, Married Couple Households with Children Map, 2019 indicate the percent of children residing in married couple households in the City of Biggs and Butte County. Census tract data is used because block group data is not available. In Census Tract 36, which encompasses the City of Biggs and surrounding areas, 40-60% of children reside in married couple households. In Butte County, the number of children residing in married couple households ranges from 21-61%, which is similar to the City of Biggs (*HCD AFFH Data Resources and Mapping Tool: U.S. Census 2015-2019 American Community Survey*).

Figure 8: City of Biggs, Percent of Children in Married Couple Households Map, 2019

AFFH Children in Married/Couple Households



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City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

60% - 80%

> 80%

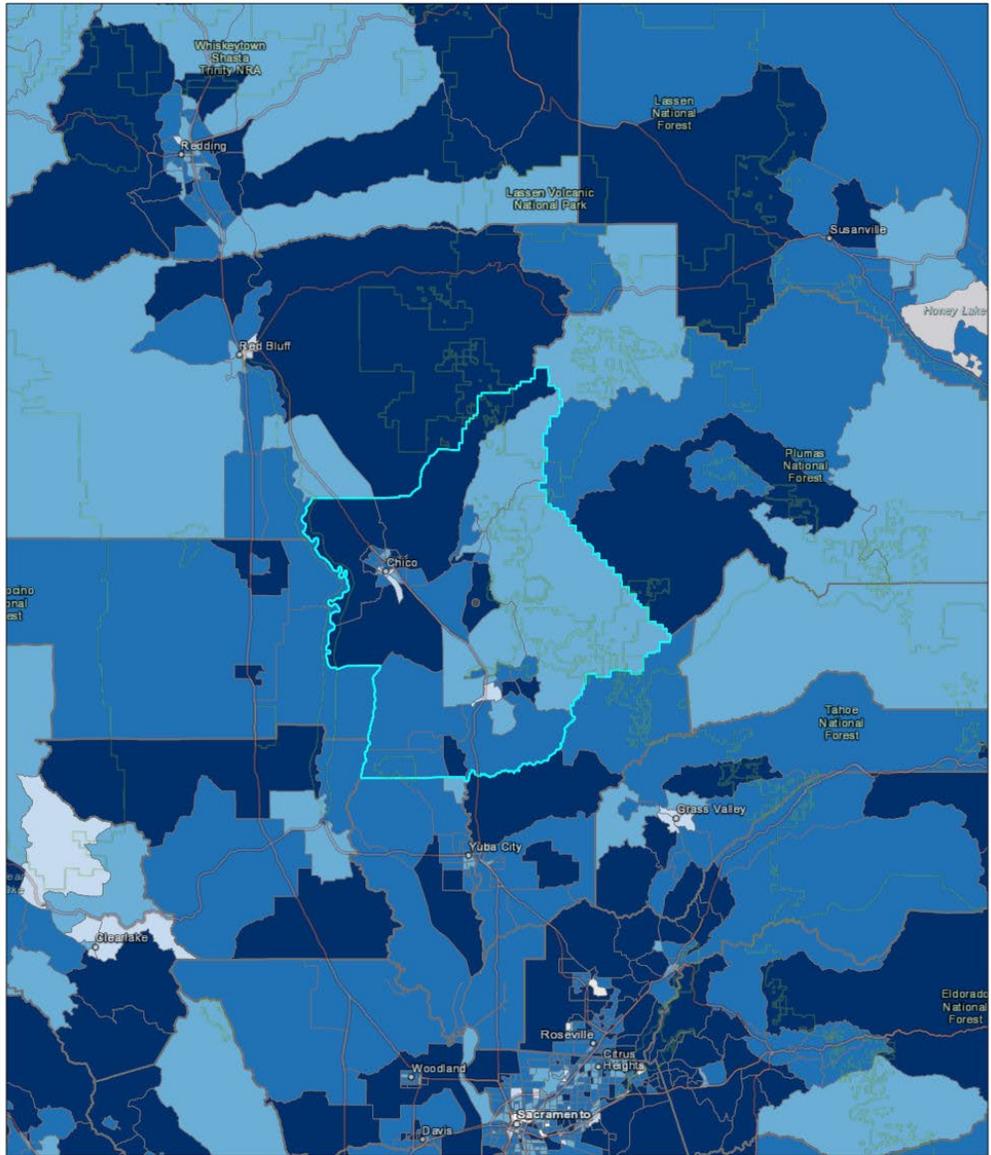


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Figure 8.1: Butte County, Percent of Children in Married Couple Households Map, 2019

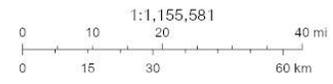
AFFH Children in Married/Couple Households, Butte County



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 County Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%



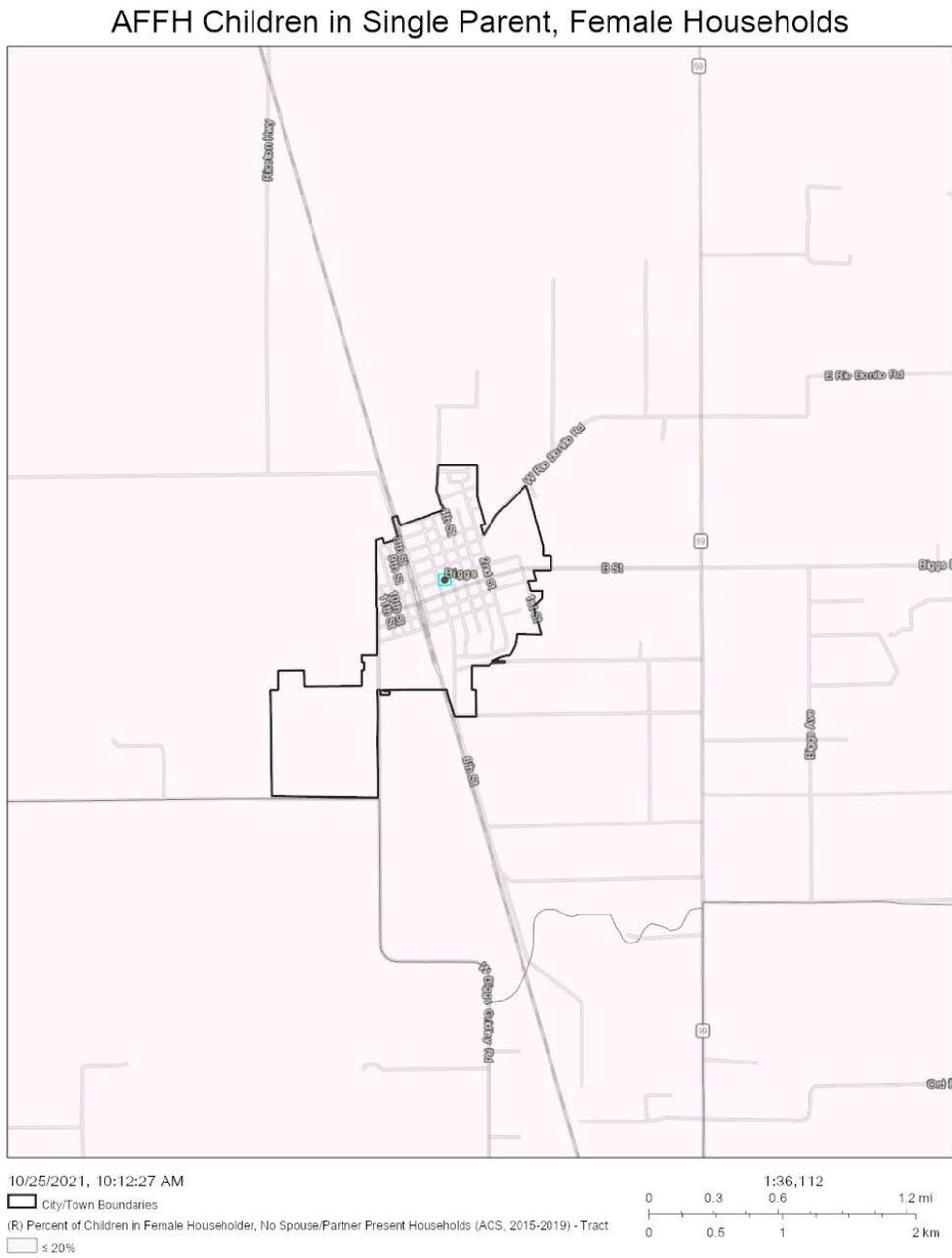
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Figures 8.2 and 8.3: City of Biggs, Percent of Children in Single Parent, Female Households Map, 2019 and Butte County, Percent of Children in Single Mother Households Map, 2019 indicate the percentage of children residing in female householder, no spouse/partner present households in the City of Biggs and Butte County.

The findings indicate that less than 20% of children reside in households headed by single mothers in the City of Biggs, which is similar to most areas of Butte County. In some areas of Butte County, such as northern parts of the County, south Oroville, south Chico, and Gridley, 20-40% of children reside in households headed by single mothers (*HCD AFFH Data Resources and Mapping Tool: U.S. Census 2015-2019 American Community Survey*).

Figure 8.2: City of Biggs, Percent of Children in Single Parent, Female Households Map, 2019

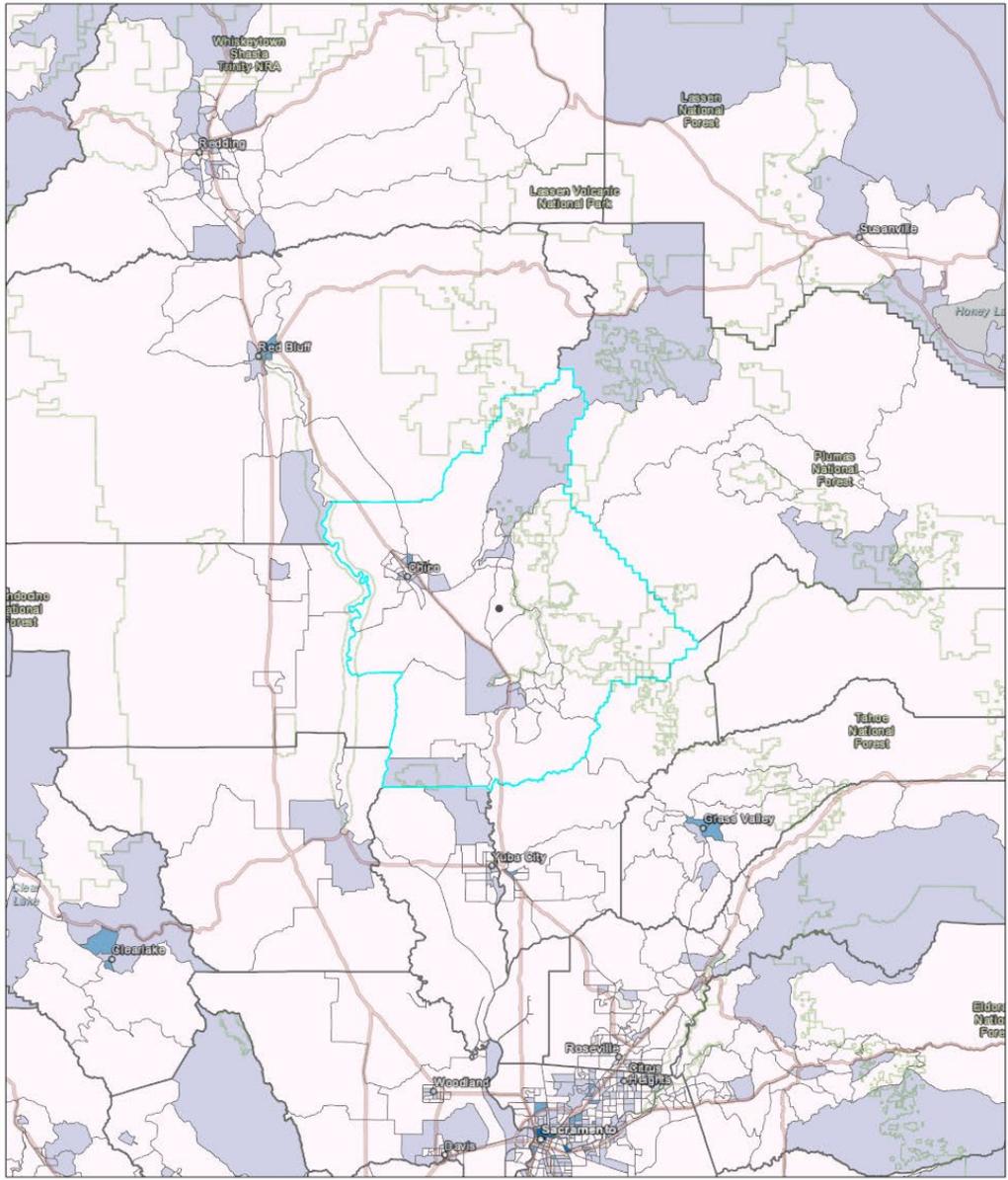


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Figure 8.3: Butte County, Percent of Children in Single Parent, Female Households Map, 2019

AFFH Children in Single Parent, Female Households Butte County

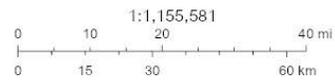


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County Boundaries

(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract

- ≤ 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%



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Figure 8.4: City of Biggs and Butte County, Percent of Single Parent Female Households Living Below the Poverty Level, 2010 and 2019 shows the percentage of single parent female households whose income in the past 12 months is below the poverty level in the years 2010 and 2019. Over the past 10 years the City of Biggs has experienced a much larger increase in the number of single parent female householders living below the poverty level than Butte County.

The City of Biggs has experienced significant increases in single parent female households living below the poverty level in the past 10 years. Single parent female households living below the poverty level in the City of Biggs increased by 55 households in 2019 compared to 2010. This is equivalent to about 16% of all households. Families that had related children under 18 years old of the single parent female householder and who were living below the poverty level increased by 52 households in 2019 compared to 2010.

In comparison, Butte County experienced decreases in single parent female households living below the poverty level and those with related children of the householder under 18 years in 2019 compared to 2010.

Figure 8.4: City of Biggs and Butte County, Percent of Single Parent Female Households Living Below the Poverty Level Table, 2010 and 2019

Percent of Families Whose Income in the Past 12 Months is Below the Poverty Level	City of Biggs			Butte County		
	2010	2019	Change	2010	2019	Change
Families with female householder, no spouse present	12	67	+55	2,126	2,131	+5
With related children of the householder under 18 years	7	59	+52	1,873	1,776	-97
With related children of the householder under 5 years only	0	0	0	426	443	+17

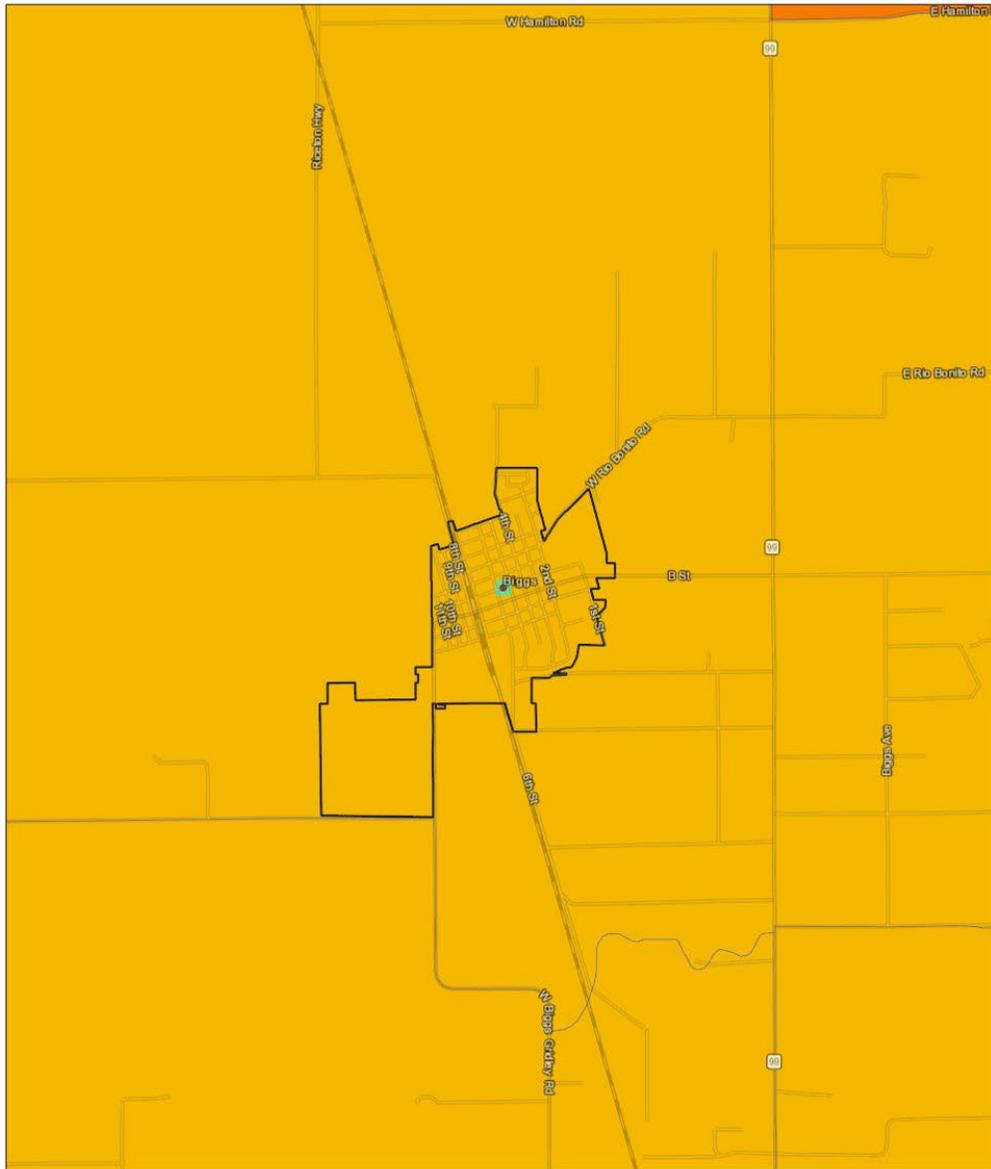
Source: U.S. Census, 2006-2010 and 2015-2019 American Community Survey

People with Disabilities

Figures 9 and 9.1: City of Biggs, Percent of Population with a Disability Map, 2019 and Butte County, Percent of Population with a Disability Map, 2019 indicate the percentage of the population with a disability in the City of Biggs and Butte County. As illustrated below, 10-20% of the population in the City of Biggs has a disability. In comparison, 10-20% of the population has a disability in about half of the areas of Butte County, and about 20-30% of the population has a disability in the other half of Butte County (HCD AFFH Data Resources and Mapping Tool: U.S. Census 2015-2019 American Community Survey). The findings indicate that residents living in the City are significantly less likely to have a disability than residents living in the County overall.

Figure 9: City of Biggs, Percent of Population with a Disability Map, 2019

AFFH Population with a Disability



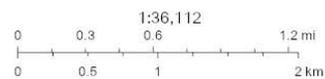
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City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

10% - 20%

20% - 30%

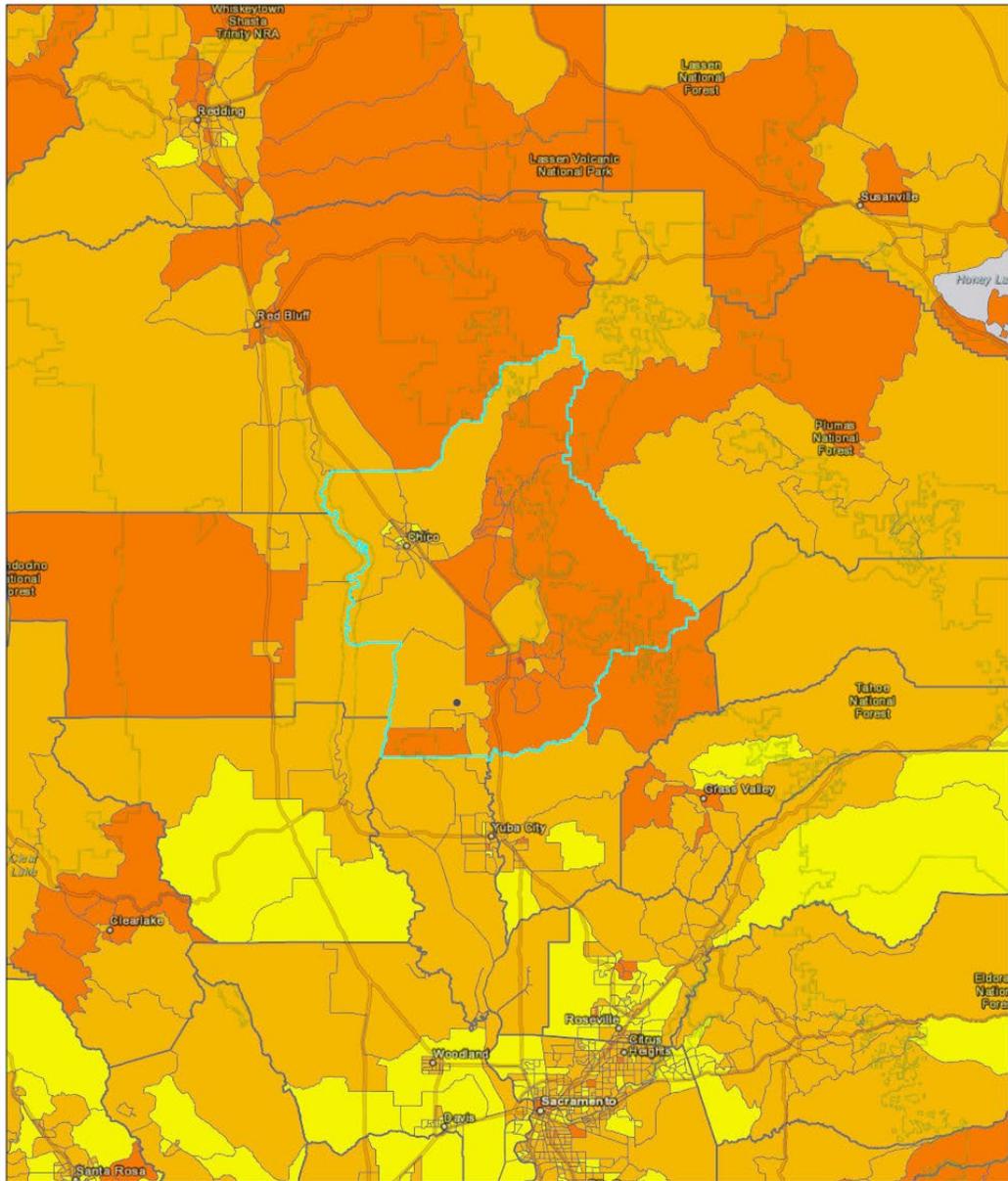


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Figure 9.1: Butte County, Percent of Population with a Disability Map, 2019

AFFH Population with a Disability, Butte County

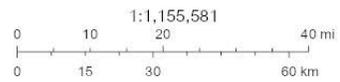


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County Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%



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Income Disparity

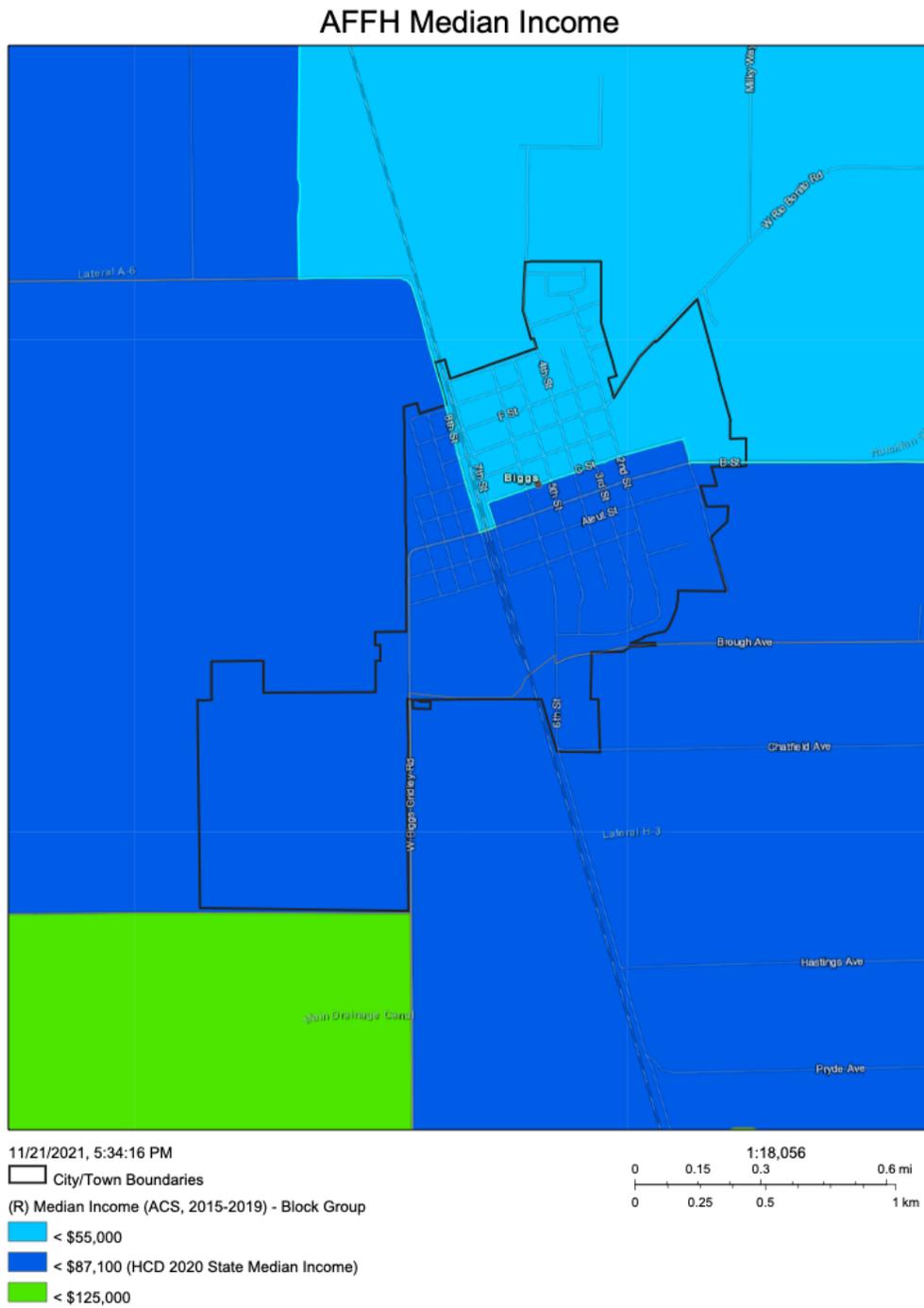
This section provides an overview of income disparity by providing data on median income and poverty status.

Median Income

Figures 10 and 10.1: City of Biggs, Median Income Map, 2019 and *Butte County, Median Income Map, 2019* depict block group data on median income in the City of Biggs and Butte County in 2019. The median income is the income level that divides a population into two incomes, half earning an income above that amount and half earning an income below that amount. The median income in the State of California was \$87,100 in 2020. Block Group 1 and Block Group 2 encompass the City of Biggs. Block Group 1 at the north end of the City has a median income of \$48,472 and Block Group 2 has a median income of \$57,356. Block Group 2 is significantly more affluent, with a median income that is nearly \$9,000 greater than Block Group 1.

In comparison, the median income in Butte County primarily consists of block groups that have a median income less than \$55,000 and block groups that have a median income less than \$87,100, with several areas that have a median income less than \$125,000. Households that have a median income less than \$125,000 are primarily located within Chico and its surrounding areas, as well as south of Biggs, near Gridley. There are a few block groups near Chico where the median income is greater than \$125,000.

Figure 10: City of Biggs, Median Income, 2019



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Figure 10.1: Butte County, Median Income, 2019

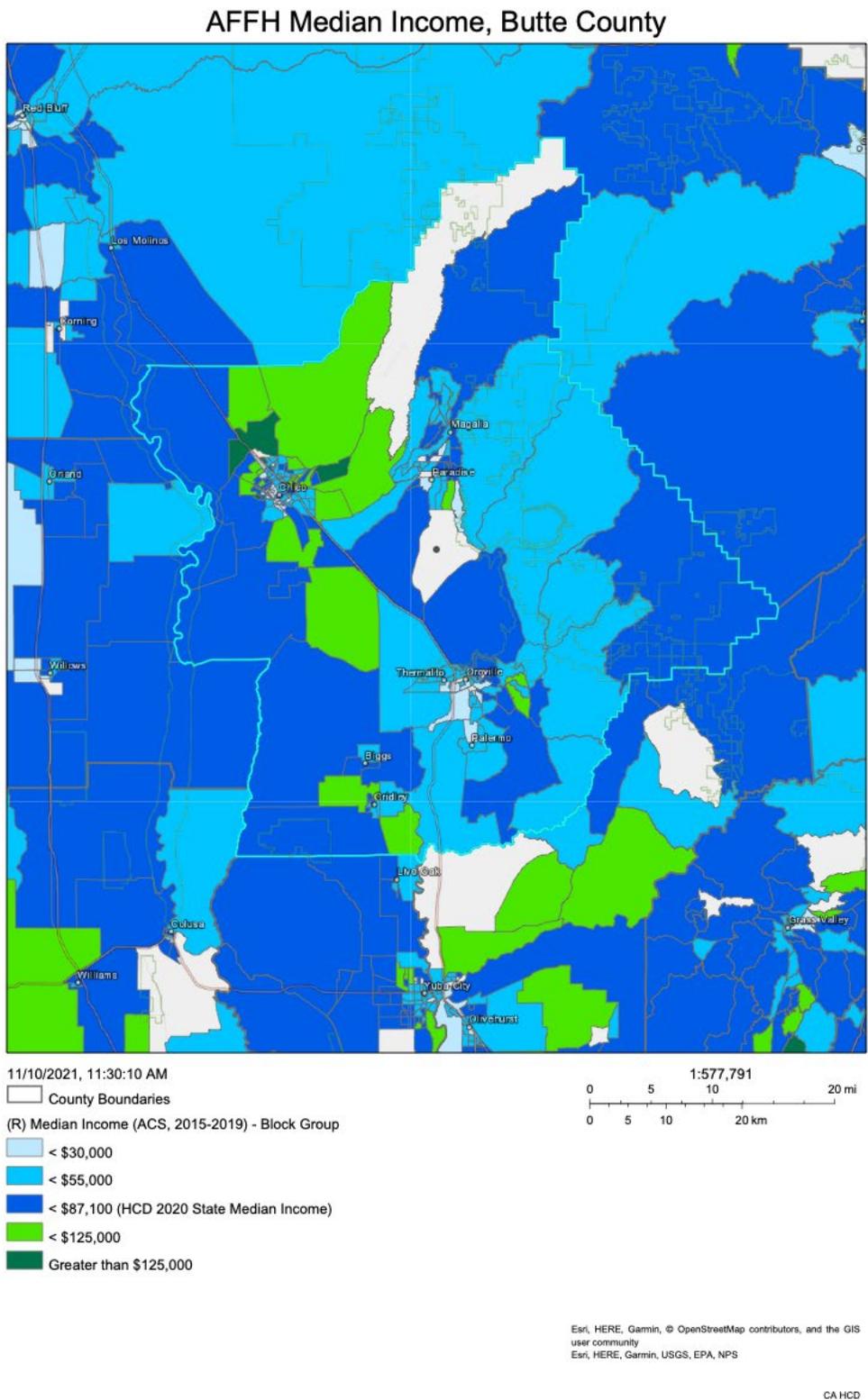


Figure 10.2: The City of Biggs, the City of Oroville, and Butte County, Gini Index, 2020 illustrates the gini index of income inequality values, which is a measure of the distribution of income across a population. A higher gini index score indicates greater income inequality, or that high-income individuals receive much larger percentages to the total income of the population. The table below indicates that Biggs has a significantly lower Gini index score, or significantly less income inequality than its neighboring city Oroville, and than Butte County and the State of California as a whole.

Figure 10.2: City of Biggs, City of Oroville, and Butte County, Gini Index, 2020

	Gini Index of Income Inequality
Biggs	.36
Oroville	.45
Butte County	.49
California	.49

2016-2020 ACS 5-Year Estimates Detailed Tables

Poverty Status

Figure 10.3: City of Biggs, Butte County and the State of California, Poverty, 2012 and 2019 compares 2012 data to 2019 data on individuals and families experiencing poverty for the City of Biggs, Butte County, and the State of California. In this case, 2012 data was used instead of 2010 data because it was the oldest dataset available. The percentage of families experiencing poverty in Biggs is significantly greater than that of the State of California as a whole: 21.5% compared to 13.4%. The percentage of individuals experiencing poverty in Biggs is also greater than the State of California as a whole: 17.1% compared to 9.6%. The percentages of families and individuals experiencing poverty in Biggs are also slightly greater than Butte County.

The percentage of both families and individuals experiencing poverty decreased for all jurisdictions (the City of Biggs, Butte County, and the State of California) by an average of almost 2% in 2019 compared to 2012. However, there are higher proportions of families and individuals in poverty in the City of Biggs and Butte County than the State of California.

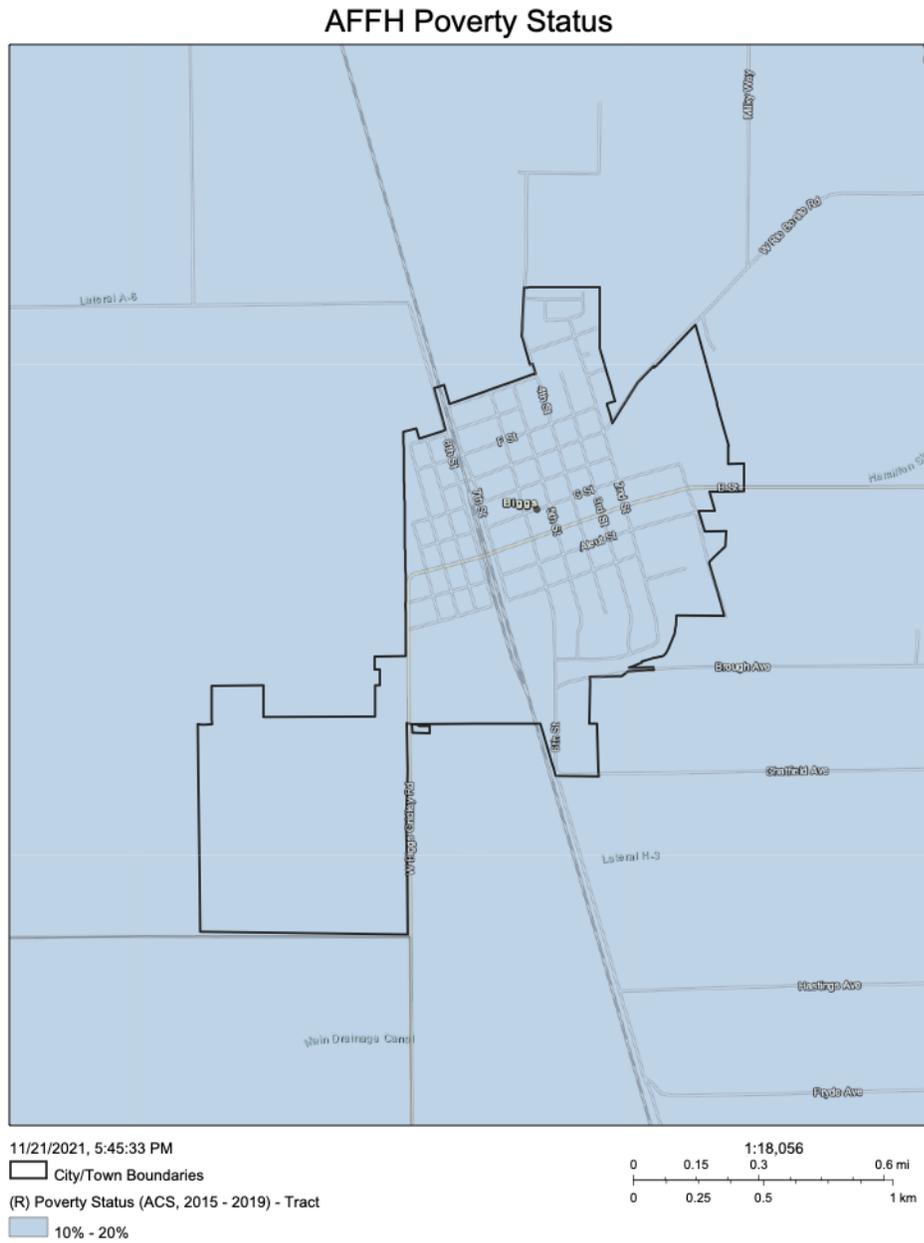
Figure 10.3: City of Biggs, Butte County, and State of California, Poverty Table, 2012 and 2019

Jurisdiction	Measure of Poverty	2012		2019		2012-2019
		Percent	Estimated Number	Percent	Estimated Number	Change
City of Biggs	Families whose income in the past 12 months is below the poverty level	19.4%	86	17.1%	92	-2.3%
	Individuals whose income in the past 12 months is below the poverty level	23.1%	386	21.5%	466	-1.6%
Butte County	Families whose income in the past 12 months is below the poverty level	12.9%	6,707	11.1%	5,711	-1.8%
	Individuals whose income in the past 12 months is below the poverty level	20.6%	44,156	19.1%	41,974	-1.5%
State of California	Families whose income in the past 12 months is below the poverty level	11.5%	983,254	9.6%	860,010	-1.9%
	Individuals whose income in the past 12 months is below the poverty level	15.3%	5,590,100	13.4%	5,149,742	-1.9%

Source: U.S. Census, 2008-2012 and 2015-2019 American Community Survey

Figure 10.4: City of Biggs, Poverty Status Map, 2019 depicts the geographic distribution of poverty in the City of Biggs in 2019. For this analysis, census tract data is used because block group data is not available. The map indicates that 10-20% of the population residing in Census Tract 36 lives below the poverty level. The City of Biggs makes up a small portion of Census Tract 36, so this data may not provide an accurate depiction of the number of residents living below the poverty level within the City.

Figure 10.4: City of Biggs, Poverty Status, 2019



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Local Data and Knowledge

Local data and knowledge is collected through interviews with regional stakeholders whose service areas include the City of Biggs.

Disability Action Center

On September 13, 2021, a written response to interview questions was received from a staff member at the Disability Action Center (DAC) located in Chico. DAC is a non-profit, Chico-based organization that provides free support to assist community members in Northern California who have disabilities to achieve their optimal level of self-reliance. DAC serves Butte, Colusa, Glenn, Lassen, Modoc, Plumas, Shasta, Siskiyou, and Tehama Counties. DAC accomplishes this mission thorough provision of informational services, housing assistance, and provider referrals.

Staff noted that the tri-county region of Butte, Tehama, and Glenn County lacks affordable and permanent housing. Low-income residents experience barriers to accessing housing due to poor credit, poor rental histories, income requirements, and felony records. In addition, low-income residents can benefit from robust services and programs to complement housing, such as childcare and educational programs. There are a significant number of single parent female-headed households in the region who may not have the time or resources to access daycare or service programs. Some residents who are transitioning from homelessness to long-term housing may lack knowledge regarding responsible tenant practices and expectations.

Staff commented that Butte County has a significant population of residents who are experiencing homelessness. Many are unsheltered and cannot access shelter services because they are not allowed to bring companion animals, which provide support and companionship. In addition, residents who are experiencing unsheltered homelessness do not have access to reliable transportation, food programs, a community kitchen, showers, laundry facilities, internet, electricity, or a place to receive mail. Many are survivors of recent fires, especially senior women who have not been able to reconstruct their life, due to lack of identification documentation and the loss of naturally affordable housing in the region. Regions of the burn scars in the Town of Paradise and community of Berry Creek still lack power and infrastructure required to build new housing. Survivors are living in temporary shelters or vehicles while searching for permanent housing options. These communities are located approximately 30 miles from the City of Biggs.

Despite these factors, addressing homelessness and affordable housing shortages is a contentious issue in the community. Staff believes that local, State, and Federal administrative support in zoning and development application fees could incentivize low-income housing developments.

Stonewall Alliance Center

On August 4, 2021, an online interview was conducted over Zoom with a staff member that works at Stonewall Alliance Center (SAC) and Safe Space Winter Shelter (SSWS). SAC is a nonprofit agency based in Chico that serves the Northern Sacramento Valley lesbian, gay, bisexual, transgender*, and queer (LGBTQ+) community by providing support, resources,

advocacy, and education. SSWS is a non-profit agency based in Chico that provides low-barrier emergency shelter from December to March for people experiencing homelessness, primarily those with severe mental health conditions.

Staff reported that there are few rental vacancies and a lack of assisted living facilities for residents with severe mental health conditions, substance use disorders, or those experiencing homelessness. Staff noted a need to increase awareness around the factors that contribute to or perpetuate homelessness such as housing shortages, job insecurities, mental health conditions, and drug or substance use issues.

Staff reported that the local LGBTQ+ community faces barriers to accessing housing and homelessness services. LGBTQ+ residents, including the staff member interviewed, felt like they had to hide their identity to avoid harassment from a landlord or roommates. In both Glenn and Butte Counties, staff reported it is common for young, trans people of color to get kicked out of their house and experience homelessness. There are no publicly accessible shower or laundry services in the region. During the COVID-19 pandemic, many public gathering spaces that provided electricity and public water fountains were shut off for health and safety. This made it difficult for residents experiencing homelessness to access services, that are increasingly provided online.

There are several faith-based shelters in the region, including the Oroville Rescue Mission and the Jesus Center, but no trans or LGBTQ+ friendly shelters in Butte or Glenn County. The LGBTQ+ community in Butte County often experiences harassment or denial of services due to their sexual orientation. Couples also face barriers due to dormitory sleeping policies that do not allow them to sleep together. In addition, for community members who are employed, it may be challenging to access shelters who close evening intake at 6:00 pm. Drug testing requirements and ownership of companion animals can also be barriers to accessing shelter services.

Summary of Findings

The City of Biggs has experienced significant demographic changes in its population, becoming a majority minority community in which the majority of residents identify as Hispanic or Latino. Trends over time indicate that the City of Biggs has experienced a 20% increase in the number of nonwhite residents residing in Block Groups 1 and 2, which is a significant increase in diversity or people of color, especially those that identify as Hispanic or Latino. The City of Biggs has become more diverse than Butte County. An equal number of Hispanic and Latino residents live in Block Group 1 and 2, indicating that there are no racial or ethnic concentrations of residents within the City and geographic data depicts that this growth was distributed evenly throughout the City.

This has coincided with significant increases in linguistic isolation. The number of residents over five years of age who are not fluent in English has increased by 4.6% from 2010 to 2019, totaling to one in five of every individual over the age of five.

An estimated 40-60% of children reside in married couple households and less than 20% reside in single mother households, which is similar to Butte County. However, the number of single mother households living below poverty increased dramatically by 55 households from 2010 to 2019. The number of persons with disabilities is significantly lower in the City of Biggs than the rest of the County.

Of the two block groups that encompass the City of Biggs, Block Group 1 has significantly lower median income than Block Group 2. One in five families and individuals are experiencing poverty in the City of Biggs. According to the Gini index, the City of Biggs has significantly less income inequality in comparison to other cities in Butte County and the State of California as a whole.

Staff at Disability Action Center indicated that the tri-county region lacks adequate affordable housing and permanent supportive housing to meet needs. Many low-income residents face barriers acquiring housing due to poor credit, poor rental histories, income requirements, and felony records. Single mothers, senior women, and residents who are precariously housed could benefit from robust services and programs to complement housing. Staff at the Stonewall Alliance Center noted there is a lack of assisted living facilities for residents with severe mental health conditions, substance abuse disorders, are individuals experiencing homelessness. Residents who identify as LGBTQ+ may face harassment from landlords or denial of shelter services due to their orientation. Staff from Youth for Change also indicated that low-income tenants have trouble securing small units and qualifying for housing.

C. RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAP)

The third subsection of the Assessment of Fair Housing addresses racially and ethnically concentrated areas of poverty (R/ECAP).

Local and Regional Patterns and Trends

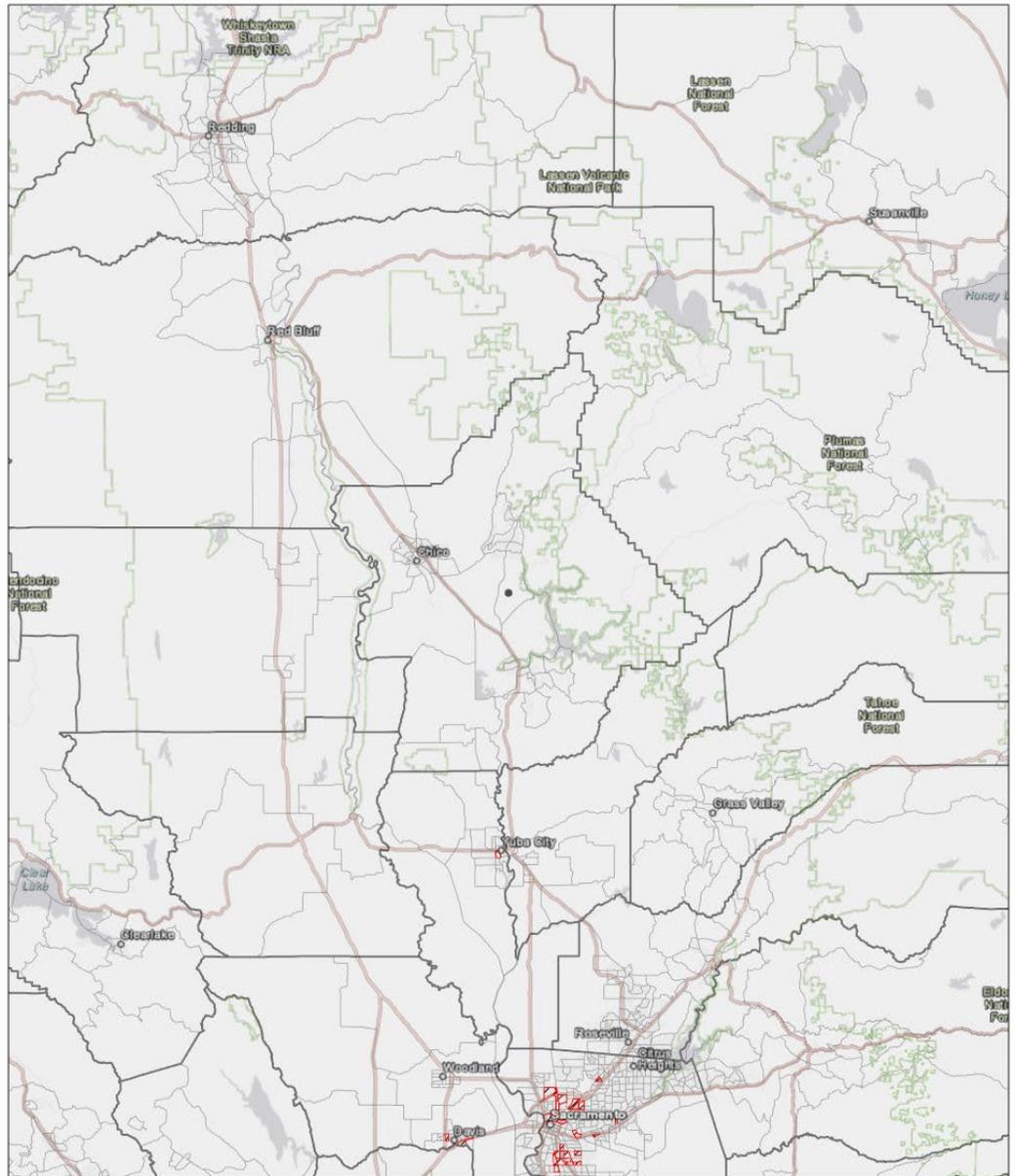
This section includes data tables, narratives, and maps to illustrate local and regional patterns and trends regarding racially and ethnically concentrated areas of poverty. For the purposes of this analysis, racially and ethnically concentrated areas of poverty include R/ECAP areas, areas of high segregation and poverty, and racial or ethnic concentrations of people.

R/ECAP Areas

Figure 11: Butte County, R/ECAP Areas Map, 2020 depicts block group data on racially or ethnically concentrated areas of poverty (R/ECAP), which are areas where 50 percent or more of the population is nonwhite and 40 percent of people are living below the poverty threshold. Areas outlined in red experience high levels of racial or ethnic concentrations of poverty. As depicted below, ~~the~~ Butte County does not have any of these areas.

Figure 11: Butte County, R/ECAP Areas Map, 2020

AFFH R/ECAP Areas, Butte County



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County Boundaries

(R) Racially or Ethnically Concentrated Areas of Poverty "R/ECAP'S" (HUD, 2009 - 2013) - Tract

0 - Not a R/ECAP

1 - R/ECAP



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 Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Racially Concentrated Areas of Affluence (RCAA)

Racially Concentrated Areas of Affluence (RCAA) are areas that have high concentrations of affluent, white residents and often low concentrations of people of color and low-income residents. RCAA's have higher property values, better schools, better social and economic opportunity, and high barriers to entry for low-income and nonwhite residents. Findings from this analysis indicate that there are no RCAA's within the City of Biggs. The City of Biggs is divided into two block groups that have equitable proportions of nonwhite residents. In addition, the median income of each of the block groups is at or below the state median income.

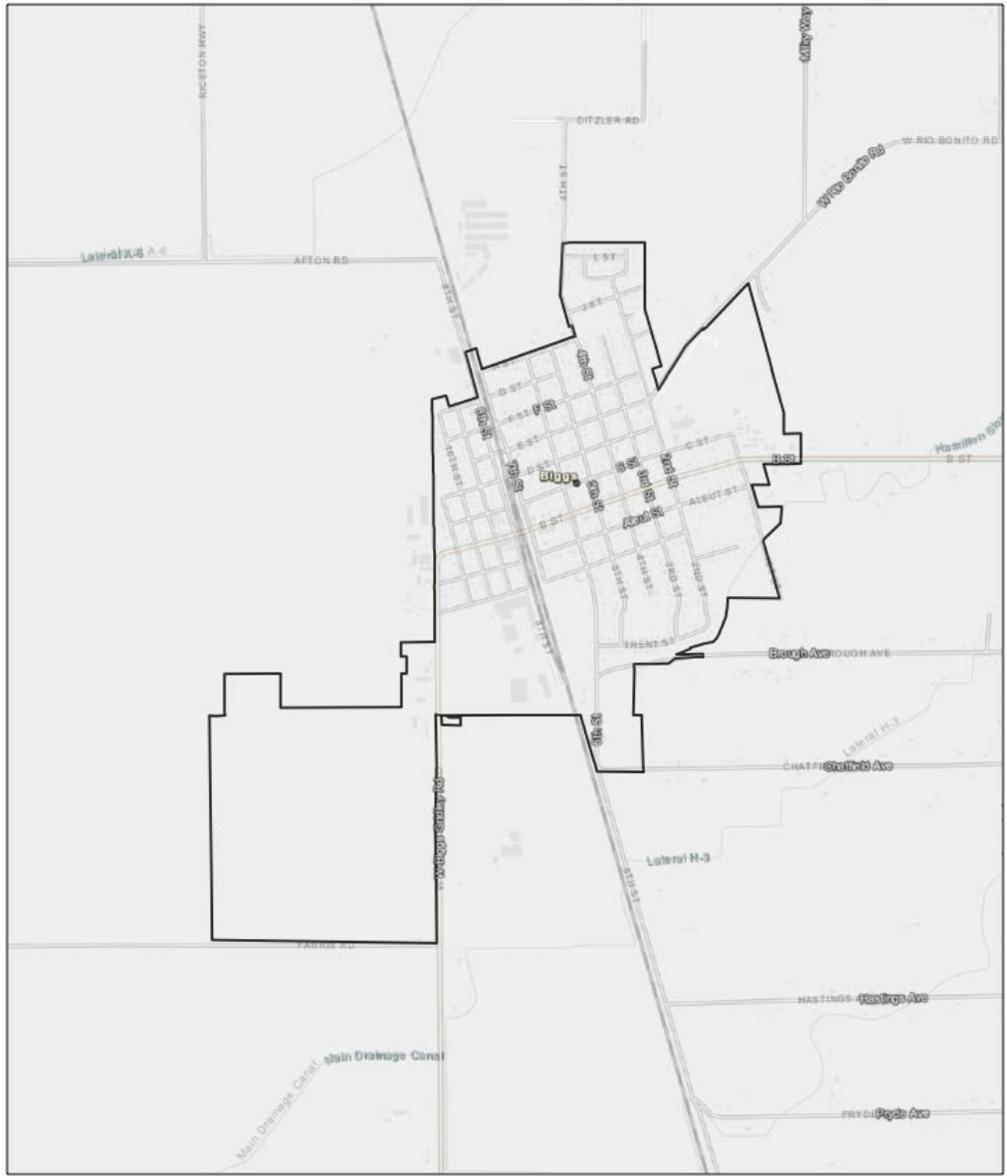
Tax Credit Allocation Committee (TCAC) Areas

Figures 12 and 12.1: City of Biggs, TCAC Areas of High Segregation and Poverty Map, 2020 and Butte County, TCAC Areas of High Segregation and Poverty Map, 2020 depict block group data on areas of high segregation and poverty in 2020. Areas outlined in red experience high concentrations of poverty and racial or ethnic minorities. As depicted below, the City of Biggs does not have any of these areas.

In comparison, Butte County has several areas that are outlined in red. These areas are primarily concentrated in Oroville and its surrounding areas, and in some areas of Chico.

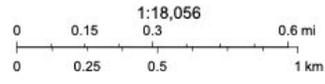
Figure 12: City of Biggs, Areas of High Segregation and Poverty Map, 2020

AFFH TCAC Areas of High Segregation and Poverty



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City/Town Boundaries



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Summary of Findings

There are no racially or ethnically concentrated areas of poverty, or areas of high segregation and poverty located within the City of Biggs. In addition, there are no racially concentrated areas of affluence. The City of Biggs has become more diverse than Butte County. An equal number of Hispanic and Latino residents live in Block Group 1 and 2.

D. DISPARITIES IN ACCESS TO OPPORTUNITY

The fourth section of the Assessment of Fair Housing addresses disparities in access to opportunity. “Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods” (*California State Department of Housing and Community Development, Affirmatively Furthering Fair Housing, April 2021*).

Local and Regional Patterns and Trends

This section includes data tables, narratives, and maps to illustrate local and regional patterns and trends regarding disparities in access to opportunity. For the purposes of this analysis, disparities in access to opportunity include economic opportunity scores, environmental scores, educational opportunity, proximity to jobs, commuting patterns, and occupational data.

Access to Opportunity

Figure 13: City of Biggs, Access to Opportunity Map, 2021 depicts block group level data on disparity in access to opportunity in the City of Biggs. The California Fair Housing Task Force created an opportunity map to identify regions whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families, particularly long-term outcomes for children. The map below provides composite scores for each block group based on economic scores, education scores, and environmental scores. Scores range from less positive outcomes (0.25 or less) to more positive outcomes (0.75 or greater).

The map indicates that Block Group 1 is considered a low resource area while Block Group 2 is considered a moderate resource area. The two block groups have similar economic and environmental domain (0.5) scores but vary widely on their education domain scores. This is discussed further in the economic opportunity, environmental score, and educational opportunity maps.

In comparison, Chico and northern parts of Butte County are considered high and highest resources areas, eastern parts of the County are low resource areas, and western parts of the County are moderate resource areas.

Figure 13: City of Biggs, Access to Opportunity Map, 2021

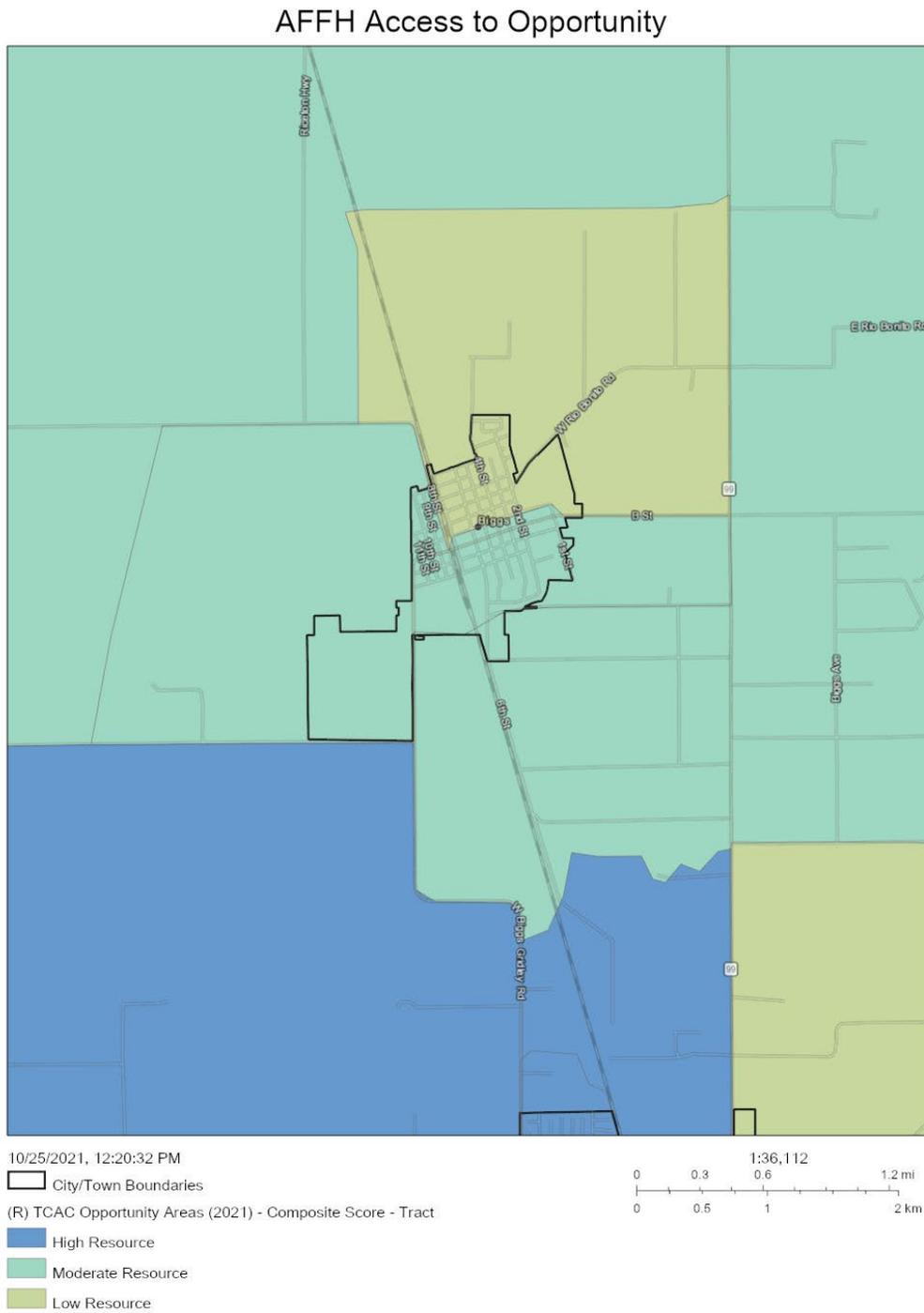
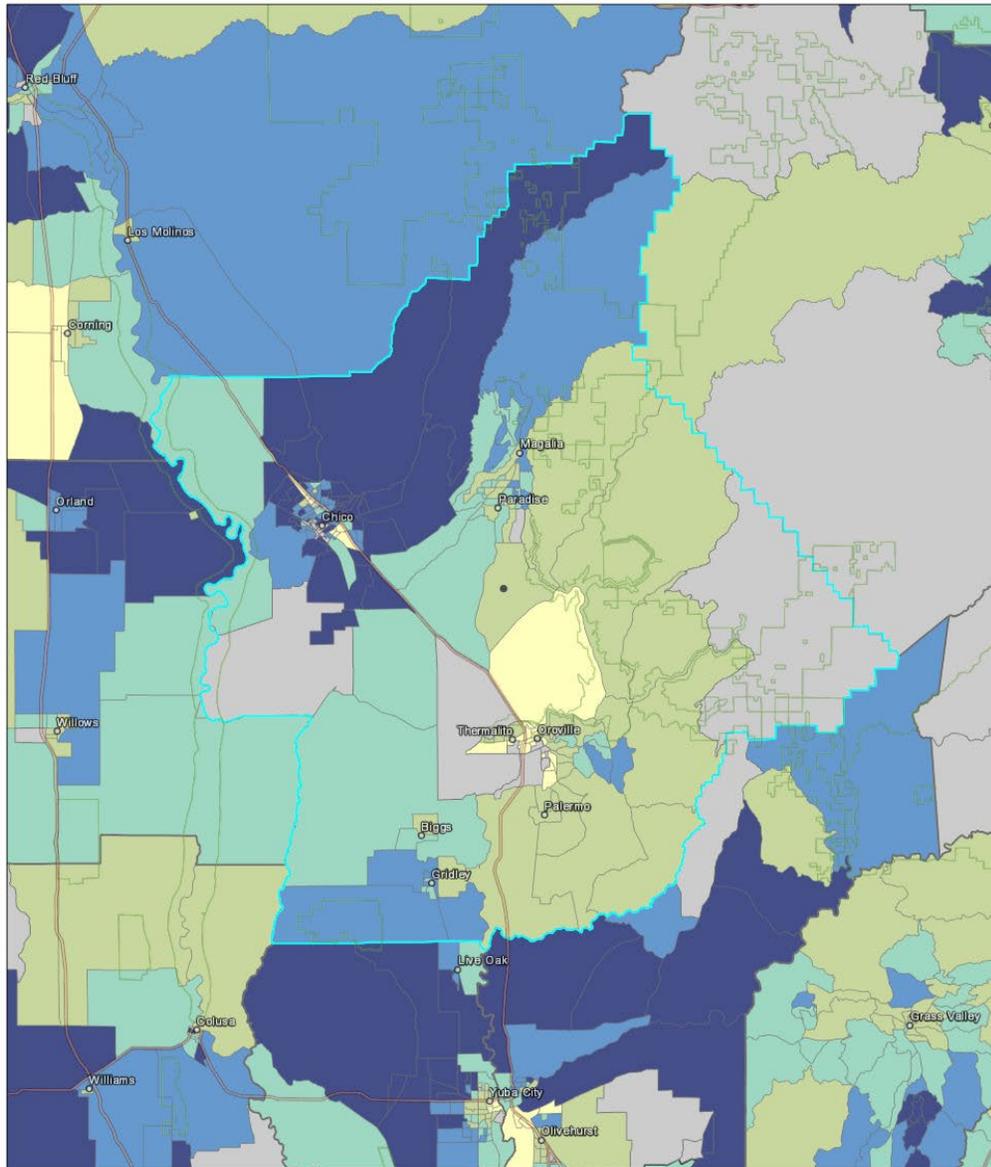


Figure 13.1: Butte County, Access to Opportunity Map, 2021

AFFH Access to Opportunity, Butte County

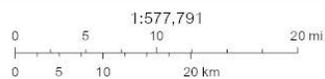


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County Boundaries

(R) TCAC Opportunity Areas (2021) - Composite Score - Tract

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data



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CA HCD

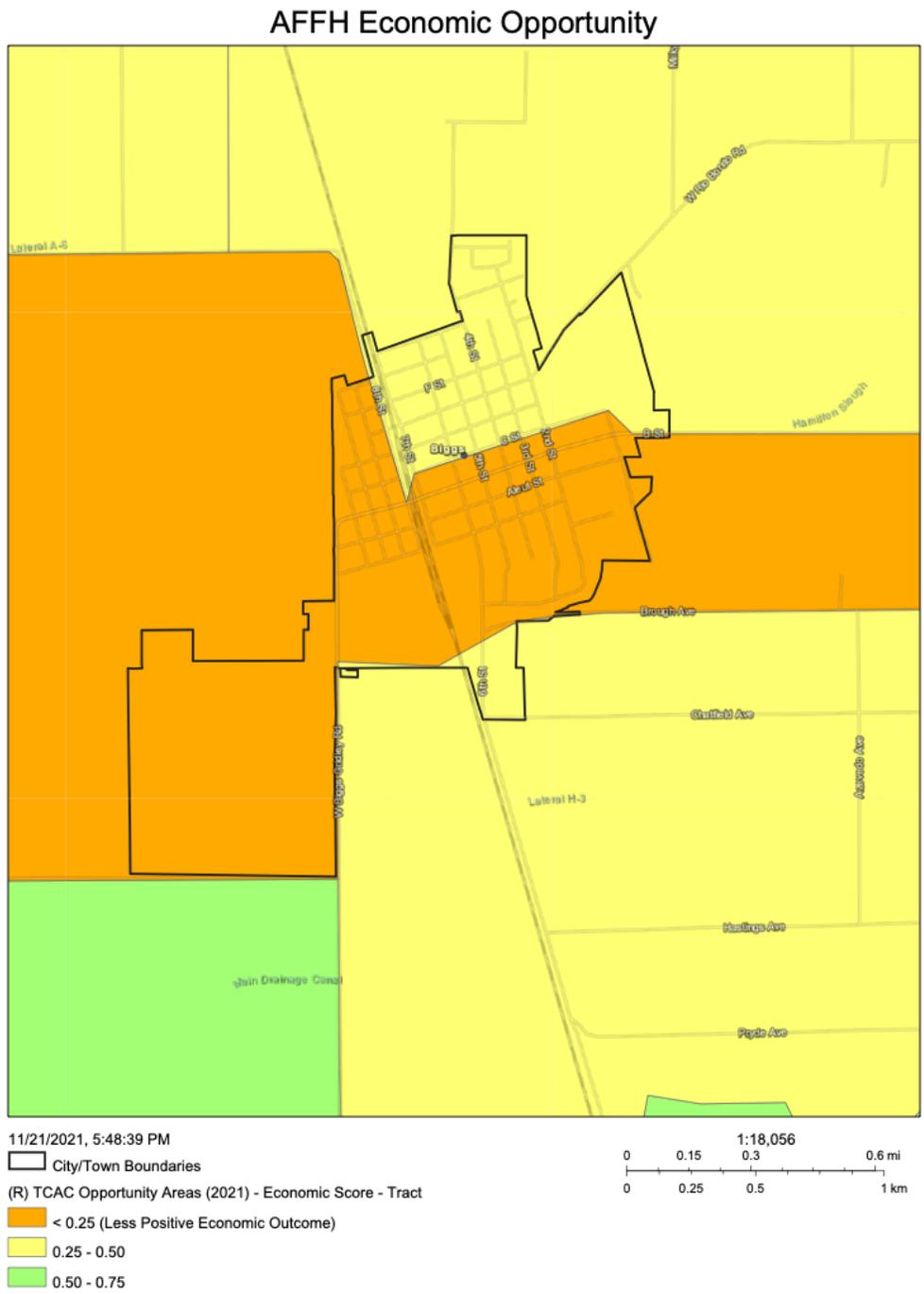
Figure 13.2: *City of Biggs, Access to Economic Opportunity Map, 2021* depicts block group level data on disparity in access to economic opportunity in the City of Biggs. The map indicates that residents in Block Group 1 experience less positive economic outcomes, and residents in Block Group 2 experience the least positive economic outcomes, scoring at 0.28 and 0.24, respectively.

Figure 13.3: *Butte County, Economic Opportunity Map, 2021* depicts census tract level data in Butte county based on economic scores. Generally, the northwest portion of the county around Chico is identified as “more positive economic outcome” and the east and south portions of the county near Biggs, Gridley, Magalia, Oroville, and Paradise are identified as “less positive economic outcome” (*HCD AFFH Data Resources and Mapping Tool: 2021 TCAC*).

Economic scores are calculated by data indicators of poverty, adult education, employment, job proximity, and median home value found in the U.S. Census 2014-2018 American Community Survey and the U.S. Census 2017 Longitudinal Employer-Household Dynamics. Scores based on these indicators range from less positive economic outcome to more positive economic outcome. How data indicators are measured is detailed below (*California Fair Housing Task Force, 2021 TCAC/HCD Opportunity Map Methodology, December 2020*).

- Poverty: Percent of population with income above 200% of federal poverty line
- Adult education: Percent of adults with a bachelor’s degree or above
- Employment: Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Job proximity: Number of jobs filled by workers with less than a bachelor’s degree that fall within a given radius (determined by the typical commute distance of low-wage workers in each region) of each census tract population-weighted centroid
- Median home value: Value of owner-occupied homes

Figure 13.2: City of Biggs, Access to Economic Opportunity Map, 2021

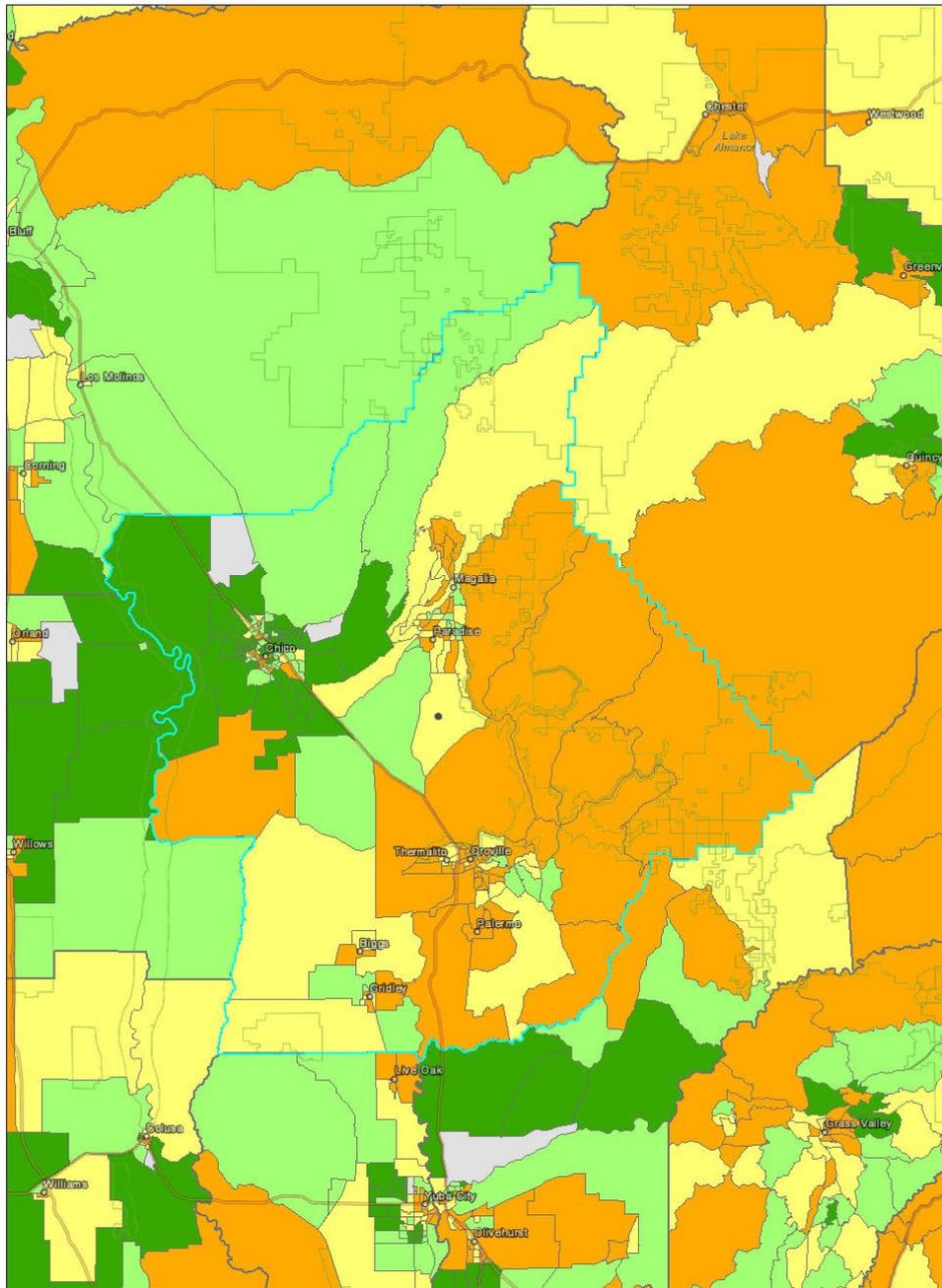


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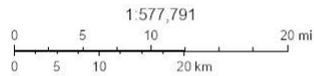
Figure 13.3: Butte County, Economic Opportunity Map, 2021

Butte County, TCAC Opportunity Areas – Economic Score Map, 2021



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- County Boundaries
- (R) TCAC Opportunity Areas (2021) - Economic Score - Tract
- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)
- No Data



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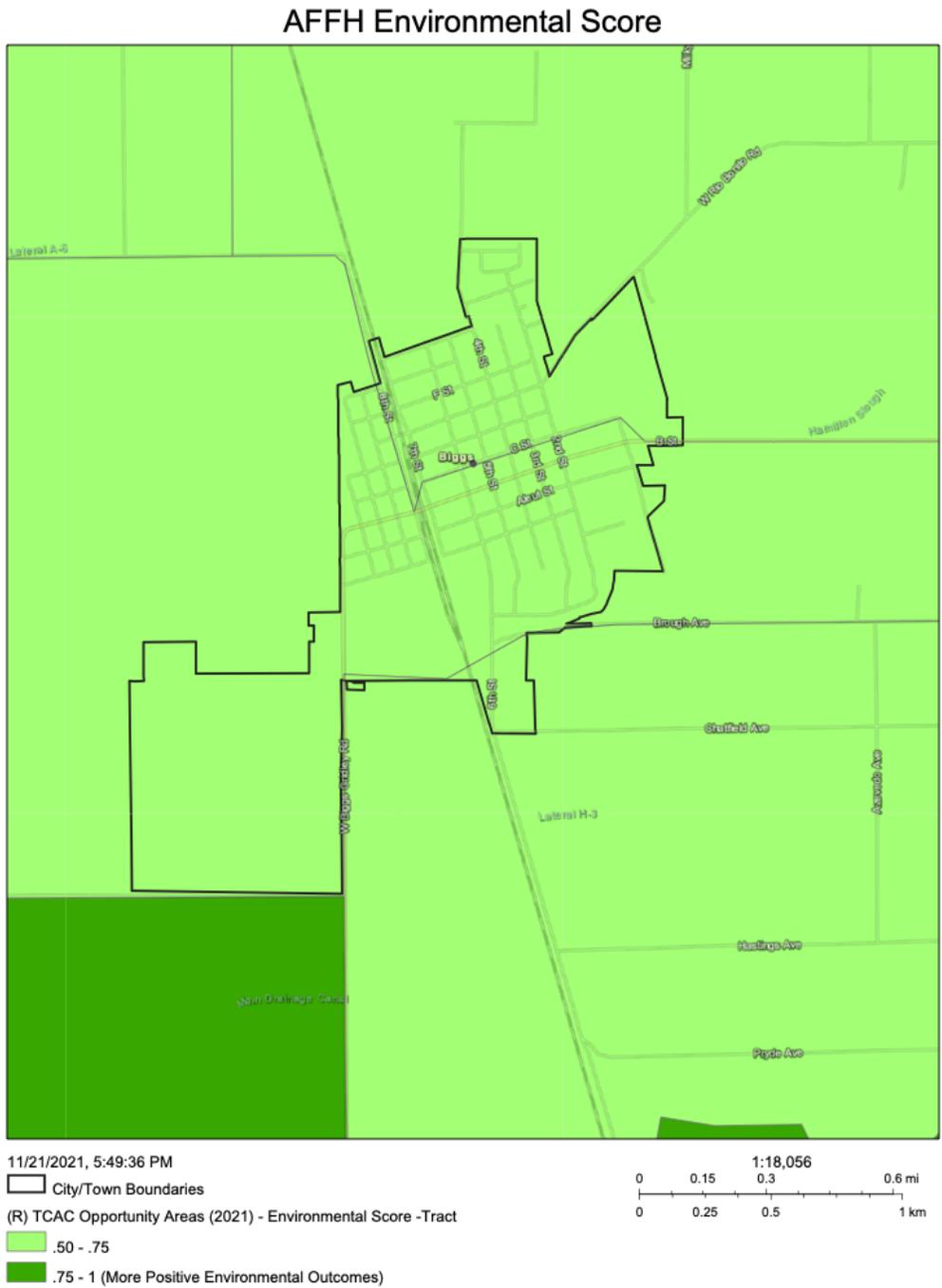
Figure 13.4: City of Biggs, Environmental Score Map, 2021 depicts block group level data on disparity in environmental scores in the City of Biggs. The map indicates that residents in Block Group 1 and Block Group 2 have equal environmental scores, which are rated as more positive environmental scores.

Figure 13.5: Butte County, Environment Score Map, 2021 depicts census tract level data in Butte county based on environmental scores. Generally, the portions of the county that are more mountainous and less populated are identified as having “more positive environmental outcomes.” These areas are located east of Chico, north of Magalia, and east of Magalia, Paradise, and Oroville. North and west county around Chico and between Chico and Oroville are identified as having “less positive environmental outcomes.” The very east corner of the county is also identified as having “less positive environmental outcomes” (*HCD AFFH Data Resources and Mapping Tool: 2021 TCAC*).

Environmental scores are calculated by data indicators of pollution, exposures, and environmental effect from CalEnviroScreen 3.0. Scores based on these indicators range from less positive environmental outcomes to more positive environmental outcomes. How data indicators are measured is detailed below (*California Fair Housing Task Force, 2021 TCAC/HCD Opportunity Map Methodology, December 2020*).

- CalEnviroScreen 3.0: Variables include Ozone, PM2.5, Diesel PM, Drinking Water, Pesticides, Tox. Release, Traffic, Cleanup Sites, Groundwater Threats, Hazardous Waste, Impaired Water Bodies, and Solid Waste Sites

Figure 13.4: City of Biggs, Environmental Score Map, 2021

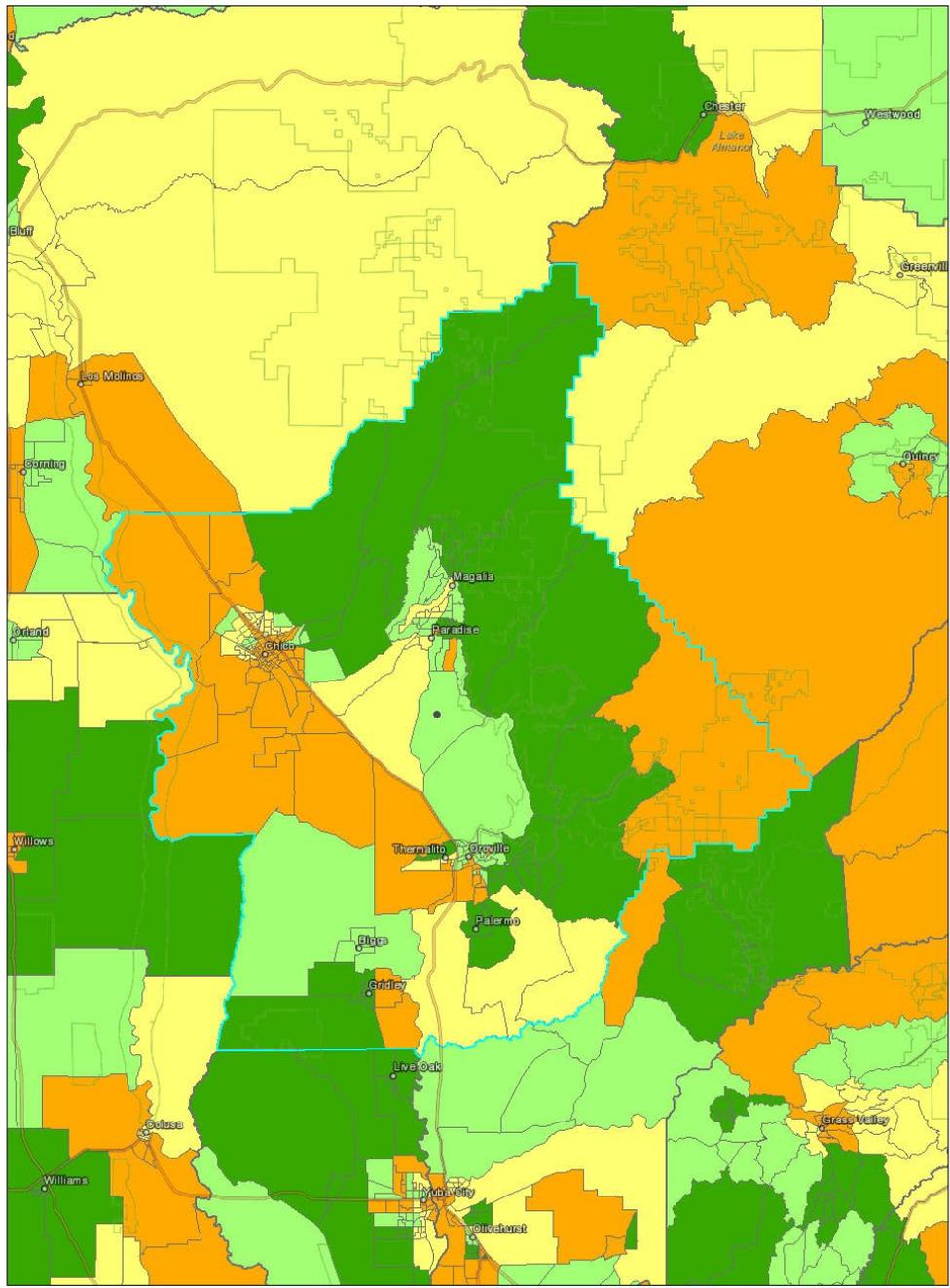


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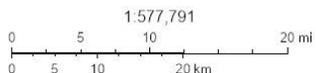
Figure 13.5: Butte County, Environmental Score, 2021

Butte County, TCAC Opportunity Areas – Environmental Score Map, 2021



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- County Boundaries
- (R) TCAC Opportunity Areas (2021) - Environmental Score - Tract
- < .25 (Less Positive Environmental Outcomes)
- .25 - .50
- .50 - .75
- .75 - 1 (More Positive Environmental Outcomes)



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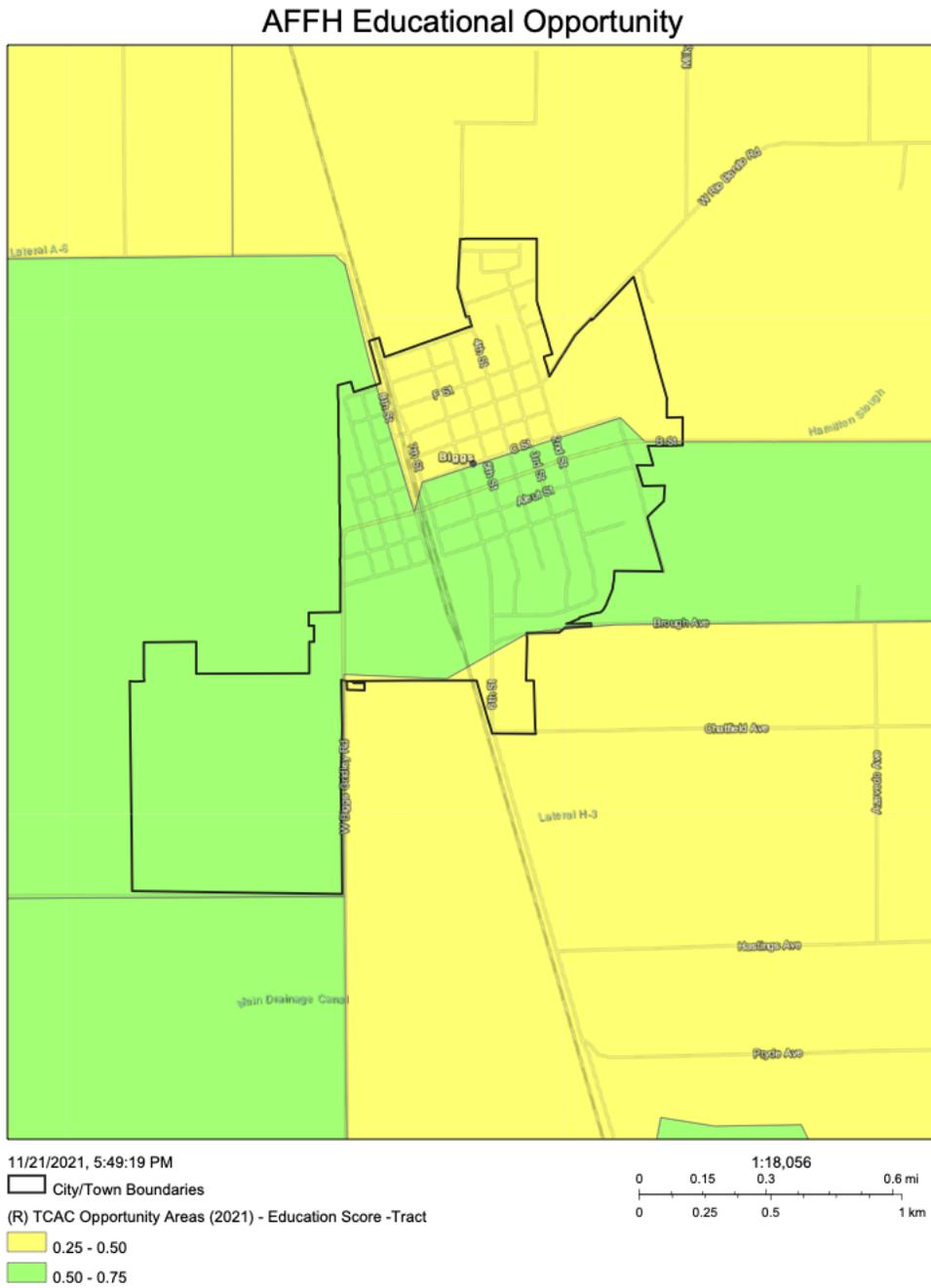
Figure 13.6: City of Biggs, Educational Opportunity Map, 2021 depicts block group level data on disparity in access to educational opportunity in the City of Biggs. The map indicates that residents in Block Group 1 have less positive educational outcomes, whereas residents in Block Group 2 have substantially more positive educational outcomes. Block Group 2 has an education domain score of 0.57 whereas Block Group 1 has an education domain score of 0.39. These results are very significant considering the relatively small geographic size of Biggs but the relatively high variation in educational scores.

Figure 13.7: Butte County, Educational Opportunity Map, 2021 depicts census tract level data in Butte county based on education scores. Generally, the north portions of the county around Chico, and between Chico and Magalia including the communities of Butte Creek Canyon, Cohasset, and Forest Ranch (not listed on map), are identified as “more positive education outcome.” The east and south portions of the county near Oroville, Palermo, and Thermalito, and between Oroville and Paradise, are identified as “less positive education outcome” (*HCD AFFH Data Resources and Mapping Tool: 2021 TCAC*).

Education scores are calculated by data indicators of math proficiency, reading proficiency, high school graduation rates, and student poverty rate from the 2018-2019 California Department of Education. Scores based on these indicators range from less positive education outcomes to more positive education outcomes. How data indicators are measured is detailed below (*California Fair Housing Task Force, 2021 TCAC/HCD Opportunity Map Methodology, December 2020*).

- **Math proficiency:** Percentage of 4th graders who meet or exceed math proficiency standards
- **Reading proficiency:** Percentage of 4th graders who meet or exceed literacy standards
- **High school graduation rates:** Percentage of high school cohort that graduated on time
- **Student poverty rate:** Percent of students not receiving free or reduced-price lunch

Figure 13.6: City of Biggs, Educational Opportunity Map, 2021

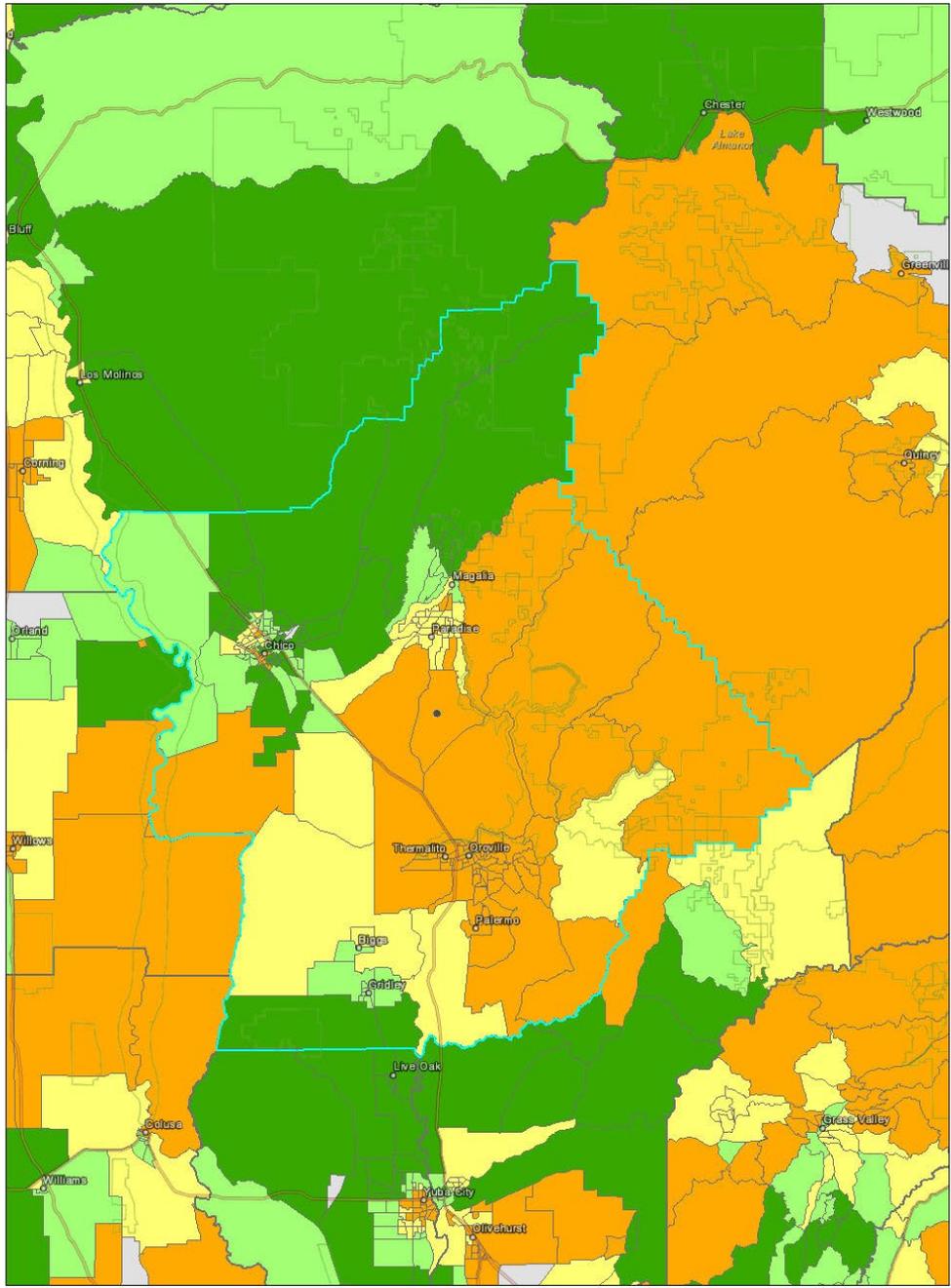


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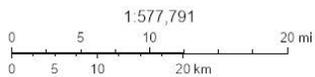
Figure 13.7: Butte County, Educational Opportunity Map, 2021

Butte County, TCAC Opportunity Areas – Education Score Map, 2021



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- County Boundaries
- (R) TCAC Opportunity Areas (2021) - Education Score -Tract
- < 0.25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Education Outcomes)
- No Data



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Proximity to Jobs

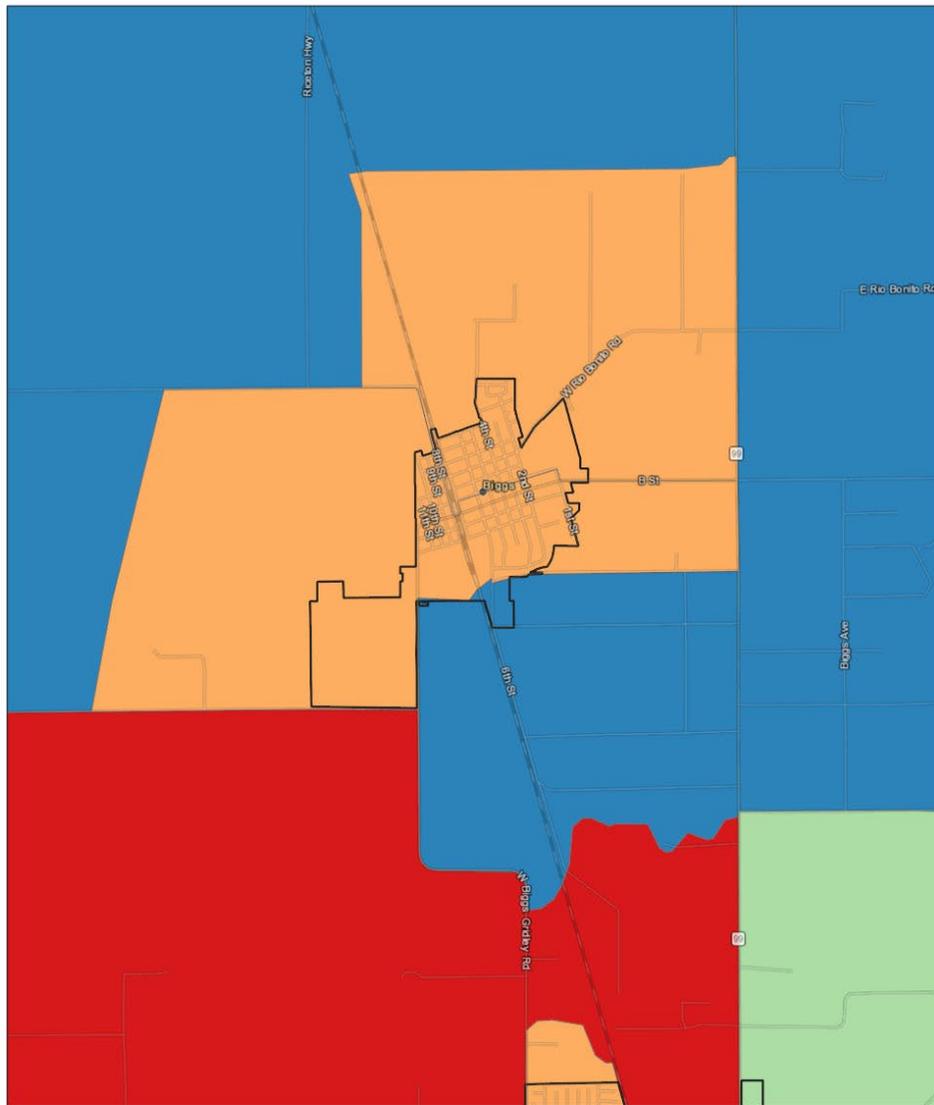
Figure 14: City of Biggs, Job Proximity Index Map, 2017 depicts block group data on residents' proximity to jobs in the City of Biggs. The Jobs Proximity Index scores the accessibility of a given neighborhood to all job locations within an area. The index weighs the distance to employment centers, the amount of employment opportunities, and the competition for jobs.

The map indicates that nearly all residents in the City of Biggs have low access to jobs relative to the rest of Butte County, with index scores at 31 and 29 in Block Groups 1 and 2, respectively. In comparing Block Groups within the City of Biggs, residents have relatively equal proximity to jobs.

In comparison, *Figure 14.1: Butte County, Job Proximity Index Map, 2017* illustrates that nearly half of Butte County is in furthest proximity to jobs with index scores less than 20. These scores are concentrated in the eastern parts of the County. In contrast, many areas in the western parts of the County are in close or closest proximity to jobs. It is important to note that the block groups that cover unincorporated areas of Butte County are geographically larger than the block groups closer to the County's cities. Therefore, a resident may reside in a block group with a high index score but still have a significant commute to work.

Figure 14: City of Biggs, Job Proximity Index Map, 2017

AFFH Jobs Proximity Index



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City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

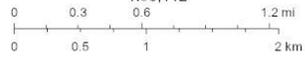
< 20 (Furthest Proximity)

20 - 40

60 - 80

> 80 (Closest Proximity)

1:36,112

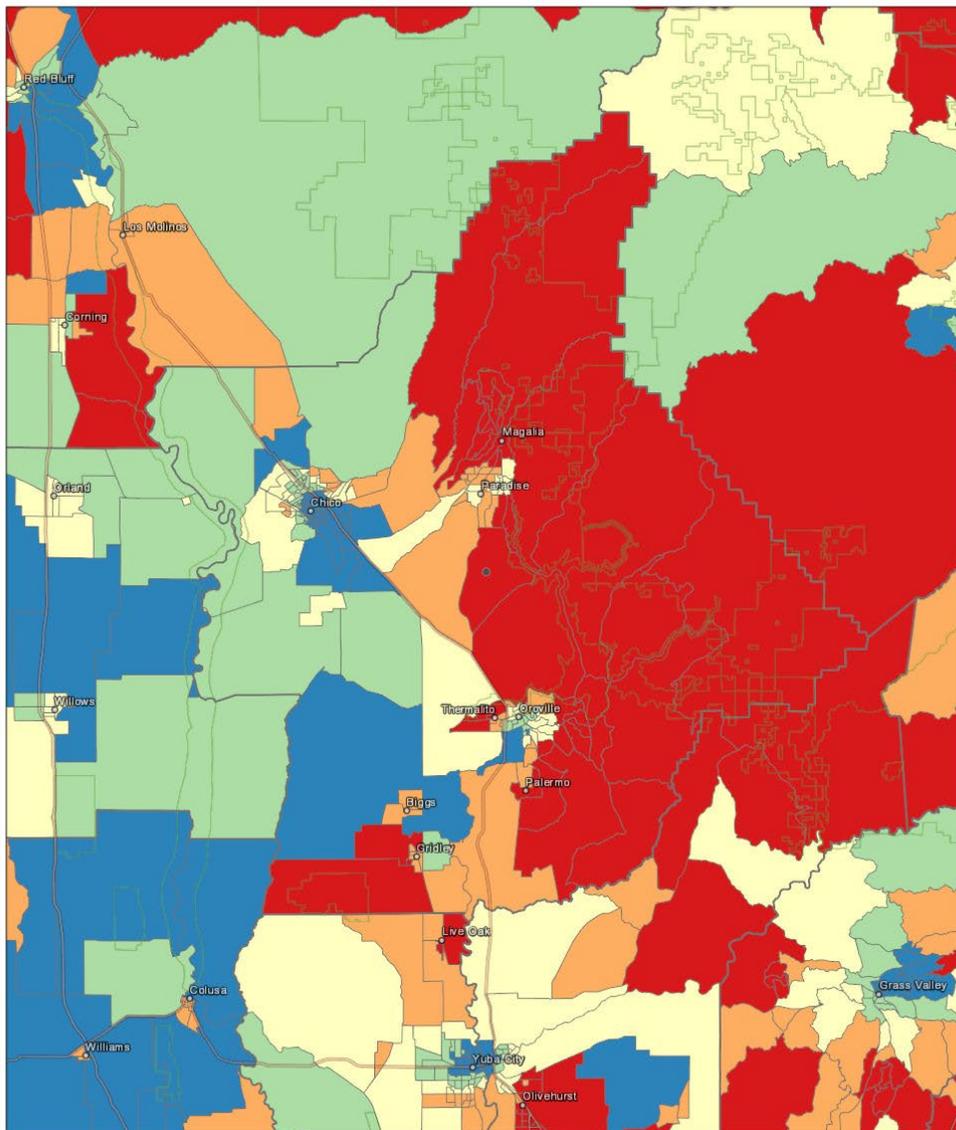


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CA HCD

Figure 14.1: Butte County, Job Proximity Index Map, 2017

AFFH Jobs Proximity Index, Butte County



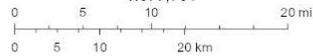
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County Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

- < 20 (Furthest Proximity)
- 20 - 40
- 40 - 60
- 60 - 80
- > 80 (Closest Proximity)

1:577,791



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Commuting Patterns

Figure 15: City of Biggs and Butte County, Commuting Data, 2019 depicts data on commuting patterns for residents in the City of Biggs and Butte County in 2019. In both the City of Biggs and Butte County, a little over 70% of the working population drove alone to work. Approximately 16.9% of workers carpooled in the City of Biggs, which is slightly higher than the number of residents that carpooled in Butte County. Those that worked within their county of residence was significantly lower for the City of Biggs than Butte County (76.2% compared to 90.6% of working residents). Nearly a quarter of the residents in Biggs work outside the County, indicating a significant commuter population. A high proportion, or about 40% of residents, work in their place of residence in Butte County.

The mean travel time to work is 23.5 minutes in the City of Biggs and 20.9 in Butte County. Half of the residents in the City of Biggs have a commute time of 19 minutes or less, whereas 62% residents in Butte County have a commute time of 19 minutes or less. About a third of Biggs residents have a commute time of 30 minutes or more.

Figure 15: City of Biggs and Butte County, Commuting Data Table, 2019

	City of Biggs	Butte County
WORKERS 16 YEARS AND OVER	816	93,125
MEANS OF TRANSPORTATION TO WORK		
Drove alone in a car, truck, or van	72.8%	75.9%
Carpooled	16.9%	10.8%
PLACE OF WORK		
Worked in county of residence	76.2%	90.6%
Worked outside county of residence	23.8%	9.2%
Worked in place of residence	16.4%	47.8%
Worked outside place of residence	83.6%	39.1%
Not living in a city, town, or census-designated place	0%	13.1%
TRAVEL TIME TO WORK		
Mean travel time to work (minutes)	23.5	20.9
Less than 10 minutes	14.2%	23.1%
10 to 14 minutes	20.5%	22.7%
15 to 19 minutes	16%	16.3%
20 to 24 minutes	8%	8.2%
25 to 29 minutes	9.7%	5.2%
30 to 34 minutes	14.6%	11.3%
35 to 44 minutes	3.9%	3.3%
45 to 59 minutes	7.6%	4.3%
60 or more minutes	5.5%	5.7%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Occupations and Median Earnings

Figure 16: City of Biggs and Butte County, Occupations by Number of Persons and Median Earnings, 2015 and 2019 compares 2015 data to 2019 data on occupation and median earnings for the City of Biggs and Butte County. In this case, 2015 data was used instead of 2010 data because it was the oldest dataset available. According to the U.S. Bureau of Labor Statistics, the rate of inflation increased by 7.7% from 2015 to 2019. As of 2019, the City of Biggs had 831 employed persons over 16 years of age and median earnings were \$27,917. “Management, business, science, and arts occupations” earned the highest median earnings at \$46,691 whereas “service occupations” earned the lowest at \$13,520.

The City experienced its largest employment increases in the “Management, business, science, and arts occupations” and “service occupation” sectors, and saw a \$12,385 increase and \$1,125 decrease in median earnings of those sectors, respectively. All occupational sectors saw significant increases in median earnings, except “Production, transportation, and material moving occupations” and “service occupations.” In comparison, Butte County experienced more modest increased in median earnings, but had higher median earnings overall.

Overall median earnings increased by \$6,587 in the City and by \$4,489 in Butte County in 2019 compared to 2015. The City experienced a 32% growth in the number of employed individuals, which was an increase of 201 individuals. In comparison, while Butte County experienced 8% growth and an increase of 6,684 employed individuals within that period.

Figure 16: City of Biggs and Butte County, Occupations by Number of Persons and Median Earnings Table, 2015 and 2019

Occupation	City of Biggs					Butte County				
	2015		2019		2015-2019	2015		2019		2015-2019
	Number of Persons	Median Earnings	Number of Persons	Median Earnings	Total Change	Number of Persons	Median Earnings	Number of Persons	Median Earnings	Total Change
Civilian employed population 16 years and over	630	\$21,330	831	\$27,917	+\$6,587	89,411	\$26,752	96,095	\$31,241	+\$4,489
Management, business, science, and arts occupations	134	\$34,306	205	\$46,691	+\$12,385	30,898	\$46,339	\$35,393	\$53,166	+\$6,827
Service occupations	159	\$14,375	214	\$13,250	-\$1,125	20,843	14,449	20,530	\$16,715	+\$2,266
Sales and office occupations	87	\$26,528	97	\$36,806	+\$10,278	21,162	\$24,044	20,278	\$26,750	+\$2,706
Natural resources, construction, and maintenance occupations	168	\$18,750	208	\$29,400	+\$10,650	8,158	\$30,649	8,591	\$36,409	+\$5,760
Production, transportation, and material moving occupations	82	\$36,250	107	\$29,063	-\$7,187	8,350	\$27,045	11,303	\$27,580	+\$535

Source: U.S. Census Bureau, 2011-2015 and 2015-2019 American Community Survey

Work Status

Figure 16.1: City of Biggs and Butte County, Work Status in the Past 12 Months by Weeks Worked, 2010 and 2019 compares data on work status for the City of Biggs and Butte County in 2010 and 2019. As of 2019, less than half, or 44%, of Biggs residents ages 16 to 64 worked 50-52 weeks per year and about 34% did not work. In comparison, about 48% of Butte County residents ages 16 to 64 worked 50-52 weeks per year and only about 28% did not work, which is significantly less than the City of Biggs. A third of the population in the City of Biggs does not work.

The City of Biggs experienced decreases in the percentage of employed residents that work year-round positions and saw increases in employed residents that work 39 weeks or less in 2019 compared to 2010. In comparison, Butte County saw an increase of 4.4% in employed individuals that work 50-52 weeks per year. The number of employed individuals working 50 to 52 weeks decreased for the City of Biggs while that number significantly increased for Butte County by nearly 7,000 individuals.

Figure 16.1: City of Biggs and Butte County, Work Status in the Past 12 Months by Weeks Worked Table, 2010 and 2019

Weeks Worked Persons 16-64	City of Biggs					Butte County				
	2010		2019		2010-2019	2010		2019		2010-2019
	Number of Persons	Percent	Number of Persons	Percent	Change	Number of Persons	Percent	Number of Persons	Percent	Change
Worked 50 to 52 weeks	598	45.5%	564	44.0%	-1.5%	62,949	43.4%	69,318	47.8%	+4.4%
Worked 40 to 49 weeks	89	6.8%	57	4.4%	-2.4%	13,194	9.1%	10,793	7.4%	-1.7%
Worked 27 to 39 weeks	45	3.4%	63	4.9%	+1.5%	8,521	5.9%	7,972	5.5%	-0.4%
Worked 14 to 26 weeks	53	4.0%	67	5.2%	+1.2%	9,590	6.6%	7,094	4.9%	-1.7%
Worked 1 to 13 weeks	49	3.7%	97	7.6%	+3.9%	11,509	7.9%	8,930	6.2%	-1.7%
Did not work	479	36.5%	434	33.9%	-2.6%	39,415	27.1%	40,789	28.2%	+1.1%

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey

Figure 16.2: City of Biggs and Butte County, Work Status in the Past 12 Months by Usual Hours Worked, 2010 and 2019 compares data on work status for the City of Biggs and Butte County from 2010 to 2019. As of 2019, approximately 52% of Biggs residents ages 16 to 64 worked full-time (35 or more hours per week). Approximately 13% worked 15-34 hours per week and about 1% worked 1-14 hours per week.

The number of individuals who worked 35 or more hours a week slightly decreased, while the number of individuals who worked 15 to 34 hours per week increased by 3.2% in 2019 compared to 2010. In Butte County, there were no significant changes. The findings indicate that individuals are working fewer hours per week in the City.

As the previous data table indicates, the number of year-round positions significantly decreased during that period, while the number of positions 27 to 39 weeks a year increased by 1.5% for the City of Biggs. This indicates a significant shift in positions from year-round to more seasonal positions. This may indicate an increase in underemployment in the City, which is an increase in the number of individuals who have the skills, education, or need to work in year-round positions but do not have access to those opportunities. Local data and knowledge indicate significant agricultural economic activities near the City of Biggs, which is more likely to have part-time or seasonal positions than other occupations.

Figure 16.2: City of Biggs and Butte County, Work Status in the Past 12 Months by Usual Hours Worked Table, 2010 and 2019

Hours Worked Persons 16-64	City of Biggs					Butte County				
	2010		2019		2010-2019	2010		2019		2010-2019
	Number of Persons	Percent	Number of Persons	Percent	Change	Number of Persons	Percent	Number of Persons	Percent	Change
Usually worked 35 or more hours per week	679	51.7%	659	51.4%	-0.3%	69,421	47.8%	69,227	47.8%	0%
Usually worked 15 to 34 hours per week	134	10.2%	172	13.4%	+3.2%	28,250	19.5%	28,419	19.6%	+0.1%
Usually worked 1 to 14 hours per week	21	1.6%	17	1.3%	-0.3%	8,092	5.6%	6,461	4.5%	-1.1%
Did not work	479	36.5%	434	33.9%	-2.6%	39,415	27.1%	40,789	28.2%	+1.1%

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey

Local Data and Knowledge

Local data and knowledge is collected through interviews with regional stakeholders whose service areas include the City of Biggs.

North Valley Housing Trust

On October 25, 2021, a phone interview was conducted with a staff member from the North Valley Housing Trust, which is an independent funding tool for locally driven affordable housing solutions in Northern California. The North Valley Housing Trust's office is located in Chico.

Staff commented that Butte County first-time homebuyers who can afford are home are often unable to find one because they are competing with all-cash offers in a competitive housing market. Those that have settled in satellite communities around Chico, including Biggs, where housing is more affordable, often become cost-burdened with increased transportation costs.

Extremely low-income households are unable to afford deposits, provide rental histories, or pay utility bills, which inhibits their ability to secure rental housing. They also have difficulty finding housing that meets their needs, which includes studios or one-bedrooms. Renters of all income backgrounds are facing price gouging, which involves large increases in rent exceeding 10% of the current cost. Executive Order No. N-85-20 issued by Governor Newsom protects counties impacted by wildfires from price gouging, but some residents do not have the resources to take legal action. Staff noted a rental registry could be beneficial in tracking rents and preventing price discrimination in the region.

Developers are having difficulty finding the finances or funds to get projects off the ground. The local governments in the region do not have the staff to apply for State or Federal funding sources which are complicated and can require costly consulting services. Policies such as the competitive public bid process, costly local utility requirements, or environmental reviews are especially prohibitive for small developers.

Other Relevant Factors

Education

HCD guidance for the Assessment of Fair Housing: Access to Opportunity section calls for data on educational disparities using school performance data from the California Department of Education's the California School Dashboard database.

Figure 16.3: City of Biggs, Performance Level by State Indicator, 2019 shows grades served and performance level on six state indicators for each school located within the City of Biggs. The most recent available data is from 2019. The six state indicators are as follows: chronic absenteeism, suspension rate, graduation rate, college/career, and academic (which includes performance in English language arts/literacy and mathematics). Performance for these measures is based on current year results and whether results improved from the prior year. Performance on state measures, using comparable statewide data, is represented by one of five colors. The performance level (color) is not included when there are fewer than 30 students in

any year (i.e. N/A). The order of colors from highest performance to lowest performance is as follows:

- Blue (highest performance)
- Green
- Yellow
- Orange
- Red (lowest performance)

(California Department of Education, California School Dashboard, 2019).

There is one school district in the Biggs, which is Biggs Unified School District. Figure 15 provides composite scores for Biggs Unified School District, as well as individual scores for Biggs Elementary and Biggs High Biggs Unified School District. Both schools have relatively high rates of chronic absenteeism and suspension and relatively poor performance in English and Language Arts and Mathematics in comparison to other schools in the State of California, with scores ranging from red to orange. Because there is only one elementary school and one high school, all residents in the City of Biggs have equal access to education despite their place of residence.

Figure 16.3: Biggs Unified School District, Performance Level by State Indicator, 2019

School Name	Grades Served	Chronic Absenteeism	Suspension Rate	English Learner Progress	Graduation Rate	College/Career	English Language Arts	Mathematics
Biggs Unified	K-12	Red	Yellow	N/A	Yellow	Orange	Yellow	Red
Biggs Elementary	K-8	Red	Yellow	N/A	N/A	N/A	Yellow	Orange
Biggs High	9-12	N/A	Yellow	N/A	Yellow	Orange	Yellow	Red

Public Transportation

The City of Biggs has limited transportation options, partially due to its small geographic size. The City of Biggs’s public transportation system includes bus services but does not include air or train services. Residents can access Butte Regional Transit (B-Line) services, which is operated by the Butte County Association of Governments and provides both fixed-route and shared paratransit services.

The B-line bus service provides intercity transportation within Biggs and regional transportation to Oroville, Chico, Gridley, and Paradise. In an interview with the Butte County Association of Governments, staff reported that all fixed route and paratransit buses are ADA compatible. B-line services operate seven days a week apart from six public holidays, but some routes do not operate every day. There are three bus stops in Biggs, located at 6th and B Street and City Hall *(Butte County Association of Governments, 2019).*

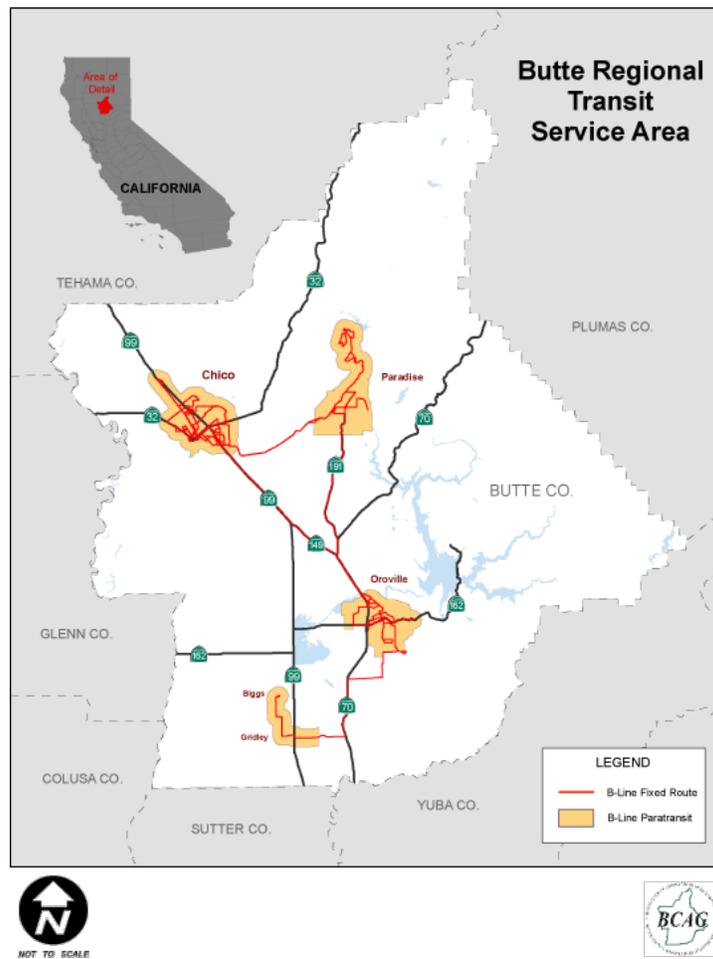
Residents can access more information such as schedules, maps, and fare prices here: <http://www.blinetransit.com/documents/B-LineWeb2019.pdf>

The B-Line Paratransit service offers on-demand, door-to-door shared ride services for seniors 70 years and older or persons with physical disabilities who are not able access the fixed-route service. This service is available at a low-cost to residents per request (*Butte County Association of Governments, 2019*).

Residents can estimate the cost of a fare using the paratransit Fare Estimator here: https://gicwebsrv.csuchico.edu/webmaps/bcag_paratransit/prod/

The map below depicts the service areas for the B-Line Fixed Route and Paratransit services in Butte County.

Figure 16.4: B-Line Fixed Route and Paratransit Service Area Map



In accordance with the California State Transportation Development Act, the Butte County Association of Governments must identify any unmet public transit needs. In general, ridership rates have been decreasing over the past few years. After the 2018 Camp Fire, several routes were modified as a result of the displacement of people. The report concluded that there are no unmet transit needs that are reasonable to meet. The analysis concluded that Oroville East, Oroville South, and Oroville include transit dependent and transit disadvantaged places or areas with high concentrations of poverty or riders that are most likely to use transit. In general,

persons 65 and over and youth 5-19 are most likely to use transit services and qualify for reduced fares in Butte County. (*Unmet Transit Needs Assessment- 2021-2022, Butte County Association of Governments, 2022*). Butte County Association of Governments is currently in the process of updating its bus lines to increase transit ridership and improve transit accessibility.

The City of Biggs last updated its bicycle plan in June 2011 with the goal of improving the safety, availability, and accessibility of bike routes and facilities. The plan improves the safety, accessibility, connectivity, education, maintenance, and implementation of bicycle and pedestrian infrastructure and facilities.

Accessibility

The following section considers accessibility accommodations for people with disabilities. An overview of the City's Municipal Zoning Code concluded that there is not a feasible accommodation ordinance to encourage the development of housing that is accessible to persons with disabilities. In addition, residential care homes are not allowed by-right in all residential districts. Currently, the Housing Authority of the County of Butte manages 20 units in Biggs and 1 unit is accessible for people with disabilities. There is an insufficient number of housing options and accommodations for persons with disabilities.

Summary of Findings

In Census Tract 36, Block Group 1 is considered a low resource area whereas Block Group 2 is considered a moderate resource area. In comparison to other cities in Butte County, residents in Biggs have less positive economic outcomes, more positive environmental scores, and more positive educational outcomes. However, state-level school performance indicators show that schools in Biggs score relatively poorly on a variety of indicators. All residents in Biggs have equal access to educational opportunity.

All residents within the City of Biggs experience relatively low proximity to jobs. Biggs residents are less likely to work in their county of residence in comparison to Butte County residents and a third of Biggs residents have a commute time of 30 minutes or more. Public transportation options in the City of Biggs are limited. The Butte County Association of Governments conducted an Unmet Transportation Needs Assessment in 2022, which concluded that there are no unmet transit needs in the region that are reasonable to meet.

The median earnings for all residents is \$27,917. Note that this is a median of earnings per job worked by Biggs residents rather than a median of household income. A third of the population in the City does not work. Trends over time indicate that the number of year-round employment positions and hours worked significantly decreased, which may indicate an increase in underemployment.

Staff from North Valley Housing Trust indicated that residents in Butte County are having difficulty purchasing homes ~~because~~ due to an increase in competitive bidders that may offer all-cash offers, much like other regions of the state. Renters from all income backgrounds are facing rent gouging and are having trouble finding units that fit their needs, including small units and accessible units. Findings indicate that the City's municipal code does not provide modifications to development standards to accommodate improvements for people with disabilities. Transportation options are limited in the City due to its small geographic size.

E. DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

The fifth and final section of the Assessment of Fair Housing discusses disproportionate housing needs and displacement risk. This part of the analysis considers how people with protected characteristics and households with low incomes experience disproportionate housing needs when compared to other populations.

Local and Regional Patterns and Trends

This section includes data tables, narratives, and maps to illustrate local and regional patterns and trends regarding disproportionate housing needs and displacement risk. For the purposes of this analysis, disproportionate housing needs and displacement risk include the income needed to afford rental housing, housing tenure, and housing problems.

Income Needed to Afford Rental Housing

Figure 17: Butte County, Annual Income Needed to Afford Rental Housing, 2021 depicts the annual income needed to afford zero to four-bedroom rental units located in Butte County. The annual income needed to afford a two-bedroom unit is \$47,680 and the annual income needed to afford a four-bedroom unit is \$82,560. In 2019, the median income for a household of two persons was \$56,944 while the median income for a household of five persons was \$36,107. These findings indicate that most households of five persons cannot afford the average-priced two-bedroom, three-bedroom, or four-bedroom rental unit in Butte County. This may lead to overcrowding, or unsafe housing conditions.

Figure 17: Butte County, Annual Income Needed to Afford Rental Housing Table, 2021

Unit Size	Annual Income Needed to Afford Unit
Zero-bedroom (studio)	\$33,000
One-bedroom	\$36,160
Two-bedroom	\$47,680
Three-bedroom	\$67,680
Four-bedroom	\$82,560

Source: National Low Income Housing Coalition, 2021 Out of Reach

Housing Tenure

Figure 18: City of Biggs, Housing Tenure by Race and Ethnicity, 2010 and 2019 depicts housing tenure (own versus rent) for the City of Biggs in 2010 and 2019. *Figure 18.1: Butte County, Race and Ethnicity, 2010 and 2019* depicts housing tenure (own versus rent) for Butte County in 2010 and 2019.

In 2019 in the City of Biggs, White households made up 59% of owner-occupied housing units, while only 28% of owner-occupied units belonged to residents that identify as Hispanic or Latino. As mentioned in the previous data tables, 52% of the population of the City of Biggs identifies as Hispanic or Latino and 39% identifies as White. These findings suggest that Hispanic or Latino residents are significantly less likely to own a home than White, non-Hispanic or Latino residents.

The number of owner-occupied units for Hispanic or Latino residents increased by 11.2% and the number of renter-occupied units decreased by 2.8% in the City of Biggs in 2019 compared to 2010. There was also a 20% decrease in the number of owner-occupied units that belonged to White households, but this coincides with the significant decrease of 105 White households and a significant increase of households that identify as Hispanic or Latino during that same time. Butte County experienced similar trends. The number of White households decreased significantly, while the number of households that identify as Hispanic or Latino increased significantly. However, ownership trends remained relatively steady with a slight uptick in the number of Hispanic residents that reside in owner-occupied units by 1.7%.

Figure 18: City of Biggs, Housing Tenure by Race and Ethnicity Table, 2010 and 2019

Race/Ethnicity	City of Biggs									
	2010				2019				2010-2019	
	Owner-occupied Housing Units		Renter-occupied Housing Units		Owner-occupied Housing Units		Renter-occupied Housing Units		Owner-occupied	Renter-occupied
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Change	
<i>One Race</i>										
White	397	84.6%	142	74.0%	374	78.1%	129	81.6%	-6.5%	+7.6%
Black or African American	4	0.9%	0	0.0%	0	0.0%	0	0.0%	+0.9%	0%
American Indian and Alaska Native	0	0.0%	10	5.2%	0	0.0%	14	8.9%	0%	+3.7%
Asian	4	0.9%	0	0.0%	15	3.1%	0	0.0%	+2.2%	0%
Native Hawaiian or Pacific Islander	0	0.0%	5	2.6%	0	0.0%	0	0.0%	0%	-2.6%
Some Other Race	54	11.5%	26	13.5%	19	4.0%	5	3.2%	-7.5%	-10.3%
<i>Two or More Races</i>	10	2.1%	9	4.7%	71	14.8%	10	6.3%	+12.7%	+1.6%
<i>Ethnicity</i>										
Hispanic or Latino Origin	79	16.8%	88	45.8%	134	28.0%	68	43.0%	+11.2%	-2.8%
White, not Hispanic/Latino	376	80.2%	99	51.6%	280	58.5%	90	57.0%	-21.7%	+5.4%

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey

Figure 18.1: Butte County, Housing Tenure by Race and Ethnicity Table, 2010 and 2019

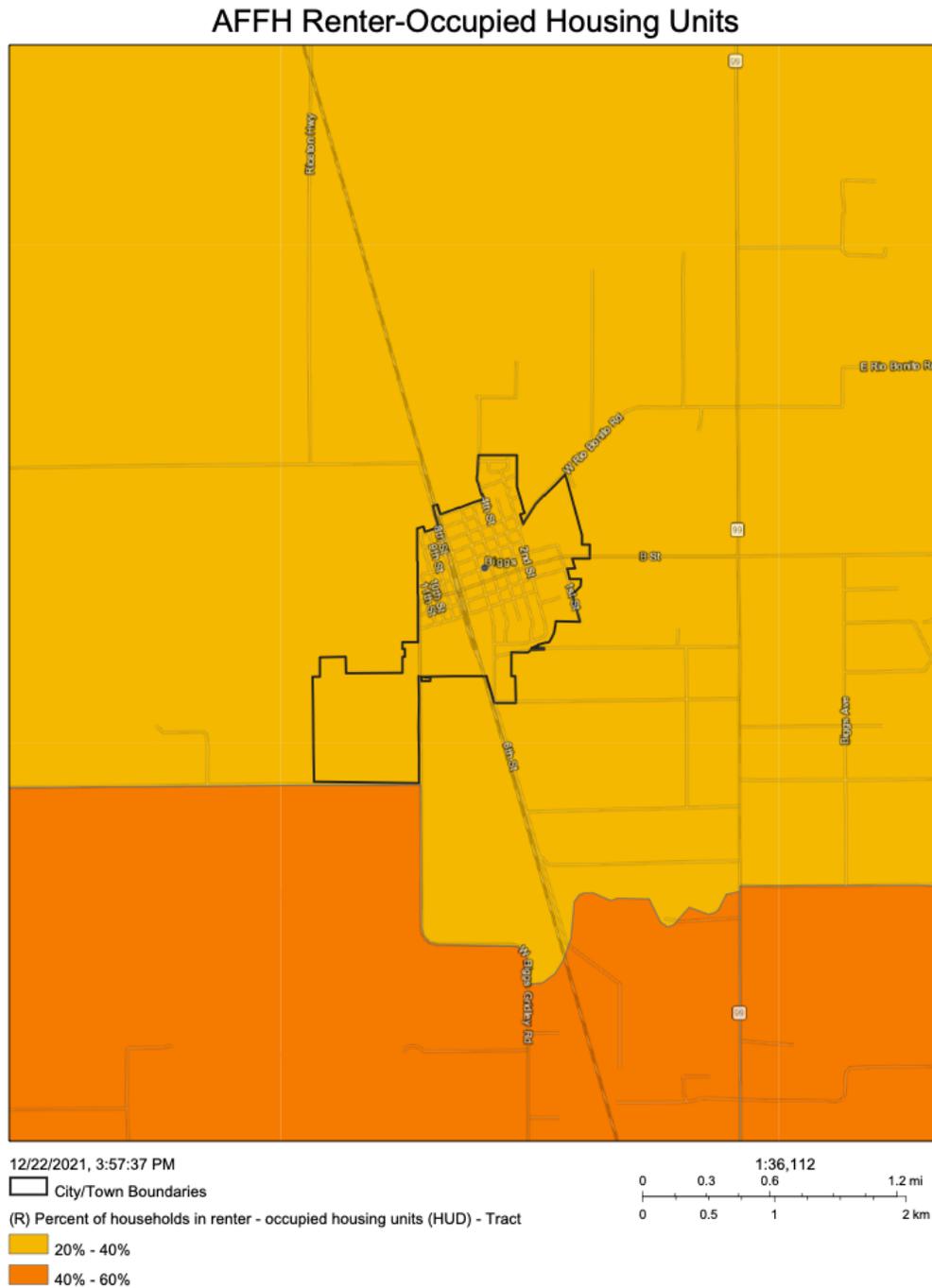
Race/Ethnicity	Butte County									
	2010				2019				2010-2019	
	Owner-occupied Housing Units		Renter-occupied Housing Units		Owner-occupied Housing Units		Renter-occupied Housing Units		Owner-occupied	Renter-occupied
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Change	
<i>One Race</i>										
White	47,874	91.5%	27,410	82.7%	45,588	90.6%	28,683	82.0%	-0.9%	-0.7%
Black or African American	419	0.8%	663	2.0%	185	0.4%	826	2.4%	-0.4%	+0.4%
American Indian and Alaska Native	471	0.9%	530	1.6%	507	1.0%	511	1.5%	+0.1%	-0.1%
Asian	942	1.8%	1,326	4.0%	1,104	2.2%	1,530	4.4%	+0.4%	+0.4%
Native Hawaiian or Pacific Islander	52	0.1%	66	0.2%	30	0.1%	46	0.1%	0%	-0.1%
Some Other Race	1,308	2.5%	1,591	4.8%	1,269	2.5%	1,719	4.9%	0%	+1%
<i>Two or More Races</i>	1,308	2.5%	1,591	4.8%	1,648	3.3%	1,674	4.8%	+0.8%	0%
<i>Ethnicity</i>										
Hispanic or Latino Origin	3,715	7.1%	4,309	13.0%	4,420	8.8%	5,468	15.6%	+1.7%	+2.6%
White, not Hispanic/Latino	45,624	87.2%	25,289	76.3%	42,883	85.2%	25,376	72.5%	-2%	-3.8%

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey

Figures 18.2 and 18.3: City of Biggs, Renter-occupied Housing Units Map, 2021 and Butte County, Renter-occupied Housing Units Map, 2021 indicate the proportion of renter-occupied housing units present within each census tract. Census tract data is used because block group data is not available. The map below indicates that 20-40% of residents live in rental units in Census Tract 36, which encompasses the City of Biggs. This is similar to Butte County. However, this is a poor indication of the number of renter-occupied units located in the City, because majority of Census Tract 36 encompasses unincorporated areas of the County.

Roughly 40% or less of the population resides in renter-occupied housing units in most areas of Butte County. A larger proportion of renters reside in areas surrounding the Cities of Chico, Oroville, and small portion of the County near the City of Gridley. Chico's large number of rental housing units is likely correlated to Butte College and Chico State University, which brings in many students that reside in Chico while attending college.

Figure 18.2: City of Biggs, Renter-occupied Housing Units Map, 2021



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Housing Problems

Figure 19: City of Biggs, Housing Problems, 2010 and 2018 and *Figure 19.1: Butte County, Housing Problems, 2010 and 2018* compare the number of owners and renters in the City of Biggs and Butte County from 2010 to 2018. Data from 2018 is used as it is the most recent available data as of October 2021.

A Housing Problem, as defined by HUD, is a unit that: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) Has more than 1 person per room; or 4) Has a housing cost burden over 30% of income. A Severe Housing Problem, as defined by HUD, is a unit that: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) Has more than 1.5 persons per room; or 4) Has a housing cost burden over 50% of income. As of 2018 in Biggs, 55% of occupants that have at least one of four Housing Problems and 64% of occupants that have at least one of four Severe Housing Problems, are renters.

The number of households experiencing at least one of four Housing Problems in the City of Biggs decreased by about 20% for owners but increased by 20% for renters in 2018 compared to 2010. A similar trend was observed for the number of households experiencing at least one of four Severe Housing Problems. In comparison to Butte County, the number of renters experiencing Housing Problems in the City has increased substantially. These findings indicate ~~the~~ that renters are more likely to experience Housing Problems than homeowners.

Figure 19: City of Biggs, Housing Problems Table, 2010 and 2018

Housing Problems	2010					2018					2010-2018	
	Owners	Owner % of Total	Renters	Renter % of Total	Total	Owners	Owner % of Total	Renters	Renter % of Total	Total	Owner % Change	Renter % Change
Household has at least 1 of 4 Housing Problems	210	65.6%	110	34.4%	320	120	45.3%	145	54.7%	265	-20.3%	+20.3%
Household has at least 1 of 4 Severe Housing Problems	95	57.6%	70	42.4%	165	50	35.7%	90	64.3%	140	-21.9%	+21.9%

Source: U.S. Department of Housing and Urban Development, 2006-2010 and 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) Data

Figure 19.1: Butte County, Housing Problems Table, 2010 and 2018

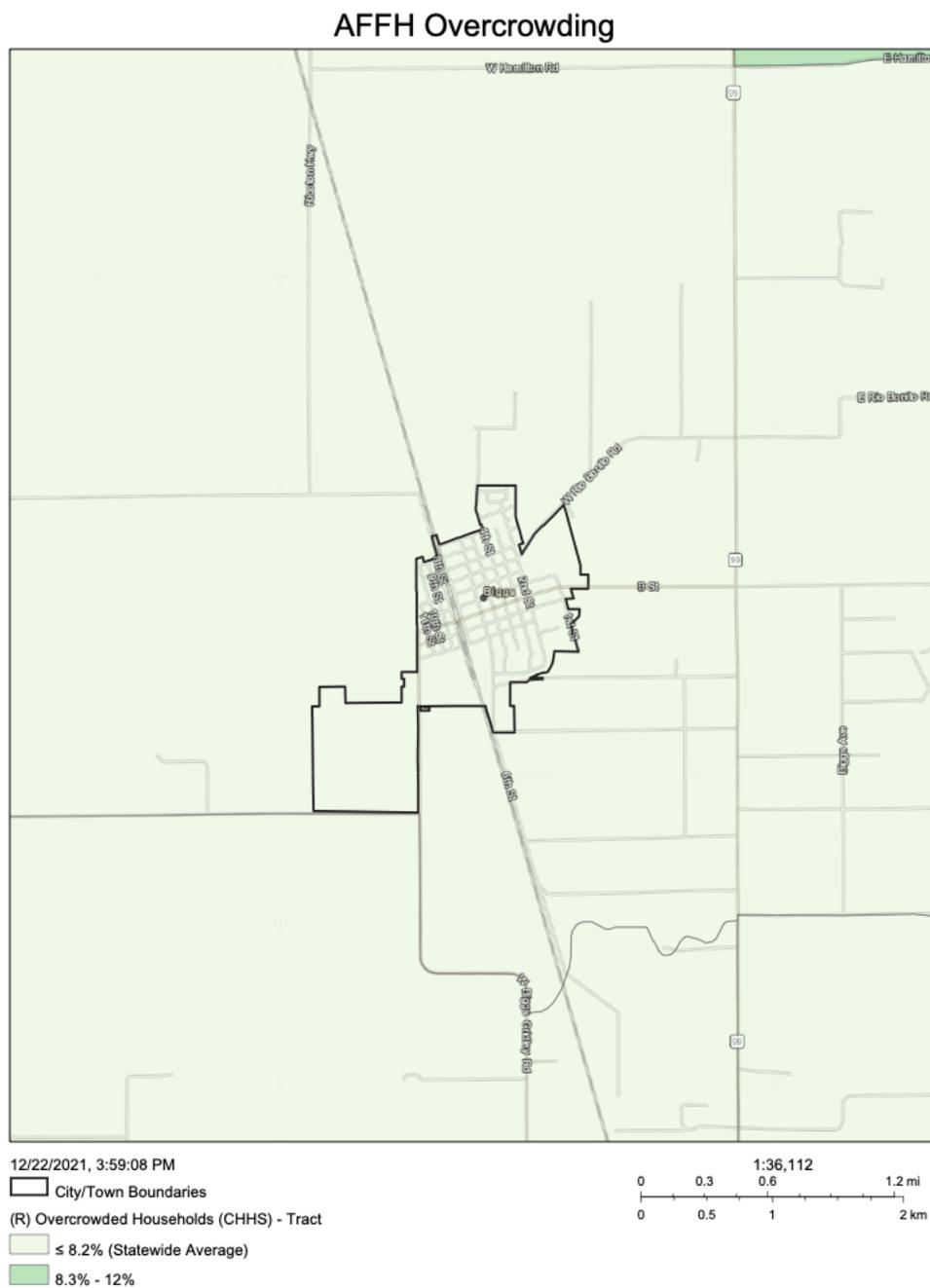
Housing Problems	2010					2018					2010-2018	
	Owners	Owner % of Total	Renters	Renter % of Total	Total	Owners	Owner % of Total	Renters	Renter % of Total	Total	Owner % Change	Renter % Change
Household has at least 1 of 4 Housing Problems	18,765	49.5%	19,165	50.5%	37,930	14,520	41.1%	20,815	58.9%	35,335	-8.4%	+8.4%
Household has at least 1 of 4 Severe Housing Problems	8,135	42.2%	11,135	57.8%	19,270	6,735	34.4%	12,865	65.6%	19,600	-7.8%	+7.8%

Source: U.S. Department of Housing and Urban Development, 2006-2010 and 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) Data

Figure 19.2: City of Biggs, Overcrowded Households Map, 2015 depicts the number of households that have greater than one occupant per room. Census Tract data is used because block group data is not available. In areas that are light green, 8.2% or less of households are overcrowded, which is the statewide average. The map indicates that there are not significant levels of overcrowding in Census Tract 36, which encompasses the City of Biggs.

Figure 19.3: Butte County, Overcrowded Households Map, 2015 shows the percentage of overcrowded households (more than 1.0 persons per room) by census tract in Butte County. The most recent available data is from 2015. Most census tracts in the county are at or below the statewide average of 8.2% overcrowded households. The census tracts around Oroville and Thermalito have higher than average overcrowded households – between 8.3% to 20% of all households in those census tracts. Chico has one census tract with higher-than-average overcrowded households. (*HCD AFFH Data Resources and Mapping Tool: 2015 Healthy Communities Data and Indicators Project*).

Figure 19.2: City of Biggs, Overcrowded Households Map, 2015

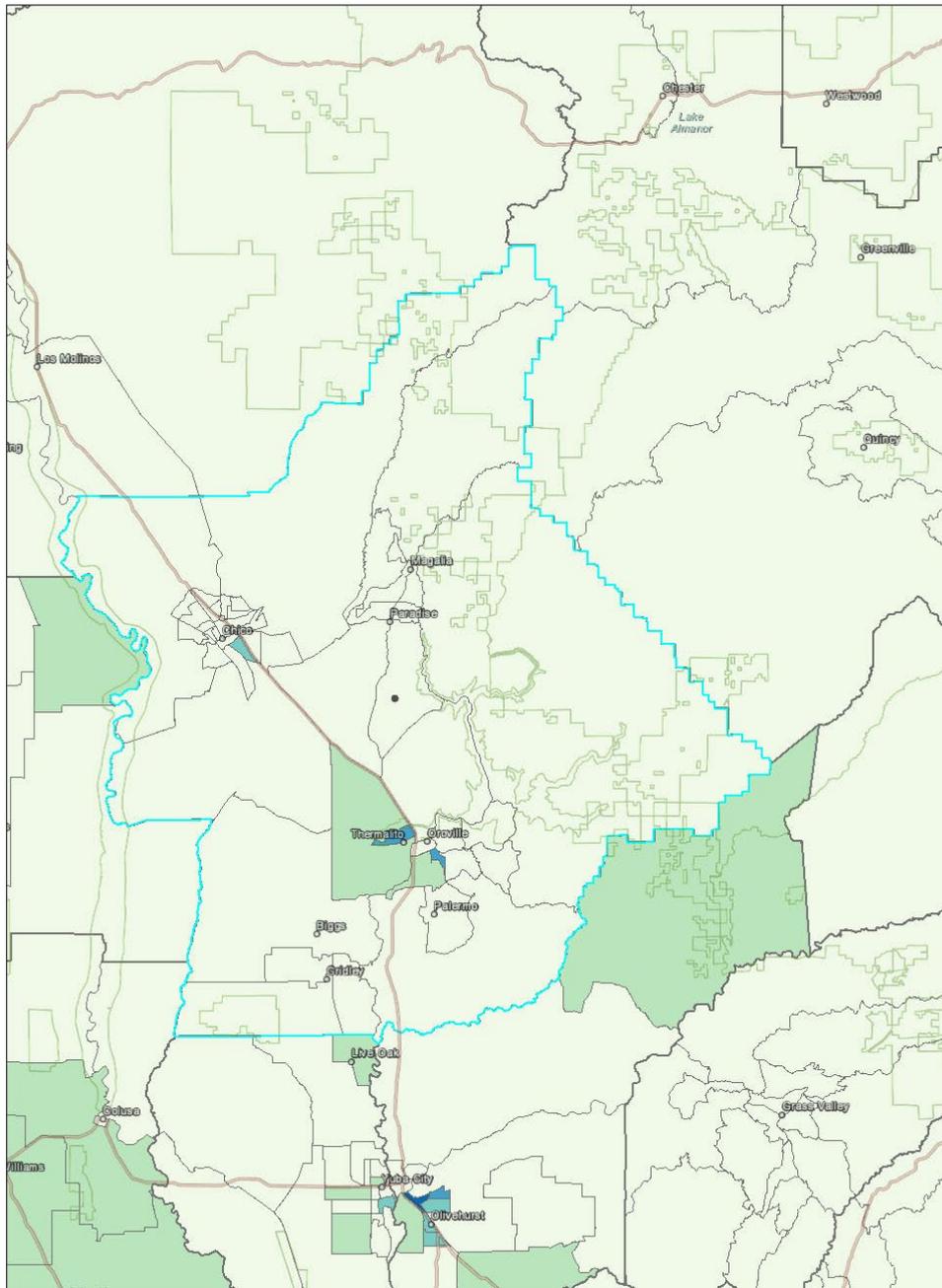


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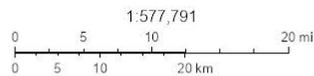
Figure 19.3: Butte County, Overcrowded Households Map, 2015

Butte County, Overcrowded Households Map, 2015



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- County Boundaries
- (R) Overcrowded Households (CHHS) - Tract
- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%
- > 20%



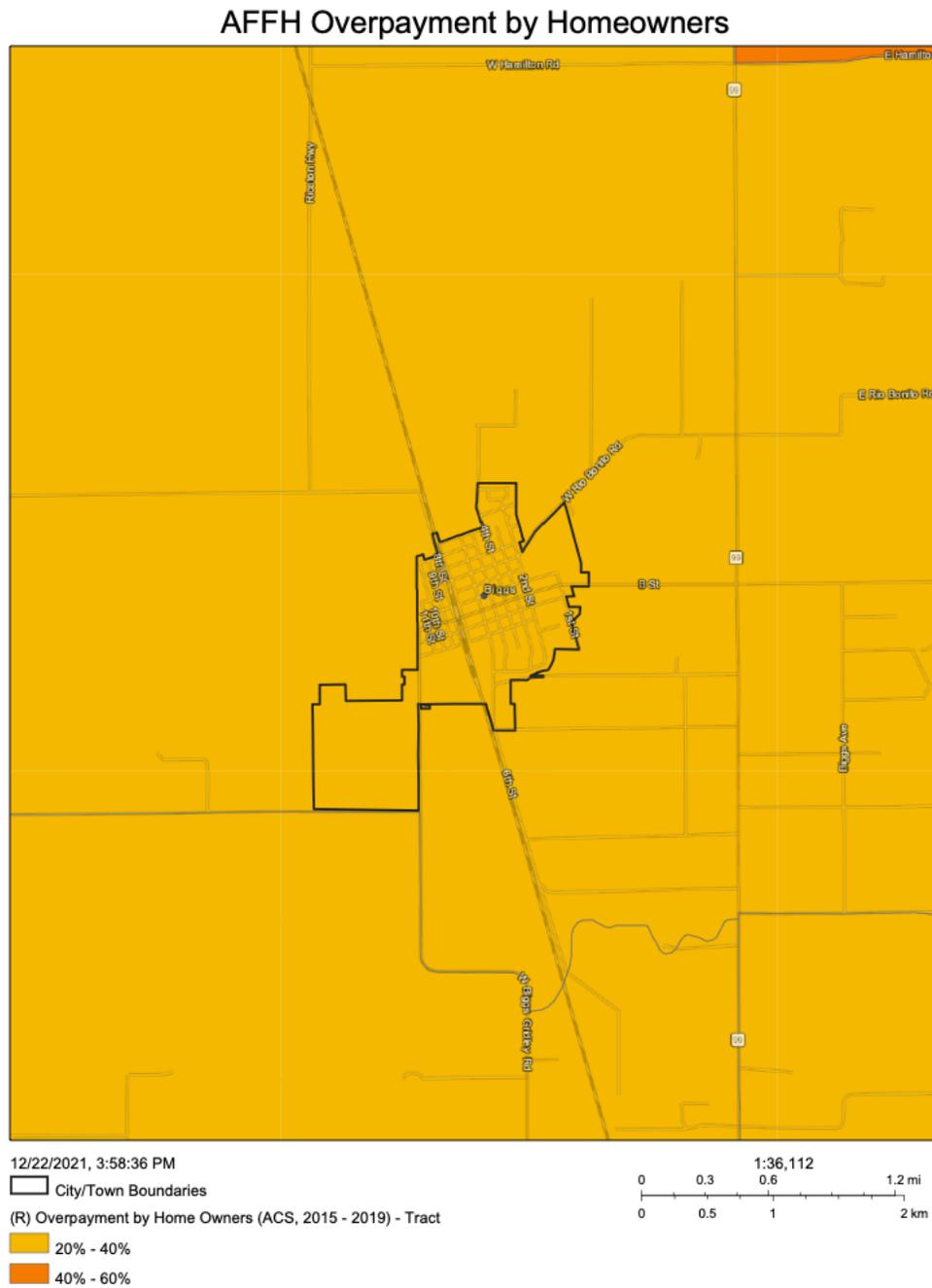
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Figure 19.4: City of Biggs, Overpayment by Homeowners Map, 2019 depicts the number of households that pay 30% or more of their income toward homeownership costs. The map indicates that 20-40% of homeowners pay more than 30% of their income toward housing costs in Census Tract 36, which encompasses the City of Biggs.

Figure 19.5: Butte County, Overpayment by Owners Map, 2019 depicts the percentage of owner households with mortgages whose monthly owner costs are 30% or more of household income. Household income is based on earnings in the past 12 months prior to the survey. The only census tracts with 60-80% of owner households with overpayment are located in Chico and Oroville. Most of the county has 20-40% or 40-60% of owner households with overpayment. The census tract in northeast Butte County between Chico and Magalia/Paradise has less than 20% of owner households with overpayment. (*HCD AFFH Data Resources and Mapping Tool: 2015-2019 American Community Survey*).

Figure 19.4: City of Biggs, Overpayment by Homeowners Map, 2019

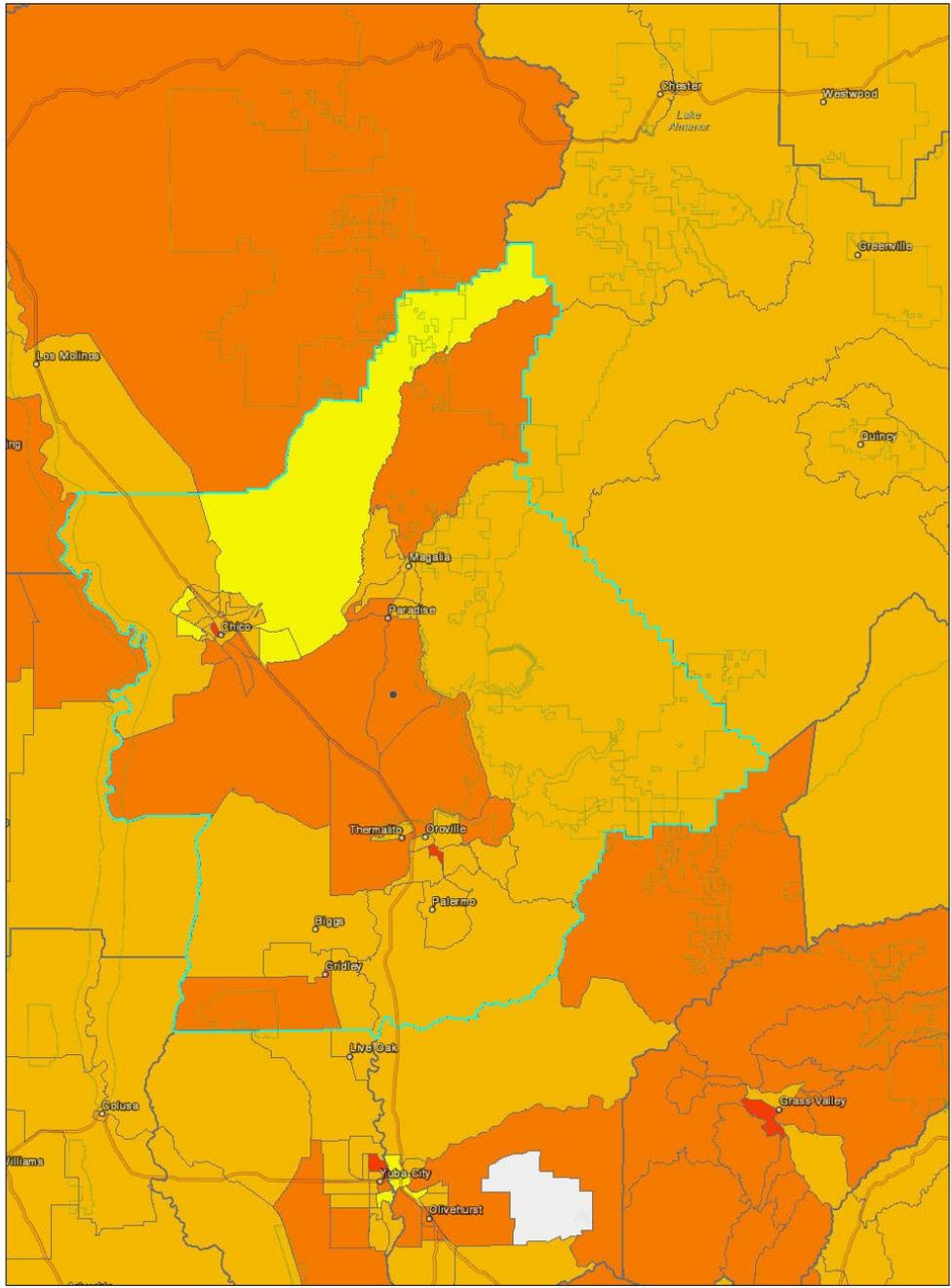


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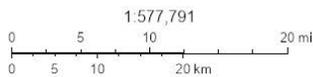
Figure 19.5: Butte County, Overpayment by Homeowners Map, 2019

Butte County, Overpayment by Owners Map, 2019



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- County Boundaries
- (R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%



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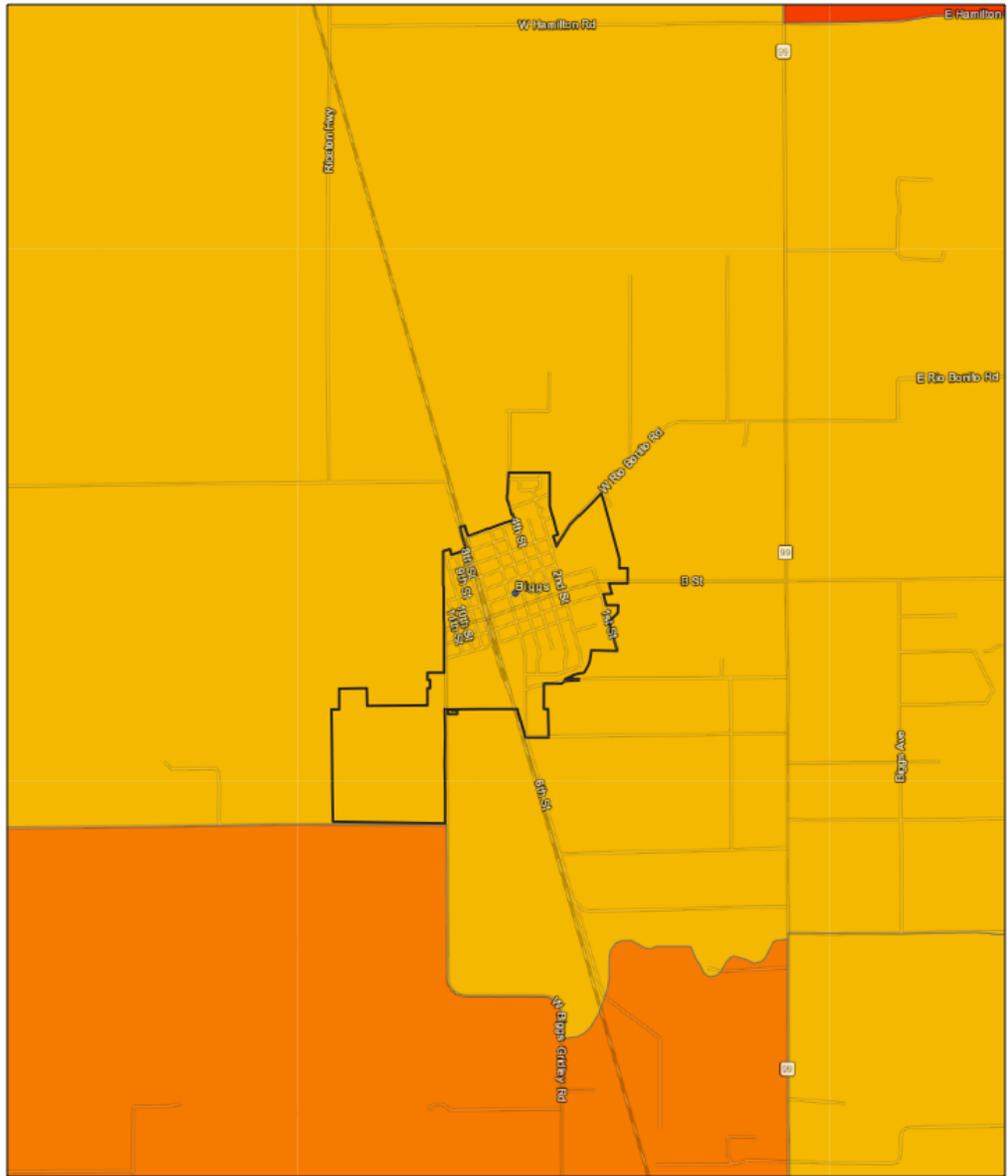
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Figure 19.6: City of Biggs, Overpayment by Renters Map, 2019 depicts the number of households that pay 30% or more of their income toward the cost of renting a home. The map indicates that 20-40% of renters residing in Census Tract 36, which encompasses the City of Biggs, pay 30% or more of their income towards housing costs.

Figure 19.7: Butte County, Overpayment by Renters Map, 2019 depicts the percentage of renter households for whom gross rent (contract rent plus tenant-paid utilities) is 30% or more of household income. Household income is based on earnings in the past 12 months prior to the survey. Generally, the eastern and western parts of the county have 20-40% of renter households with overpayment. The more populated census tracts near communities, cities, and towns have 40-60% or 60-80% of renter households with overpayment. Only the census tract east of Oroville has less than 20% of renter households with overpayment (*HCD AFFH Data Resources and Mapping Tool: 2015-2019 American Community Survey*).

Figure 19.6: City of Biggs, Overpayment by Renters Map, 2019

AFFH Overpayment by Renters

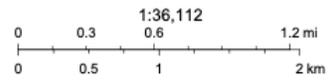


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City/Town Boundaries

(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

- 20% - 40%
- 40% - 60%
- 60% - 80%

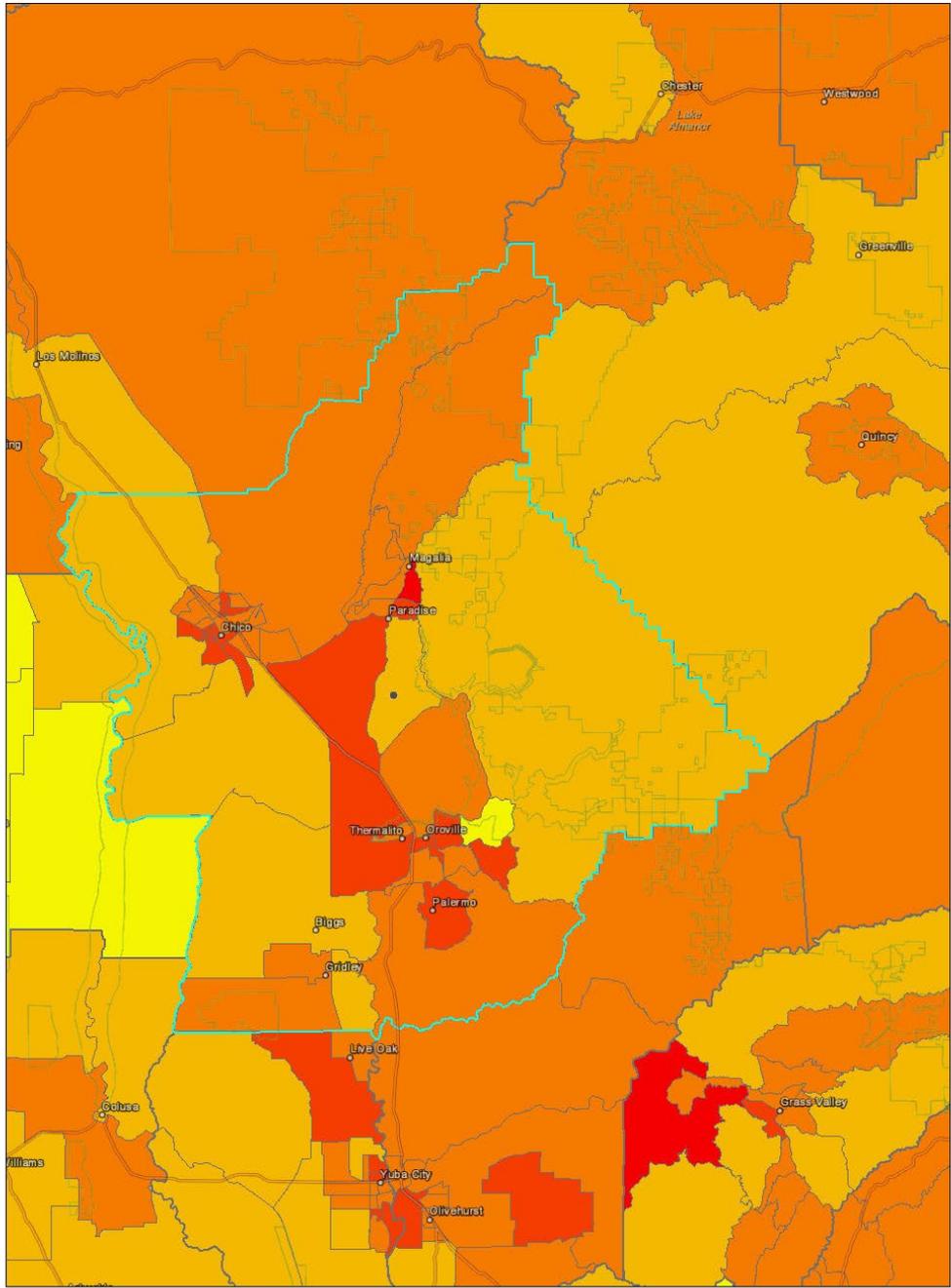


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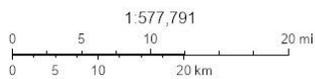
Figure 19.7: Butte County, Overpayment by Renters Map, 2019

Butte County, Overpayment by Renters Map, 2019



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- County Boundaries
- (R) Overpayment by Renters (ACS, 2015 - 2019) - Tract
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%



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Homelessness Data

Figure 20: Butte County, Point-in-Time Count Results, 2009-2019 and *Figure 20.1: Butte County, Point-in-Time Count Unsheltered Results, 2011-2019* depict the number of individuals experiencing sheltered or unsheltered homelessness in Butte County communities from 2009 to 2019. The number of residents experiencing homelessness in Gridley and Biggs increased substantially from two individuals in 2009 to 79 individuals in 2011. From 2011 to 2019, that number substantially declined to 23 individuals. The number of individuals experiencing unsheltered homelessness in Gridley and Biggs also steadily declined from 2011 to 2019. Because the Camp Fire in November 2018 affected the ridge and the City of Biggs, outreach efforts during the 2019 yielded fewer volunteers and fewer surveys completed than previous efforts. The decrease in the number of individuals counted during 2019 could be due to of fewer volunteers, rather than a decrease of people experiencing homelessness.

Figure 20: Butte County, Point-in-Time Count Results, 2009-2019

Jurisdiction	2009	2010	2011	2013	2015	2017	2019	'09-'19 % * Change
Chico	668	865	1043	804	571	1096	864	29%
Oroville	364	386	545	579	390	713	415	14%
Paradise, Magalia, and other Ridge Communities	62	83	71	89	49	120	21	-471%
Gridley and Biggs	2	79	97	65	36	28	23	1050%
Other	10	9	16	16	81	26	0	-100%
	1106	1422	1772	1553	1127	1983	1323	20%

Figure 20.1: Butte County, Point-in-Time Count Unsheltered Results, 2011-2019

Jurisdiction	2011	2013	2015	2017	2019	'11-'19 % Change
Chico	304	267	147	433	454	49%
Oroville	154	173	100	236	333	116%
Paradise, Magalia, and other Ridge Communities	28	19	8	61	15	-46%
Gridley and Biggs	50	12	20	10	23	-54%
Other	4	8	8	5	0	-100%
	540	479	283	745	825	53%

Local Data and Knowledge

Local data and knowledge provide insight on housing risks for protected classes, low income households, and people of color. This section also considers the impacts of the 2018 Camp Fire in Butte County, on displacement, disproportionate housing needs, and access to opportunity.

City of Biggs

A Zoom interview was conducted with three staff members from the City of Biggs on September 23, 2021. The City noted there is a shortage of housing, especially multi-family housing to support low income households. The City has had difficulty attracting developers to build multi-family housing in the region. Market analyses indicate there is not a significant demand for multi-family housing, due to low rents, high vacancies, and low proximity to resources.

In addition, development may be discouraged by the insufficient number of vacant parcels located within the City. To help address this issue, the City is undergoing an annexation plan to create more opportunities for development. Current acreage within the city limits is approximately 414 acres and the plan could result in the addition of 992 acres and 2,635 new housing units.

The 2018 Camp Fire and other fires in the region have had substantial impacts on the City's housing market. Biggs experienced a substantial decrease in the rental housing stock because many landlords took the opportunity in the housing market to sell units due to increase in housing demand. As a result, many rental units became owner-occupied and home prices increased by 20-30%. Currently, the City conducts fair housing outreach and enforcement by providing bilingual English/Spanish U.S. Housing and Urban Development fair housing brochures in its lobby at City Hall.

Youth for Change

On October 19, 2021, a phone interview was conducted with a staff member at Youth for Change, which is a nonprofit that provides services, support, and treatment to children and families in Butte, Sutter-Yuba, Glenn, Shasta, and Trinity counties. The staff member interviewed works with young adults from 18-24 years that are unhoused. Youth for Change has an estimated 40 active cases of unhoused young adults in Butte County at the time of the interview.

Staff indicated that clients may have difficulty with life skills and are living with severe mental illness, substance addiction, and trauma which may inhibit their ability to secure housing. Clients have difficulty applying for or demonstrating eligibility due to lack of time, education, resources, or mental disability. Staff provides administrative services to assist clients in applying for social service programs, legal identification documentation, Community Housing Improvement Program, and health services in addition to providing direct transportation, career-building, education, and mental health services.

Clients have difficulty finding housing that fits their needs and affordability, which includes one-bedroom or studio apartments and large homes with three or more bedrooms that can be shared by multiple tenants.

Other Relevant Factors

2018 Camp Fire

Most data for this section are from two studies: 1. The Impacts of the Camp Fire Disaster on Housing Market Conditions and Housing Opportunities in the Tri-County Region produced by North Valley Community Foundation, a local community foundation; and 2. The Camp Fire Regional Economic Impact Analysis produced by 3CORE, a local economic development organization. These two studies, the former on housing impacts and the latter on economic impacts, focus on the tri-county region of Butte, Glenn, and Tehama Counties. This section also includes related data from a local non-profit.

The Impacts of the Camp Fire Disaster on Housing Market Conditions and Housing Opportunities in the Tri-County Region, North Valley Community Foundation, September 2020

Prior to the 2018 Camp Fire, the tri-county region of Butte, Glenn, and Tehama Counties was already experiencing housing challenges including rising housing costs, rising building costs, low vacancies, limited workforce housing, lack of affordable housing production, and limited types of housing, coupled with economic challenges of slow wage growth, limited number of higher paying jobs, and challenges attracting and retaining employees due to the cost of housing.

The COVID-19 pandemic has threatened the tri-county region in several ways. The medical system is overburdened, residents are spending less money, stores are closing, housing construction has reduced or slowed, and homelessness is increasing, which is adding to the number of residents in precarious economic conditions.

After the 2018 Camp Fire, the tri-county region experienced additional housing challenges including lack of available housing inventory, record high rental rates and housing costs, insufficient assistance for fire survivors, and lack of insurance or underinsurance for many residents. Disaster case management intake records from Butte-Glenn 211 and the Camp Fire Collaborative illustrate unmet needs for fire survivors experiencing homelessness or in precarious housing situations. A substantial surge in home prices and monthly rent rates in the tri-county region in the six months following the Camp Fire disproportionately affected senior households – single people and couples – who had lived in older, lower-cost housing in the burn scar of Concow, Magalia, Paradise, Yankee Hill, and surrounding communities. These households experienced challenges finding homes within their budgets that matched the needs of their families. Butte County's limited housing inventory went to near record lows and home prices in the County went up 46.7% from November 2018 to September 2019.

There is a shortage of affordable and market-rate multi-family units in the tri-county region. The Housing Authority of the County of Butte (HACB) had a waitlist of 300 households for Butte and

Glenn Counties combined prior to the Camp Fire. Openings for available affordable units are limited and the waitlist increased to over 2,800 households in August 2019. The City of Willows in Glenn County, the City of Biggs in Butte County, and the Cities of Corning and Red Bluff in Tehama County tend to attract more demand for market-rate single-family development activity rather than market-rate multi-family development activity.

There is site availability in the tri-county region for large-scale projects. However, developers express challenges for moving projects forward due to high development costs relative to household incomes, including the needed infrastructure required to build and the imbalance of what homes can be delivered and what homebuyers can afford. Additional housing solutions in the region include alternative building techniques such as modular options; manufactured homes; Accessory Dwelling Units (ADUs); tiny homes; better financing options for alternative housing types; and community land trusts, housing trusts, and private bonds.

The Camp Fire Regional Economic Impact Analysis, 3CORE, January 2021

The tri-county region of Butte, Glenn, and Tehama Counties is predominantly rural with an economy propelled by agriculture and related activities such as processing, packaging, and wholesale trade of row and field crops, orchard and tree products, and livestock. Short-term growth projections for Butte County expect employment gains to be centered in agriculture, manufacturing, and leisure.

The 2018 Camp Fire resulted in substantial inter-regional and extra-regional population shifts. Residents displaced by the Camp Fire relocated primarily to Chico and Oroville in Butte County and to a lesser extent, Butte and Tehama Counties. Unincorporated areas of Butte County and the City of Biggs experiences larger-than-average population increases and noted nominal increases related to housing demand, business activity, and traffic impacts.

The study concludes that based on available information, the Camp Fire resulted in the loss of many middle-income workers who are unlikely to return to the region. This may result in a demographic distribution that is skewed to lower- and higher-income groups. The study suggests the key to replacing workers and re-balancing income groups is the ability to produce new, affordable housing in the region.

Butte-Glenn 211 Informational and Referral Data, July 2021

Figure 21: Butte-Glenn 211, Camp Fire Contacts and Referred Services Data Table, November 2018 to October 2021 depicts information on the number of Camp Fire contacts and referred services in Butte-Glenn 211's database system. Butte-Glenn 211 is an information and referral non-profit agency serving Butte and Glenn Counties by connecting people with assistance services. From the time period of November 1, 2018 to October 31, 2021, the number of referred services to Camp Fire contacts who contacted Butte-Glenn 211 by phone from Butte County was 27,134. The total number of Camp Fire contacts to Butte-Glenn 211 originating from Butte County was 23,832 and the total number of Camp Fire contacts from all counties and states was 34,892 (*Butte-Glenn 211, November 2021 Email Correspondence*). This data illustrates the magnitude of the impact of the Camp Fire on Butte County residents. Over 30,000 people

contacted Butte-Glenn 211 for assistance during and after the Camp Fire, and Butte-Glenn 211 referred over 25,000 services to Camp Fire phone callers contacts from Butte County.

Figure 21: Butte-Glenn 211, Camp Fire Contacts and Referred Services Data Table, November 2018 to October 2021

Time Period	Number of Referred Services to Camp Fire Phone Caller Contacts Originating from Butte County	Total Number of Camp Fire Contacts Originating from Butte County	Total Number of Camp Fire Contacts to 211 (all counties/states)
November 1, 2018 to October 31, 2021	27,134	23,832	34,892

Source: Butte-Glenn 211, November 2021 Email Correspondence

Figure 21.1: Butte County Department of Employment and Social Services, Financial Assistance Provided to Camp Fire Survivors Table, January 2019 to July 2021 depicts the dollar amount of assistance the Butte County Department of Employment and Social Services provided to Camp Fire survivors by assistance type. Vehicles and RVs, home repairs/rebuilds, rent and mortgage, and vehicle items/RV repair were the assistance types with the largest amount of assistance provided in dollars. These findings illustrate that both temporary and permanent housing was a significant need following the Camp Fire. Butte County Department of Employment and Social Services (Butte County DESS) administers employment and social services to Butte County residents. Butte County DESS provided its “Camp Fire Relief Grant Final Report, January 2019 through July 2021” for use in this report on October 5, 2021 via email correspondence. In January 2019, North Valley Community Foundation provided a one-million-dollar grant to Butte County DESS to assist 2018 Camp Fire survivors with housing, mental health, and replacing belongings.

Figure 21.1: Butte County Department of Employment and Social Services, Financial Assistance Provided to Camp Fire Survivors Table, January 2019 to July 2021

Assistance Type	Total Assistance Provided in Dollars
Vehicles and RVs	\$289,978
Home Repairs/Rebuilds	\$214,806
Rent and Mortgage	\$170,031
Vehicle Items/RV Repair	\$165,540
Property Replacement	\$69,747
Shelter	\$55,166
Utilities	\$12,703
Deliveries	\$11,716
Miscellaneous	\$10,192
Total	\$999,968.70

Source: Butte County Department of Employment and Social Services, Camp Fire Relief Grant Final Report, January 2019 to July 2021

The Camp Fire Collaborative (CFC)

The Camp Fire Collaborative (CFC) is based in Chico, California and is a community collaboration made up of 50+ nonprofits, private, and public organizations working to address unmet needs of Camp Fire survivors in Butte County. It was formed as a Long-Term Recovery Group after the 2018 Camp Fire. The CFC helps to coordinate disaster case management (DCM) currently provided by five organizations in the County. In an interview for this report on October 25, 2021 staff commented that Butte County has the greatest need for affordable housing, accessible housing, and senior housing following the Camp Fire. The DCM works mostly with seniors with fixed incomes due to the demographics on The Ridge (Magalia, Town of Paradise) prior to the Camp Fire. Staff noted barriers to housing include access to and navigating internet and phone communication as well as temporary address changes, a lack of housing inventory, and units that will accept pets. There are Camp Fire survivor households that have been displaced multiple times since the fire and continue to couch surf. Some Camp Fire survivors want to re-settle in the burn scar area to stay close to resources, medical care, and supports systems. Relocating to the Cities of Chico or Oroville is not ideal for them.

When asked about specific barriers that people of color or people with disabilities experience in accessing housing, staff commented that people of color and people who speak English as a second language were a small population on The Ridge and in the DCM caseload. Barriers experienced by these populations include concerns about citizenship status and accessing or accepting resources that may jeopardize information like immigration status. Staff noted that people with disabilities who are Camp Fire survivors and experiencing homelessness is uniquely challenging for long-term recovery. Survivors may be living in RVs and trailers that are not accessible, and there are not many options for accessible housing on The Ridge. Mobile home parks on The Ridge were destroyed in the Camp Fire.

When asked about ongoing impacts of the Camp Fire on the City of Oroville, staff noted that a significant number of clients relocated to Oroville, which resulted in increases in housing costs and decreases rental unit availability in the City. Staff commented that their clients tend to be living in the Cities of Oroville, Corning, Red Bluff, or Redding instead of Chico or Biggs/Gridley, due to the availability of units, and size and price of housing. Many RV campgrounds are now being used as permanent housing for Camp Fire survivors who have a RV/trailer.

Staff noted that the City needs affordable rental housing, family units, and mobile home parks. Many clients have funding for a mobile home, but cannot afford to park it because rents increased from \$300-500/month prior to the fire to \$600-800/month after the fire.

Summary of Findings

A significant portion of the population, or 34% of households have four or more persons, but the median income for this household size is only \$36,000. Therefore, most households of four persons cannot afford the average-priced three-bedroom and four-bedroom rental units in Butte County. This may lead to overcrowding, or unsafe housing conditions. Findings indicate that sheltered and unsheltered homelessness peaked in 2011 and has steadily declined from 2011 to 2019. In comparison

to Butte County, Biggs has significantly lower rates of overcrowded households. In comparison to other cities in Butte County, Biggs residents are less likely to overpay on housing costs.

Most households of five persons cannot afford the average-priced two-bedroom, three-bedroom, or four-bedroom rental units in the Butte County. Even though Biggs is majority-minority community, White households made up 59% of owner-occupied housing units and only 28% of owner-occupied units belong to Hispanic or Latino residents. Renters are becoming significantly more likely to experience one in four Housing Problems or one in four Severe Housing Problems (as defined by the U.S. Department of Housing & Urban Development) in comparison to owners. Findings suggest that 20-40% of housing units are renter-occupied, and 20-40% of both homeowners and renters are overpaying, which is similar to patterns observed in Butte County. Lastly, there does not appear to be significant overcrowding.

Staff at the City noted that there is a shortage of housing, particularly affordable multi-family rental housing. The Camp Fire resulted in a significant decrease in rental housing stock as landlords took the opportunity to sell homes. Home prices have increased by 20-30% and are still rising.

The shortage of housing in the City of Biggs was exacerbated by the Camp Fire, which destroyed naturally occurring affordable housing in the tri-county region of Butte, Glenn, and Tehama and Counties and disproportionately impacted low-income and senior residents. Many residents have relocated throughout the region, but some are still unable to find housing, which is resulting in increases in overcrowding and displacement. Rents and housing costs reached record highs after the Camp Fire, which added to the number of households experiences precarious housing conditions. Housing prices in Butte County have increased by more than \$100,000 because of the Camp Fire.

Furthermore, over 30,000 Camp Fire survivors needed assistance and contacted Butte-Glenn 211. Butte-Glenn 211 referred over 25,000 services to Camp Fire survivors in Butte County. The Butte County Department of Employment and Social services provided over one million dollars in assistance for vehicles/RVs, home repairs/rebuilds, vehicle/RV repair, property replacement, shelter, utilities, deliveries, and other forms of assistance.

Community members indicated that single residents, seniors, fixed-income residents, and low-income residents are most impacted by rising housing costs. Local organizations would like to see the City take an active role in promoting and facilitating that development of mixed-density, mixed-use, market-rate, and affordable housing as well as housing that meets the needs of protected classes, especially those experiencing homelessness, mental health conditions, or disabilities. Residents requested improved permitting and development processes, such as flexible allowances, mixed-use and high-density zoning, and incentives for infill development.

DEMOGRAPHICS

Population

As of January 1, 2021, the population of Biggs was estimated at 1,727 by the California Department of Finance. *Figure 22: Population Growth, City of Biggs and Butte County, 2016-2021* shows that the population of Biggs declined by 215 persons between 2016 and 2021, with an increase of 115 persons between 2016 and 2019 and a decrease of 330 persons from 2019 to 2021. Butte County's population declined by 21,317 between 2016 and 2021, with an increase of 2,112 persons between 2016 and 2018 and a decrease of 23,429 between 2018 and 2019. The change in population trends for Butte County

occurred around the same time as the Camp Fire at the end of 2018. The population of Biggs decreased by about 11%, and the population of Butte County decreased by about 10%, from 2016 to 2021.

Figure 22: Population Growth, City of Biggs and Butte County, 2016-2021

	2016	2017	2018	2019	2020	2021
Biggs	1,942	1,952	1,966	2,057	1,852	1,727
Butte County	223,986	225,468	226,098	220,855	208,951	202,669
Biggs-Yearly Change	-	+10	+14	+91	-205	-125
Butte-Yearly Change	-	+1,482	+630	-5,243	-11,904	-6,282

Source: California Department of Finance, 2021

Figure 22.1: Population Growth Chart, City of Biggs, 2016-2021

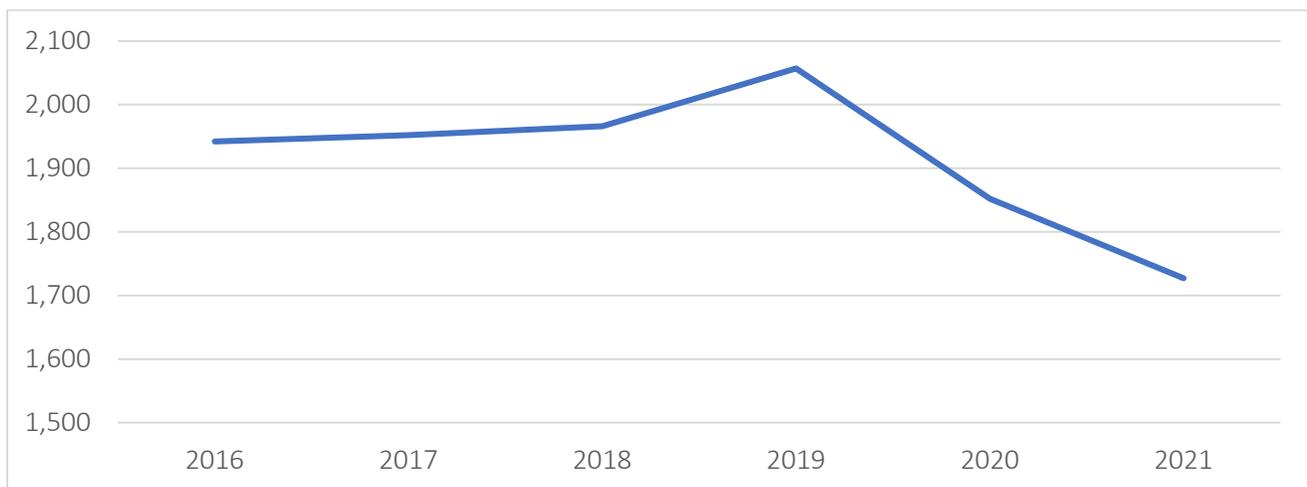


Figure 22.2: Population Forecast, City of Biggs and Butte County, 2020-2040 shows projected population growth as forecast by the Butte County Association of Governments in their Post Camp Fire Study published in 2020. It is forecast that Biggs will increase in population by 592 between 2020 and 2040, which is a much slower growth rate than for Butte County, which will increase by 51,727 over this period. This projection model assumes that most of Butte County’s growth will occur in the Paradise and Magalia area as those communities rebuild from the Camp Fire.

Figure 22.2: Population Forecast, City of Biggs and Butte County, 2020-2040

	2020	2025	2030	2035	2040	Total Increase (2020-2040)	Percent Increase	Compound Annual Growth Rate
Biggs	1,852	2,041	2,196	2,303	2,444	592	3.2%	0.08%
Butte County	210,291	230,056	241,333	251,266	262,018	51,727	24.6%	1.23%

Source: Butte County Association of Governments, Post Camp Fire Study, 2020

Population by Age

Figure 22.3: Population by Age, City of Biggs, 2019 shows the distribution of the population by age for Biggs. Note that this data has a different source (U.S. Census) and time period (2019) than the data used for the Population Growth figures above. Almost one-third of the Biggs population is under 20 years old, with 30.0% of the total population. The largest 10-year cohort is under 10 years old, which is 17.0% of the total population, followed by 25 to 34 years old, which is 16.5% of the total population, and 45 to 54 years old, which is 13.8% of the total population. The median age for Biggs is 32.1 years old, which is younger than the statewide median age of 36.5 years old.

Figure 22.3: Population by Age, City of Biggs, 2019

Age	Persons	Percent of Total
Under 5 years	151	6.9%
5 to 9 years	220	10.1%
10 to 14 years	205	9.4%
15 to 19 years	79	3.6%
20 to 24 years	167	7.7%
25 to 34 years	358	16.5%
35 to 44 years	187	8.6%
45 to 54 years	300	13.8%
55 to 59 years	117	5.4%
60 to 64 years	83	3.8%
65 to 74 years	180	8.3%
75 to 84 years	86	4.0%
85 years and over	42	1.9%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

EMPLOYMENT

Total employment in Biggs in December 2020 was 700, as estimated by the California Employment Development Department. Employment has ranged between 600 and 900 from 2010 to 2020. The Labor Force, which is the population that is actively seeking employment, has similarly ranged between

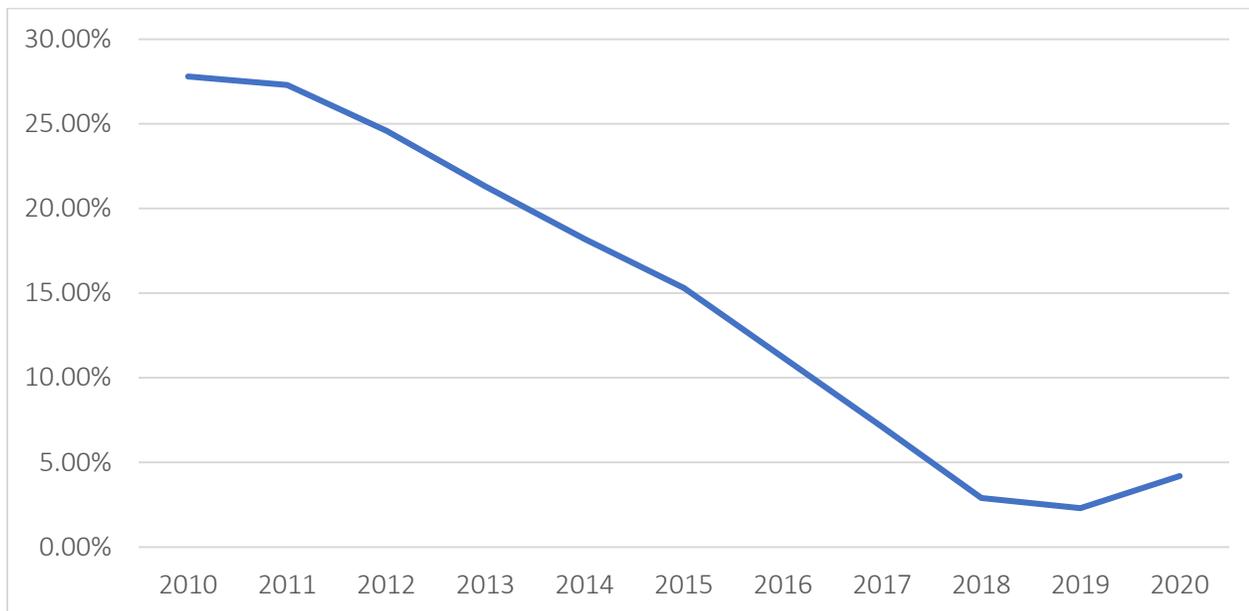
700 and 900. The unemployment rate decreased from 27.8% in 2010 to 4.2% in 2020. Rounding to the nearest 100 figure by year leads to inexact numbers in the table and large fluctuations in the unemployment rate due to the small sample size for Biggs. Trends in the unemployment rate have followed national and state trends. *(Figure 23: Total Employment and Unemployment, City of Biggs 2010-2020) and (Figure 23.1: Unemployment Rate, City of Biggs, 2010-2020)*

Figure 23: Total Employment and Unemployment, City of Biggs 2010-2020

	Labor Force	Employment	Unemployment	Unemployment Rate
2010	800	600	200	27.8%
2011	800	600	200	27.3%
2012	800	600	200	24.6%
2013	800	600	200	21.3%
2014	700	600	100	18.2%
2015	700	600	100	15.3%
2016	800	700	100	11.2%
2017	800	800	100	7.1%
2018	900	900	0	2.9%
2019	800	800	0	2.3%
2020	800	700	0	4.2%

Source: State of California Employment Development Department, 2020

Figure 23.1: Unemployment Rate Chart, City of Biggs, 2010-2020



Educational services, and health care and social assistance is the industry category that has the most employment in Biggs, with one-quarter of the civilian employed population working in this industry. This is followed by Agriculture, forestry, fishing and hunting, and mining (20.7%) and Manufacturing (16.6%). All other industries are much smaller proportions of the total civilian employed population.

Figure 23.2: Employment by Industry, City of Biggs, 2019

Industry	Estimate	Percent
Civilian employed population 16 years and over	831	100%
Agriculture, forestry, fishing and hunting, and mining	172	20.7%
Construction	34	4.1%
Manufacturing	138	16.6%
Wholesale trade	20	2.4%
Retail trade	12	1.4%
Transportation and warehousing, and utilities	38	4.6%
Information	0	0.0%
Finance and insurance, and real estate and rental and leasing	8	1.0%
Professional, scientific, and management, and administrative and waste management services	62	7.5%
Educational services, and health care and social assistance	213	25.6%
Arts, entertainment, and recreation, and accommodation and food services	36	4.3%
Other services, except public administration	27	3.2%
Public administration	71	8.5%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

HOUSEHOLD CHARACTERISTICS

Household Income

Figure 24: State Income Categories, Butte County, 2021 shows household incomes by category and percent of area income for Butte County, as calculated by the State Department of Housing and Community Development. These income categories are referenced in the RHNA Sites Inventory that is part of this Housing Element and are also used in setting target rents for affordable housing programs and projects.

Figure 24: State Income Categories, Butte County, 2021

		Maximum Income by Persons in the Household				
Income Category	% of Area Median Income	1	2	3	4	5
Extremely Low	0-30%	\$14,850	\$ 17,240	\$21,720	\$26,200	\$31,040
Very Low	31-50%	\$24,750	\$28,300	\$31,850	\$35,350	\$38,200
Low	51-80%	\$39,600	\$45,250	\$50,900	\$56,550	\$61,100
Median	100%	\$49,500	\$56,550	\$63,650	\$70,700	\$76,350
Moderate	81-120%	\$59,400	\$67,900	\$76,350	\$84,850	\$91,650

Source: California Department of Housing and Community Development, 2020 State Income Limits

As of 2019, the U.S. Census estimated that there were 637 occupied housing units in Biggs. **Figure 24.1: Household Income, City of Biggs, 2019** shows the number of households in Biggs by income category. The largest income category is households with incomes of \$25,000 to \$49,999 annually at 30.3%, followed by households with incomes of \$50,000 to \$74,999 annually at 27.5%. The median household income is \$54,188.

Figure 24.1: Household Income, City of Biggs, 2019

	Number of Households	% of Total
Less than \$15,000	8	1.3%
\$15,000 to \$24,999	91	14.3%
\$25,000 to \$34,999	92	14.4%
\$35,000 to \$49,999	101	15.9%
\$50,000 to \$74,999	175	27.5%
\$75,000 to \$99,999	69	10.8%
\$100,000 to \$149,999	63	9.9%
\$150,000 or more	38	6.0%
Total Households	637	--

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Figure 24.2: Household Income by Housing Tenure, City of Biggs, 2019 shows that the median household income for households in owner-occupied housing units is higher than the median income for households in renter-occupied housing units. However, owner-occupied and renter-occupied median incomes are much closer than for other nearby cities such as Chico. The largest income category of households in owner-occupied housing units have incomes from \$25,000 to \$49,999 (29.8%), followed by households with incomes from \$50,000 to \$74,999 (26.5%). The largest income category of households in renter-occupied housing units also have incomes from \$25,000 to \$49,999 (31.7%), followed by households with incomes from \$50,000 to \$74,999 (30.4%). Almost one-quarter of households in renter-occupied units earn less than \$25,000. This data shows that there are very few renters earning \$75,000 or more compared to households in owner-occupied units.

Figure 24.2: Household Income by Housing Tenure, City of Biggs, 2019

Household Income (in past 12 Months)	Owner-occupied Housing Units	Percentage Owner-occupied	Renter-occupied Housing Unit	Percentage Renter-occupied
Less than \$25,000	60	12.5%	39	24.7%
\$25,000 to \$49,999	143	29.8%	50	31.7%
\$50,000 to \$74,999	127	26.5%	48	30.4%
\$75,000 to \$99,999	63	13.2%	6	3.8%
\$100,000 to \$149,999	63	13.2%	0	0.0%
\$150,000 or more	23	4.8%	15	9.5%
Median household income (dollars)	\$58,042	--	\$42,500	--
Occupied housing units	479	--	158	--

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Housing Tenure

The majority of units in Biggs are owner-occupied, with 479 (75.2%). There are 158 units in Biggs that are renter-occupied (24.8%). The proportion of owner-occupied housing units in Biggs is much higher than the State of California as a whole, for which 55% of units are owner-occupied.

Figure 24.3: Occupied Housing Units by Tenure, City of Biggs, 2019

	Number	Percent
Owner-occupied housing units	479	75.2%
Renter-occupied housing units	158	24.8%
Total	637	100%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Householder Age

Figure 24.4: Tenure by Age of Householder, City of Biggs, 2019 shows that the largest percentage of owner householders are 65 to 74 years old (24.7%), while only 10% of owner households are under 35 years old. Of renter householders, 26.6% are under 35 years old and 48.7% are under 45 years old

Figure 24.4: Tenure by Age of Householder, City of Biggs, 2019

Householder	Owner-occupied	Renter-occupied	Total
Under 35 years	48	42	90
35 to 44 years	76	35	111
45 to 54 years	95	49	144
55 to 64 years	85	20	105
65 to 74 years	118	3	121
75 to 84 years	39	0	39
85 years and over	18	9	27

Source: U.S. Census Bureau, 2015-2019 American Community Survey

HOUSING STOCK CHARACTERISTICS

Population and Housing Units

As of January 1, 2021 in Biggs, there were an estimated 696 housing units and a population of 1,727, according to the State of California Department of Finance. As shown in *Figure 25: Population and Housing Units, City of Biggs, 2010 & 2021*, between 2010 and 2021 Biggs' population increased by 20, while the number of housing units increased by 79. Correspondingly, the persons per household decreased from 3.02 in 2010 to 2.58 in 2021. The vacancy rate decreased from 8.4% in 2010 to 3.7% in 2021.

Figure 25: Population and Housing Units, City of Biggs, 2010 & 2021

Year	Population	Persons in Households	Persons in Group Quarters	Total Housing Units	Vacancy Rate	Person per Household
2010	1,707	1,707	0	617	8.4%	3.02
2021	1,727	1,727	0	696	3.7%	2.58

Source: California Department of Finance, 2020

Another data point for vacancies is the U.S. Census 2019 American Community Survey. **Figure 25.1: Vacancy Status, City of Biggs, 2019** below shows vacancies by vacancy status. The data shows 44 vacant units, including 30 “For sale only” units, 8 “Rented, not occupied” units, and 6 “Other vacant” units. There are no “For rent” vacancies estimated. This U.S. Census estimate is higher than the 26 vacancies estimated by the California Department of Finance for 2021.

Figure 25.1: Vacancy Status, City of Biggs, 2019

Vacancy Status	Number of Units
For rent	0
Rented, not occupied	8
For sale only	30
Sold, not occupied	0
For seasonal, recreational, or occasional use	0
For migrant workers	0
Other vacant	6
Total Vacant Units	44

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Housing Units by Type

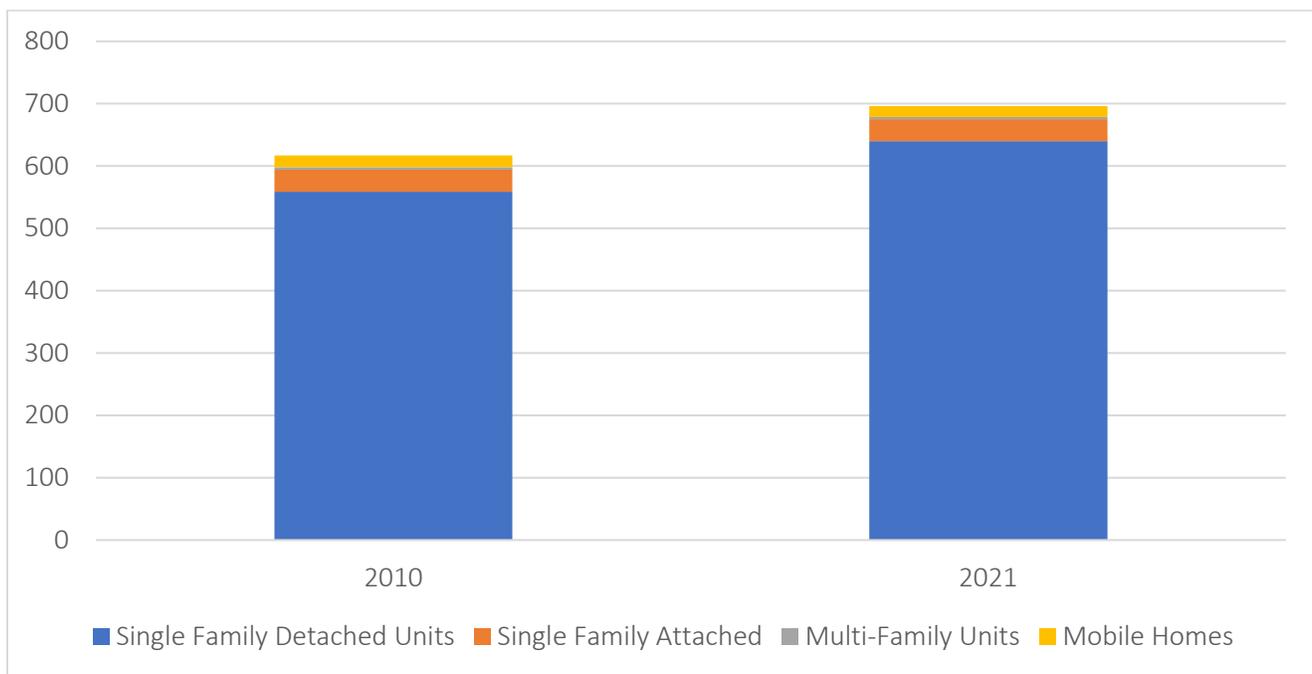
Figure 25.1: Housing Units by Type, City of Biggs, 2010 & 2021 shows the breakdown of housing units by type as estimated by the State Department of Finance in 2010 and 2021. Almost all housing units are in single-family detached structures, with 92% of all units in 2021. From 2010 to 2021, the unit type with the greatest percent increase was units in single-family detached structures, with a 14.5% increase.

Figure 25.1: Housing Units by Type, City of Biggs, 2010 & 2021

Year	Total Housing Units	Single Family Detached Units	Single Family Attached	Multi-Family Units	Mobile Homes
2010	617	559	35	4	19
2021	696	640	35	4	17
Change	+79	+81	0	0	-2
Percent Change	+12.8%	+14.5%	0.0%	0.0%	-10.5%

Source: California Department of Finance, 2021, E-5 Population and Housing Estimates for Cities

Figure 25.2: Housing Units by Type Chart, City of Biggs, 2010 & 2021



Overcrowding

Overcrowding is an important measure to help determine if there is adequate housing stock for the population. *Figure 25.3: Overcrowding, Occupants per Room, City of Biggs, 2019* identifies the number of units that are considered by the federal government as Overcrowded (more than one occupant per room) and Severely Overcrowded (1.5 or more occupants per room). In 2019, there were an estimated 48 Overcrowded housing units in Biggs, which was 7.5% of all units. There were an estimated 10 Severely Overcrowded housing units estimated, which was 1.5% of all units. (Note that the 637 estimated total number of housing units are occupied units rather than total units, from a different source (U.S. Census Bureau) and for a different year (2019) than the estimated number of housing units in *Figure 25.1: Housing Units by Type, City of Biggs, 2010 & 2021*.)

Figure 25.3: Overcrowding, Occupants per Room, City of Biggs, 2019

Occupants per Room	Owner-occupied	Renter-occupied	Total
0.50 or less occupants per room	286	54	340
0.51 to 1.00 occupants per room	175	64	239
1.01 to 1.50 occupants per room	18	30	48
1.51 to 2.00 occupants per room	0	10	10
2.01 or more occupants per room	0	0	0
Total	479	158	637
Overcrowded (1.01 or more)	18	40	48
Severely overcrowded (1.5 or more)	0	10	10

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Housing Conditions

Figure 25.4: Housing Units by Year Structure Built Chart, City of Biggs, 2019 shows a breakdown of the number of units by the year in which their structure was built. In general, Biggs’ housing stock is older in age, with about three in four units built before 1980. About half of Biggs’ units were built between 1950 and 1979 and about one-quarter were built before 1950. This figure shows that construction of residential structures has slowed considerably since 2009, with just 5.2% of all units built since 2009.

Figure 25.4: Housing Units by Year Structure Built Chart, City of Biggs, 2019

	Units	Percentage
Built 2010 or later	35	5.2%
1980 to 2009	129	19.3%
1950 to 1979	332	49.8%
1949 or earlier	171	25.6%
Total	667	--

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Code enforcement data provides another window to housing conditions. A high number of code enforcement cases relative to the overall number of units, or particular trends by year, type of code enforcement, or location of code enforcement may provide indicators of the level of rehabilitation need in the City. Therefore, trends in the number of code enforcement cases, the type of code enforcement involved, and location of structures were analyzed. The City of Biggs refers applicable code enforcement cases to Butte County Development Services, who provided the data for this report. The number of code enforcement cases each year from 2014 to 2021 varied from zero in 2017 and 2018, to nine in 2016. In all years except 2016, there were zero to three cases each year. All but one of the cases involved work without permits, and one was a failure to final a permit.

The number of short sales or foreclosures provides another perspective on housing conditions, as these types of sale often involve a house with deferred maintenance. For the time period of 2014 to 2021

there were only four short sales and real estate owned properties sold, and all of these were during the time period of 2014 to 2017.

The data reviewed above was used to estimate the number of units in Oroville that are in need of significant rehabilitation. Code enforcement data does not provide any evidence of substandard housing, as all cases were related to work without permits or failure to final a permit. Short sales and foreclosures do not point to any rehabilitation needs either, as there were only four short sales from 2014 to 2017, and no short sales or foreclosures since 2017. About one-quarter of housing units in Biggs were built in 1949 or earlier, so it assumed that a portion of these units are in need of rehabilitation. A housing conditions inventory completed in 2012 for Chico’s older neighborhoods, where the majority of units were built in 1949 or earlier, provides some indication of rehab need for housing units of this age. This study found that 10% of properties surveyed were “high-risk” and in need of rehabilitation (City of Chico Housing Conditions Inventory, 2012). Applying this ratio to the number of housing units in Biggs that were built in 1949 or earlier yields an estimated 17 units that are in need of rehabilitation.

Housing Production

Residential permit data as provided by Butte County was reviewed to measure the level of housing production in Biggs over the past two years. In 2020, no permits were issued for new residential construction. In 2021, there were 14 permits issued for new residential construction, with two issued in April, one issued in August, and 11 issued in October. All new construction residential permits issued in 2021 were for single-family residential structures.

RENTAL MARKET

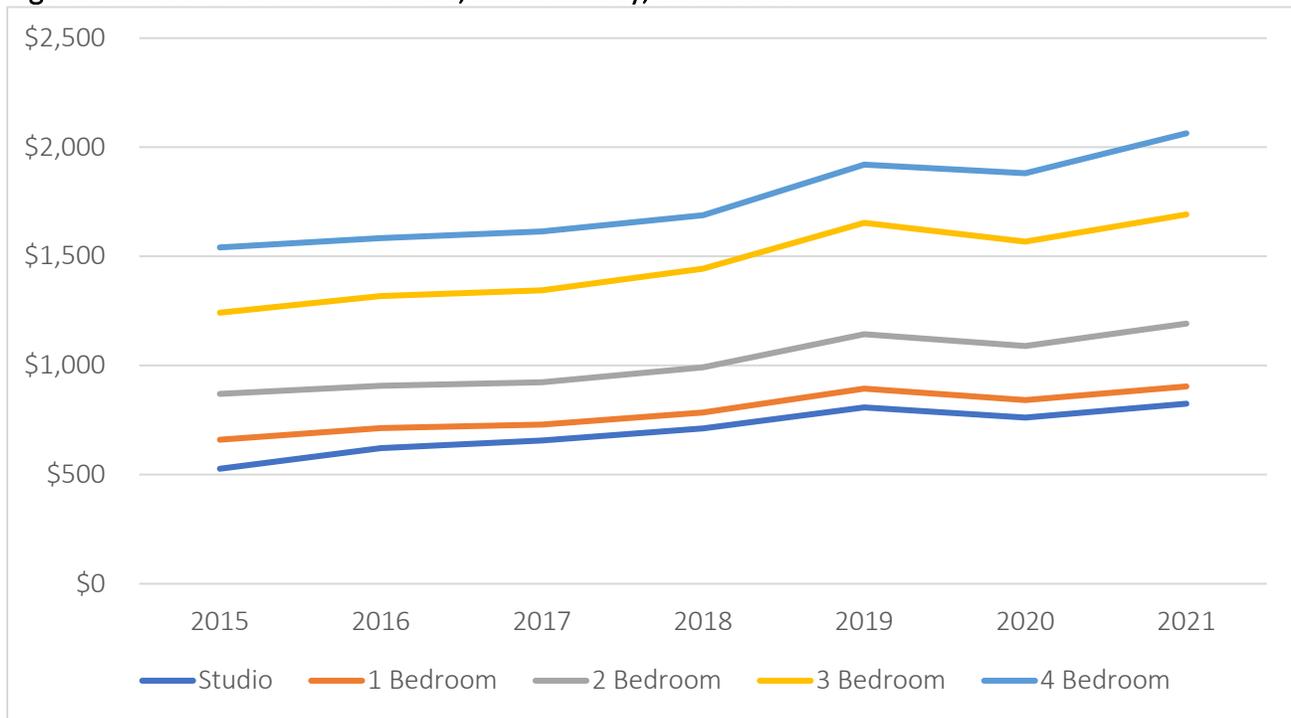
Rental market surveys that track average asking rents and vacancy rates are not available for the City of Biggs. However, HUD establishes a Fair Market Rent by unit size annually in order to set contract rents for their subsidy programs. The Fair Market Rents for Butte County by unit size over the past seven years are shown in ***Figure 26: Fair Market Rent, Butte County, 2015-2021***. The average Fair Market Rent increased by \$367 over this period, from \$968 in 2015 to \$1,335 in 2021. This was a 38% increase over that seven-year period. The largest annual increase was after the Camp Fire, between 2018 and 2019, when the average Fair Market Rent increased by \$160. Fair Market Rent declined slightly from 2019 to 2020 most likely due to COVID-19 rent freezes, and then increased again in 2021 to levels higher than in 2019.

Figure 26: Fair Market Rent, Butte County, 2015-2021

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Average
2015	\$527	\$660	\$870	\$1,242	\$1,541	\$968
2016	\$622	\$713	\$907	\$1,318	\$1,584	\$1,029
2017	\$656	\$729	\$923	\$1,344	\$1,614	\$1,053
2018	\$712	\$785	\$992	\$1,443	\$1,689	\$1,124
2019	\$808	\$894	\$1,144	\$1,654	\$1,921	\$1,284
2020	\$761	\$842	\$1,090	\$1,567	\$1,881	\$1,228
2021	\$825	\$904	\$1,192	\$1,692	\$2,064	\$1,335

Source: U.S. Department of Housing and Urban Development, Fair Market Rents 2015-2021

Figure 26.1: Fair Market Rent Chart, Butte County, 2015-2021



FOR-SALE MARKET

The number of homes sold in Biggs has been stable over the past six years, as shown in *Figure 27: Number of Homes Sold by Type, City of Biggs, 2015-2020*. The number of homes sold annually has been in the 21-37 range, with the most homes sold in 2019, with 37 single-family homes.

Figure 27: Number of Homes Sold by Type, City of Biggs, 2015-2020

	Single-Family	Manufactured	Other	Total
2015	24	0	0	24
2016	21	0	0	21
2017	32	0	0	32
2018	30	0	1	31
2019	37	0	0	37
2020	30	1	0	31

Source: Metrolist, Realtor.com, June 2021

Figure 27.1: Total Number of Homes Sold Chart, City of Biggs, 2015-2020

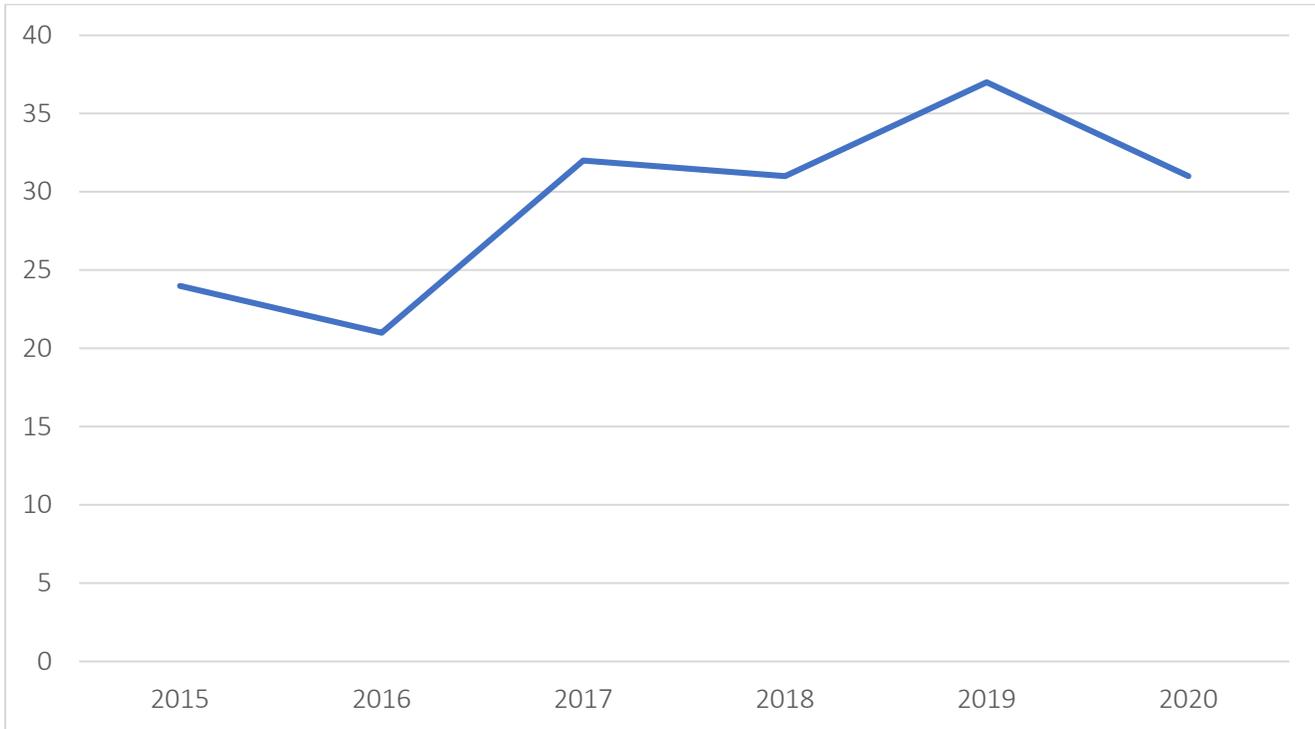


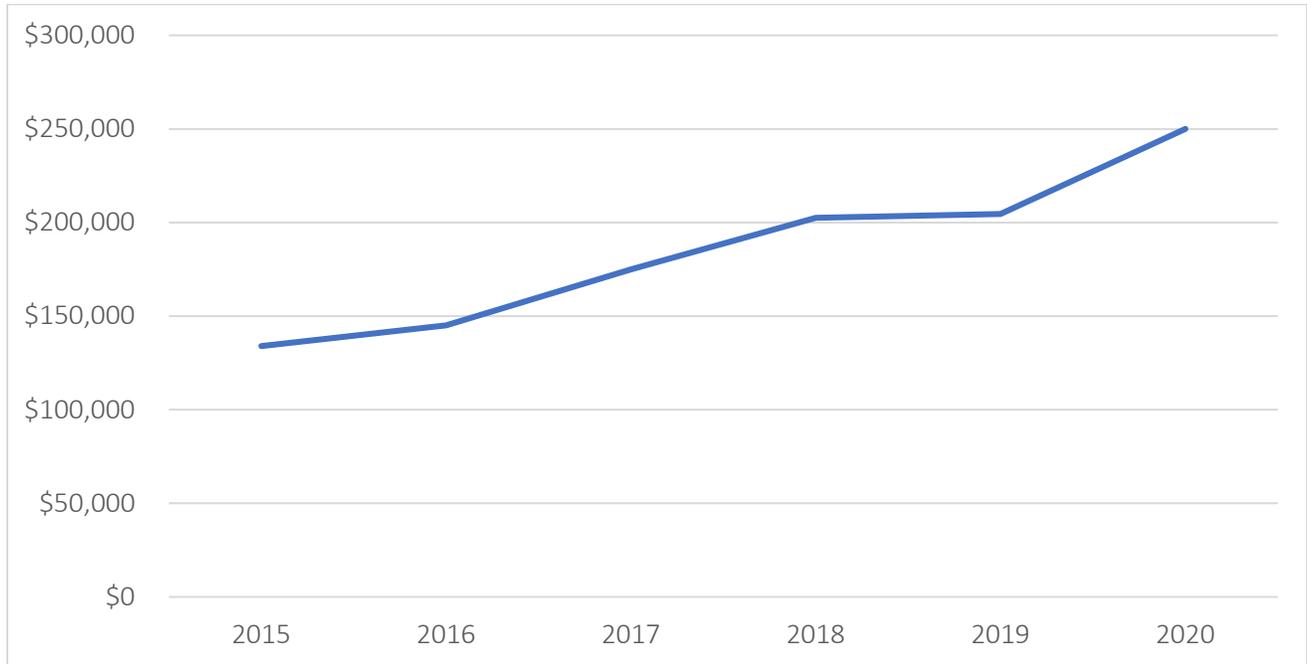
Figure 27.2: Median Sales Price by Type of Sale, City of Biggs, 2015-2020 shows the median sales price for homes sold in Biggs from 2015 through 2020. The median sales price increased by \$116,000 from 2015 to 2020, a significant 87% increase. The largest increase within that time period was from 2016 to 2018, when the median sales price jumped by \$57,500, and from 2019 to 2020, when the median sales price rose by \$45,500.

Figure 27.2: Median Sales Price by Type of Sale, City of Biggs, 2015-2020

	All	Standard	Short Sale	Real Estate Owned (REO)
2015	\$134,000	\$141,250	\$140,000	\$128,000
2016	\$145,000	\$145,000	\$0	\$0
2017	\$175,000	\$175,000	\$105,000	\$0
2018	\$202,500	\$202,500	\$0	\$0
2019	\$204,500	\$204,500	\$0	\$0
2020	\$250,000	\$250,000	\$0	\$0

Source: Metrolist, Realtor.com, June 2021

Figure 27.3: Median Sales Price for All Unit Types Chart, City of Biggs, 2015-2020



AT-RISK UNITS

Housing Element law (Government Code Section 65583(a)(9)) requires that Housing Elements identify assisted housing developments with contracts restricting rents to affordable levels that will expire within the next 10 years. “Assisted housing developments” include multi-family rental housing that receives government assistance under federal programs, state and local multi-family revenue bond programs, local redevelopment programs, inclusionary housing programs, or local in-lieu fees. There are no housing developments in the City of Biggs that meet these criteria. This was confirmed by a review of the National Housing Preservation Database and the City of Biggs. No rent-restricted multi-family housing projects have been built in Biggs.

HOUSING AFFORDABILITY

Overpayment

Housing affordability can be measured by the percent of income paid toward housing costs. HUD considers households that pay over 30% of their income to housing as *rent burdened*. Households that pay over 50% of their income to housing are considered *severely rent burdened*. This metric indicates the extent of household *overpayment*.

Figure 28: Households by Percent of Income Paid Toward Housing Costs, City of Biggs, 2019 shows a breakdown of payment for housing costs by owner-occupied and renter-occupied housing units. As of 2019 according to the U.S. Census, there were a total 479 owner-occupied housing units and 158 renter-occupied housing units. This table shows that almost half of renter households earned less than

\$35,000 in the previous 12 months, with 46% of renters in this income category. Of renter households earning less than \$35,000, all but three households, or 96%, paid 30% or more of their income toward housing costs. Comparatively, 25% of homeowner households (119 households) earned less than \$35,000 in the previous 12 months. Of homeowners that earned less than \$35,000, 70% paid 30% or more of their income toward housing costs. The majority of homeowner households earn \$50,000 or more, with 58% of homeowners in that category. An estimated 6% of homeowner households that earned \$50,000 or more paid 30% or more of their income toward housing costs.

Figure 28: Households by Percent of Income Paid Toward Housing Costs, City of Biggs, 2019

Monthly housing costs as a percentage of household income in the past 12 months	Owner-occupied housing units	Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
<i>Incomes Less than \$20,000</i>	25	5.2%	29	18.4%
Less than 20 percent	0	0.0%	0	0.0%
20 to 29 percent	9	1.9%	0	0.0%
30 percent or more	16	3.3%	29	18.4%
<i>Incomes \$20,000 to \$34,999</i>	94	19.6%	43	27.2%
Less than 20 percent	23	4.8%	3	1.9%
20 to 29 percent	4	0.8%	0	0.0%
30 percent or more	67	14.0%	40	25.3%
<i>Incomes \$35,000 to \$49,999</i>	84	17.5%	17	10.8%
Less than 20 percent	24	5.0%	0	0.0%
20 to 29 percent	8	1.7%	17	10.8%
30 percent or more	52	10.9%	0	0.0%
<i>Incomes \$50,000 to \$74,999</i>	127	26.5%	48	30.4%
Less than 20 percent	53	11.1%	14	8.9%
20 to 29 percent	46	9.6%	14	8.9%
30 percent or more	28	5.8%	20	12.7%
<i>Incomes \$75,000 or more</i>	149	31.1%	18	11.4%
Less than 20 percent	96	20.0%	15	9.5%
20 to 29 percent	50	10.4%	3	1.9%
30 percent or more	3	0.6%	0	0.0%
<i>Zero or negative income</i>	0	0.0%	0	0.0%
<i>No cash rent</i>	--	--	3	1.9%

Source: US Census, 2015-2019 American Community Survey

As shown in *Figure 28.1: Renter Households Paying Over 50% of Income Toward Housing Costs, City of Biggs, 2019*, 19% of renter households in Biggs paid 50% or more of their income toward housing costs. This proportion of all renter households was lower than for the State of California overall, which was

27%. All of the renter households that paid 50% or more of their income toward housing costs earned less than \$35,000 in the previous 12 months.

Figure 28.1: Renter Households Paying Over 50% of Income Toward Housing Costs, City of Biggs, 2019

Household Income	50% or More of Income Toward Housing Costs	Total Renter Occupied Housing Units
Less than \$35,000	30	72
\$35,000-49,999	0	17
\$50,000-74,999	0	48
\$75,000 or more	0	21
Total	30	158

Source: US Census, 2015-2019 American Community Survey

Figure 28.2: Market Rent Compared to Affordable Rent, Butte County, 2021 shows market rent compared to affordable rent by income level. Affordable rent is calculated at 30% of monthly income. A three-person Very Low-Income household earning 50% of Area Median Income can afford rent at \$796, which is \$396 less than the Fair Market Rent for a two-bedroom unit in Butte County. A three-person Extremely Low-Income household earning 30% of Area Median Income can afford rent at \$549, which is \$643 less than the Fair Market Rent for a two-bedroom unit in Butte County.

Figure 28.2: Market Rent Compared to Affordable Rent, Butte County, 2021

Affordability Category	Affordable Rent	Income (3-person Household)	Rent Affordability Gap
Butte County 2-bdrm Fair Market Rent	\$1,192	\$47,680	
Low Income Household	\$1,272	\$50,900	
Very Low Income Household	\$796	\$31,850	\$396
Extremely Low Income Household	\$549	\$21,960	\$643

Source: U.S. Department of Housing and Urban Development, 2021 Fair Market Rent and Section 8 Income Limits

Availability of Affordable Units

Figure 28.3: Publicly Subsidized Permanent Rental Units, City of Biggs, 2021 lists publicly subsidized affordable rental units within the City of Biggs. It includes three projects with 20 total publicly subsidized rent-restricted units. All three of the projects are owned and managed by the Housing Authority of the County of Butte, and rent for all the units is charged at 30% of tenant income.

Figure 28.3: Publicly Subsidized Permanent Rental Units, City of Biggs, 2021

Project Name	Tenancy Restricted / Target Population	1 BR	2 BR	3 BR	4 BR	Total Assisted Units	Rent
4 th Street	Housing Authority, Family – 80% of Area Median Income	1	1	6		8	30% of Income
5 th Street	Housing Authority, Family – 80% of Area Median Income		6	2	2	10	30% of Income
H Street	Housing Authority, Family – 80% of Area Median Income			2		2	30% of Income
Total		1	7	10	2	20	N/A

Source: Housing Authority of the County of Butte, 2021

Figure 28.4: Low-Income Households Relative to Subsidized Housing Units, City of Biggs, 2021 illustrates the affordable housing gap in Biggs. As of 2019, there were an estimated 191 households in Biggs earning less than \$35,000 in the previous 12 months, which is roughly equivalent to a four-person Very Low-Income household in Butte County per the State Income Limits. Of these households, 152 pay over 30% of income toward housing costs. As shown on Figure 28.3, these households cannot afford the Fair Market Rent. When compared to the number of subsidized housing units in Biggs at 26, this leaves a gap of 126 affordable units that are needed to assist households earning less than \$35,000 that are rent-burdened.

Figure 28.4: Low-Income Households Relative to Subsidized Housing Units, City of Biggs, 2021

	Number of Households
Earning < \$35,000	191
Paying > 30% of Income to Housing Costs	152
Subsidized Housing Units	26
Unmet Need	126

Source: Housing Authority of the County of Butte, 2021; U.S. Census Bureau, 2015-2019 American Community Survey

Note: The number of Subsidized Housing Units includes 20 public housing units and 6 Housing Choice Vouchers that are used by households residing in Biggs.

Figure 28.5: Low-Income Households Relative to Subsidized Housing Units Chart, City of Biggs, 2021

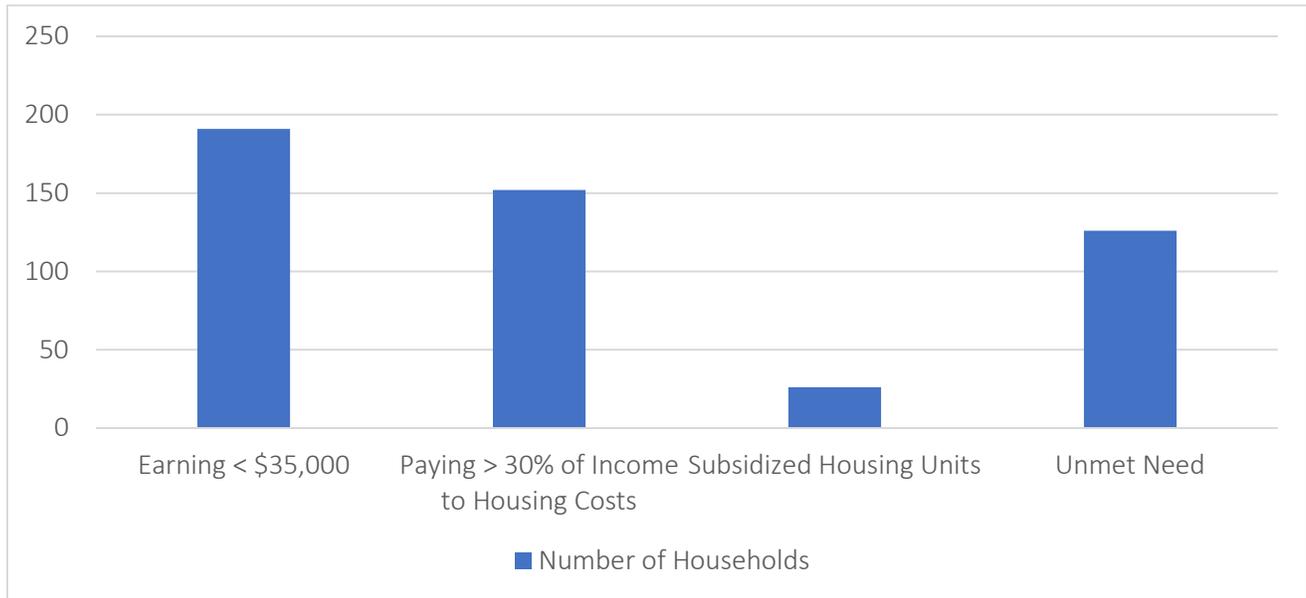


Figure 28.6: For-Sale Home Affordability, City of Biggs, 2021 breaks down the median income affordable home price compared to the price of a typical new starter home, the median home price, and the typical mid-range new home price. The median home price is about 33% lower than the price affordable to a Butte County four-person median income household. The estimated price of a mid-range new home is about 5% higher than the price affordable to a four-person median income household.

Figure 28.6: For-Sale Home Affordability, City of Biggs, 2021

	Median Income Affordable Home Price	Typical New Starter Home Price (1,200 sq. ft.)	Median Home Price	Mid-Range New Home Price (2,000 sq. ft.)
Household Income	\$70,700	\$45,397	\$48,781	\$75,434
Affordable Monthly Housing Payment	\$2,062	\$1,324	\$1,423	\$2,200
Subtract Taxes, MI, and Property Insurance	\$496	\$347	\$389	\$571
Mortgage Payment	\$1,547	\$977	\$1,034	\$1,629
Affordable Mortgage	\$355,363	\$224,850	\$237,500	\$374,300
Down Payment	\$18,703	\$11,820	\$12,500	\$19,700
Affordable Home Price	\$374,066	\$236,400	\$250,000	\$394,000

Assumes affordable housing payment at 35% of monthly income, 3.25% interest rate, 30-year fixed-rate mortgage, 5% down payment, property taxes at 1.1%, monthly mortgage insurance payments of \$80-\$130, monthly property insurance payments of \$50-\$80. Per square foot cost of \$197 per square foot based on average per square foot cost for 2020 sales.

Source: Metrolist, Realtor.com, June 2021 Department of Housing and Community Development, April 2021

EXTREMELY LOW-INCOME HOUSEHOLDS

Income

Extremely Low-Income (ELI) households earn less than 30% of the Area Median Income, as defined by federal and state governments. In Butte County, 30% of Area Median Income ranges from \$14,850 for a one-person household to \$31,040 for a five-person household. As of 2019, the U.S. Census estimated that there were 99 households in Biggs earning less than \$25,000 annually, which is just over 15% of all households, as shown in *Figure 24.1: Household Income, City of Biggs, 2019*.

The Federal Poverty Level is a measure of material need used by federal agencies to determine eligibility for certain programs and benefits. For 2021, the Federal Poverty Level ranged from \$12,880 for a one-person household to \$31,040 for a five-person household, which nearly aligns with ELI incomes for Butte County. In 2019, there were an estimated 92 families with income below the Poverty Level in Biggs (17.1% of all families in Biggs). (*Figure 29: Families Living Below the Poverty Level, City of Biggs, 2019*)

Figure 29: Families Living Below the Poverty Level, City of Biggs, 2019

	Number of Households	% of Total
Income below poverty	92	17.1%
Income below poverty, nonfamily, female householder	71	13.2%
Income below poverty married-couple family	21	3.9%
Total Families	537	--

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Overpayment

Most ELI households are rent burdened, many live in overcrowded conditions, and many are at-risk of becoming homeless. *Figure 28: Households by Percent of Income Paid Toward Housing Costs* shows that there were 54 households in Biggs that earned less than \$20,000 annually as of 2019 (18% of all households). Of these households, 83% paid 30% or more of their income toward housing costs. Of the 45 households earning less than \$20,000 that paid 30% or more of their income toward housing costs, 16 were homeowners and 29 were renters.

Overcrowding

Given the limited purchasing power of ELI households, and the large proportion of ELI households that are rent burdened, it is likely that a large proportion of Overcrowded households are ELI. *Figure 25.3: Overcrowding, Occupants per Room, City of Biggs, 2019* shows that in 2019, there were an estimated 43 Overcrowded and 10 Severely Overcrowded housing units in Biggs.

Available Units, Resources, and Policies

The Regional Housing Needs Allocation for Biggs estimates a need for the production of 36 units affordable to Very Low-Income households, half of which should be affordable to ELI households, over

the 2022-2030 Housing Element planning period. The provision of ELI affordable housing usually requires significant public subsidy for capital costs as well as operations. The very low ELI affordable rents usually necessitate rental assistance such as Section 8 Project Based Vouchers to cover operating expenses. This type of rental assistance pays the landlord the difference between 30% of tenant income and Fair Market Rents as set by HUD. In addition to financing, various local policies can help facilitate the production of ELI housing. These are listed below:

- Allowance for Single-Room Occupancy (SRO), group homes, and/or tiny home projects as permitted uses in the zoning code; and
- Allowance for Transitional and Supportive Housing in all residentially zoned districts, with no restrictions beyond what would apply to any other types of residential development.

The City of Biggs has implemented both of these policies in its Municipal Code.

SPECIAL NEEDS HOUSEHOLDS

Seniors

As of 2019, there were an estimated 391 people 60 years and older in Biggs. This is approximately 34% of the population. Of householders in Biggs that are 65 years and older, about one in five (40 households) have an annual income that is less than \$30,000. An estimated same number of households have income in the \$30,000-\$44,999 range, and also in the \$45,000-\$59,999 range. Fewer senior householders have incomes in the higher ranges. This points to the need for affordable housing for seniors. Most seniors have fixed incomes because they are no longer employed. Seniors with limited fixed incomes require restricted affordable rents that provide predictability, security, and stability. *(Figure 30: Income for Householders 65 Years and Over, City of Biggs, 2019)*

Figure 30: Income for Householders 65 Years and Over, City of Biggs, 2019

	Number of Households	% of All Senior Householders
Less than \$15,000	0	0%
\$15,000 to \$29,999	40	21.4%
\$30,000 to \$44,999	40	21.4%
\$45,000 to \$59,999	40	21.4%
\$60,000 to 74,999	31	16.6%
\$75,000 to \$99,999	9	4.8%
Over \$100,000	27	14.4%
Total	187	100%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

As shown in *Figure 30.1: Persons with a Disability by Age, City of Biggs, 2019*, an estimated 139 persons 65 years and older in Biggs have a disability. This is 30% of the estimated 466 persons with a disability in Biggs, and 45% of the 308 persons in this age group. This is higher than the proportion of persons 65 years and older with a disability for the State of California as a whole (35%).

Figure 30.1: Persons with a Disability by Age, City of Biggs, 2019

	Persons with a Disability	% of Total
Total population w/ a disability	466	21.4%
Under 18 years	29	4.7%
Age 18 to 64	298	23.8%
65 years and over	139	45.1%
Total Population	2,175	100%

Source: U.S. Census Bureau, 2015-2019 American Community Survey (civilian noninstitutionalized population)

Seniors will benefit from a continuum of housing options that accounts for mental and physical disabilities, and restricted mobility challenges that may change over time. Publicly subsidized affordable housing typically helps seniors live independently and age in place for as long as possible. The physical design incorporates ADA units and ADA adaptable features for physical and sensory impairments, in addition to full accessibility to units and common areas for wheelchair users. Semi-independent retirement communities and nursing facilities are other residential models that meet critical needs for seniors. There are currently no low-income, publicly subsidized senior housing complexes, or state-licensed assisted living care facilities for the elderly, in Biggs (State of California Community Care Licensing Division, 2021).

Persons with a Disability

Persons with disabilities have particular housing needs depending on their situation. Public funding sources for housing typically require that 5%-10% of units are fully accessible for persons with physical disabilities per the American with Disabilities Act, and that 2% are accessible to persons with sensory disabilities. In addition, publicly assisted affordable housing often offers resident services that connect tenants with local peer support and advocacy organizations, health services, and transportation assistance. A number of federal and state sources fund Permanent Supportive Housing for persons with mental disabilities, which include individualized case management and mental health services.

There were an estimated 466 persons with a disability in Biggs in 2019 according to the U.S. Census. This was 21% of the total Biggs population. This was much higher than the proportion of persons with a disability statewide, which was about 11%.

State Housing Element law also requires jurisdictions to specifically analyze needs for persons with developmental disabilities. The California State Department of Developmental Services provides data on Regional Center and Early Start consumers by zip code. As of the end of September 2021, there were 53 consumers (30 under 18 years old and 23 over 18 years old) with developmental disabilities in zip code 95917, which includes Biggs and East Biggs. In terms of type of residence of consumers in these zip code: all consumers were living in the home of a parent, family or guardian.

The Far Northern Regional Center manages services for persons with developmental disabilities in Butte County. The Far Northern Regional Center provides early intervention and behavior services, respite care, licensed homes, adult day activities, supported employment, and healthcare coordination. There

are no low-income, publicly subsidized housing complexes with units targeted to persons with disabilities in Biggs.

The City of Biggs does not have a reasonable accommodation policy for persons with disabilities to request zoning and building code variances. Therefore, Program 2.2.4 has been added to Chapter 3 to incorporate this policy into the Municipal Code.

Female-Headed Households

Just over one in four families in Biggs (27%) are female-headed households with no spouse present, which is an estimated 146 families. These families have a much lower median income than married-couple families, and families in general, as shown in *Figure 31: Family Median Income, City of Biggs, 2019*. The median income for female-headed families is 37% of the median income for married-couple families.

Figure 31: Family Median Income, City of Biggs, 2019

	Persons with a Disability	% of Total
Total population w/ a disability	466	21.4%
Under 18 years	29	4.7%
Age 18 to 64	298	23.8%
65 years and over	139	45.1%
Total Population	2,175	100%

Source: U.S. Census Bureau, 2015-2019 American Community Survey (civilian noninstitutionalized population)

Another indicator of economic well-being is the number of families with income below the poverty level. A much larger proportion of female-headed families in Biggs has income below the poverty level (48.6%) than families overall (3.9%). For female householders with related children under 18 years old, the percentage of families below the poverty level is much higher, at 75.6%. (*Figure 31.1: Female Householder Families Below Poverty Level, City of Biggs, 2019*)

Figure 31.1: Female Householder Families Below the Poverty Level, City of Biggs, 2019

	Number of Female Householder Families, No Spouse Present	% of Female Householder Families, No Spouse Present	Number of Female Householder Families, No Spouse Present, With Related Children of the Householder Under 18 Years	% of Female Householder Families, No Spouse Present, With Related Children of the Householder Under 18 Years
Below poverty level	71	48.6%	62	75.6%
At or above poverty level	75	51.4%	20	24.4%
Total	146		82	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Female-headed households can benefit from a number of features offered by publicly subsidized housing. Most importantly this type of housing offers affordable restricted rent. In addition, many of these types of housing projects offer after-school programs and youth recreation programs. Many also have amenities such as computer labs, community rooms for youth activities and adult education, and playgrounds. Affordable childcare is also a critical need for these families.

Large Households

Figure 31.2: Household Size, City of Biggs, 2019 depicts the size and tenure of all households in Biggs. About 75% of households are owner households in Biggs. About 60% of all households have three persons or less. Slightly more than 20% of all households are four-person and five-person households. Renter households are most likely to be four-person and five-person households, whereas owner households are most likely to be two-person and three-person households in Biggs.

Figure 31.2: Household Size, City of Biggs, 2019

	All Households	% of Total	Owner Households	Renter Households
1-person	81	12.7%	66	15
2-person	187	29.4%	160	27
3-person	128	20.1%	108	20
4-person	105	16.5%	69	36
5-person	82	12.9%	42	40
6-person	54	8.5%	34	20
7-or-more-person	0	0%	0	0

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Figure 32.1: Median Family Income by Family Size, City of Biggs, 2019 shows that families with five or more persons have a much lower median income than families with two or three persons. Insufficient data is available to calculate median family income for families with four persons or families with six persons or more.

Figure 32.1: Median Family Income by Family Size, City of Biggs, 2019

	Median Income
2-persons	\$56,944
3-persons	\$60,417
4-persons	-
5-persons	\$36,107
6-persons or more	-

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Due to expensive housing costs and other costs of living, many large households earning near or less than median income may struggle to make ends meet. Large households also face challenges securing housing that is not overcrowded. The 2021 Fair Market Rent for a four-bedroom unit in Butte County is \$2,064, which would be affordable for a household earning at least \$82,560 annually, which is much higher than the Biggs median income for five-person families. This rent is also unaffordable for four-person families earning less than 80% of Area Median Income at \$63,350.

Publicly subsidized housing with three-bedroom or four-bedroom units addresses the needs of Low-Income large families. There are three public housing properties in Biggs that include a total of 10 three-bedroom units and two four-bedroom units, among other unit types.

People Experiencing Homelessness

The Butte Countywide Homeless Continuum of Care conducts a Point-In-Time Homeless Census every other year. People experiencing homelessness complete voluntary surveys that provide information about the characteristics and causes of homelessness. This is not an exhaustive survey of every individual experiencing homelessness throughout the year, but a snapshot of the number of individuals surveyed on one particular day of the year. The actual number of persons experiencing homelessness at any point during the year is likely higher than the number surveyed in the Point-In-Time Homeless Census.

The most recent Point-In-Time Census for Butte County was conducted in January of 2019. The 2021 Point-In-Time Census was rescheduled to January of 2022 due to the COVID-19 pandemic. The 2019 Point-In-Time Census counted 23 individuals experiencing homelessness in the Gridley and Biggs areas. Below are noteworthy data points.

- One quarter of these individuals were “chronically homeless”, which means that they had a disability and lived in a shelter, safe haven, or place not meant for human habitation for 12 continuous months or for four separate occasions in the last three years.
- In terms of nighttime habitation, 47% were sleeping at the home of a friend or family member, 29% were sleeping at an outdoor encampment, 12% were sleeping at a park, and 12% were sleeping on the street or sidewalk.
- Of the 23 individuals surveyed, 86% lived in Butte County when they lost their housing, and 62% reported this was their first time they have experienced homelessness.
- The 2018 Camp Fire had been a significant factor in causing homelessness in Gridley and Biggs, as 30% of the individuals surveyed reported being survivors of the Camp Fire and had lived in Camp Fire affected areas.

Beyond permanently affordable rental housing, there are a variety of sheltering strategies that have been implemented across the country to assist persons experiencing homelessness. Emergency shelters provide short term shelter, often with referral to other longer-term housing options as well as community services. Transitional housing provides temporary housing, usually for periods of up to 24 months at a time, with supportive services that assists residents to build self-sufficiency and transition to permanent housing. Permanent Supportive Housing is housing without a limit on the length of residency

that provides a variety of supportive services to help residents stabilize and progress in terms of health, income, and/or employment. There are no emergency shelters, transitional housing, or permanent supportive housing in Biggs.

Farmworkers

An estimated 172 people were employed in the Agriculture, Forestry, Fishing and Hunting, and Mining Industry in Biggs as of 2019, which was about one in five employed residents. There is a much higher proportion of people employed in these industries in Biggs than Butte County and the State of California as a whole. Countywide, 4.0% of all employed residents are employed in the Agriculture, Forestry, Fishing and Hunting, and Mining Industries, and Statewide, 2.2% of all employed residents are employed in these industries. (Figure 33: Agriculture and Related Occupations, City of Biggs, 2019)

Figure 33: Agriculture and Related Occupations, City of Biggs, 2019

	Number of People Employed in Agriculture, Forestry, Fishing and Hunting, and Mining Industry	% of Total Employed Population
City of Biggs	172	20.7%
Butte County	3,874	4.0%
State of California	415,545	2.2%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

The Census of Agriculture is conducted every five years by the U.S. Department of Agriculture (USDA), and is a count of U.S. farms and ranches and the people who operate them. This data is available at the county level but not the city level and is provided for additional context about farmworkers in Butte County. About 13% of all workers on farms with hired labor in Butte County are migrant workers. This means these workers travel from their permanent place of residence to find work at one or more agricultural employers. (Figure 33.1: Farm and Labor Characteristics, Butte County, 2017)

Figure 33.1: Farm and Labor Characteristics, Butte County, 2017

Jurisdiction	Number of Farms	Number of Farms with Hired Labor	Number of Workers on Farms with Hired Labor	Total Migrant Workers on Farms with Hired Labor
Butte County	1,912	709	4,348	580

Source: U.S. Department of Agriculture, 2017 Census of Agriculture

The Housing Authority of the County of Butte (HACB) owns farm labor housing (also known as farmworker housing) in the City of Gridley which is located in south Butte county. The farmworker

housing in Gridley is located approximately 30 miles from Chico via Highway 99. This is the only farmworker housing owned by HACB in Butte County.

HACB and property management firm AWI Management Corporation staff provided information about the Gridley farmworker housing via email correspondence on April 7 and April 19, 2022. There are 79 occupied units with an average rental contribution of \$524 per month. There are 4 one-bedroom units, 59 two-bedroom units, 12 three-bedroom units, and 4 four-bedrooms units. At the time of the correspondence, there were eight households on the waiting list for a unit. AWI Management Corporation had started marketing for units using local radio, printing leasing banners, and generating flyers for distributing to local agricultural employees.

Community Housing Improvement Program (CHIP) is a private, non-profit 501(c)(3) corporation serving Butte, Glenn, Tehama, Shasta, Sutter, Yuba, and Colusa counties. CHIP assists low-income and rural disadvantaged residents, seniors, and others who lack financial resources or knowledge to improve or provide adequately for their housing. CHIP has built more than 2,600 housing units in its seven-county service area (*Community Housing Improvement Program, Website, 2022*).

In an interview for the Housing Element on April 11, 2022 via Zoom and email correspondence on April 4 and 22, 2022, CHIP staff shared farmworker housing needs and resources in Butte and Glenn counties where their properties are located. CHIP has three farmworker housing projects, with the first coming online in the 1980s. La Vista Verde in Chico (Butte County) has 33 units, Las Palmas in Hamilton City (Glenn County) has 12 units, and Rancho de Soto in Orland (Glenn County) has 33 units. All three properties have U.S. Department of Agriculture (USDA) funding, and Rancho de Soto also has Joe Serna, Jr. Farmworker Housing Grant Program and Low-Income Housing Tax Credits (LIHTC) funding.

La Vista Verde in Chico has 14 two-bedroom, 14 three bedroom, and 4 four-bedroom units in addition to 1 four-bedroom manager's unit. The average tenant rental contribution per month is \$423. The waitlist is minimal with two households as of April 11, 2022. Staff commented this is due to difficulty with qualifying households and filling units, which is explained in more detail in the following paragraphs.

CHIP's farmworker housing tenants typically work locally in fields, orchards, dairies, factories, and warehouses that process agricultural products. Some of the tenants work seasonally and others work year-round. Some seasonal workers have different employment in different seasons. Workers are busiest during harvest May through June and September through October. According to property management staff, tenants' employment was not affected much by the COVID-19 pandemic.

All three farmworker housing projects in Butte and Glenn counties require eligible immigration status (e.g. permanent resident, citizen, etc.), and a low-income of 50% AMI or less. If one member of the household is working full-time at the California minimum wage of \$15 per hour, any overtime puts the household over the income requirement. Overtime is common for farmworkers at certain times of the year due to seasonal crop harvest. Thus, to meet income requirements with one person of the household working full-time with some overtime, a household would need to be at least three-persons and some households would need to be at least four-persons to qualify. Staff observed that workers with eligible immigration status tend to earn more than what the income limits allow for the housing projects. Rancho de Soto in Orland has LIHTC funding which requires between 30-50% AMI, which staff

commented makes it more challenging to find qualified households. Staff shared their perspective that Area Median Income (AMI) is too low for Butte county. Farmworkers with eligible immigration status are typically paid at least minimum wage. With a two-income household, this means they are not eligible for CHIP's housing because they are over income at higher than 50% AMI.

CHIP staff shared unmet needs of farmworker housing in Butte and Glenn counties. These unmet needs include housing that does not require eligible immigration status. There is a mismatch of income and status occurring. Farmworkers with eligible status have higher incomes and do not qualify for housing, whereas farmworkers without documentation have lower incomes but do not qualify for housing due to lack of eligible status. The typical reason for denying an applicant is due to a lack of eligible immigration status. While CHIP staff has had periodic conversations with USDA about these regulations they do not know of organized statewide advocacy on this issue. Though temporary waivers for projects are possible from USDA, USDA and HCD would have to work together to address regulation issues because both funding sources are typically part of farmworker housing projects.

After the 2018 Camp Fire, USDA temporarily waived the farmworker requirement for farmworker housing. Camp Fire survivors who were not farmworkers were able to move into La Vista Verde in Chico and Las Palmas in Hamilton City. This did not happen at Rancho de Soto in Orland due to LIHTC requirements. CHIP's property management staff stated that at one point after the Camp Fire, La Vista Verde had almost one-third of units filled by fire survivors who were not farmworkers. Effects of this atypical dynamic included more pets and service animals and some tension between long-term farmworker tenants and the new Camp Fire survivor tenants, the latter of which was not strongly welcomed into the community by the former. Long-term farmworker tenants cited issues of fairness, wondering why the new tenants did not have to be farmworkers to qualify for the housing while they did.

In conclusion, there are four farmworker housing projects in Butte and Glenn counties owned by HACB and CHIP. While these counties are known as agriculturally rich areas, issues persist with matching housing needs to available resources for farmworker households. A mismatch of need to regulated resources is occurring, causing resources to be underutilized and households not being able to be housed.

CHAPTER 5: RESOURCE INVENTORY

This chapter will describe the various resources that can be employed to produce a variety of housing types to meet the needs described in Chapter 4. The principal resources required are adequate appropriately zoned land and financing. There are opportunities to use these resources to not only produce housing, but also further energy conservation, as residential structures are a major energy user and greenhouse gas producer. This chapter will explore available resources in the following sections:

- Adequate Sites Inventory
- Financial Resources
- Energy Conservation Opportunities

ADEQUATE SITES INVENTORY

Regional Housing Needs Allocation

State Housing Element Law requires local governments to plan for their housing needs based on future growth projections that established by the Regional Housing Needs Allocation (RHNA). The RHNA establishes goals for the production of housing affordable to various income levels— Above Moderate-, Moderate-, Low-, and Very Low-Income. The goals for Extremely Low-Income and Very Low-Income affordable units are even (50/50) split of the Very Low-Income goal as shown below (18 Extremely Low- and 18 Very Low-Income). The goals are generally set every 7.5 years and correspond with Housing Element planning periods. *Figure 34: Regional Housing Needs Allocation, 2022-2030* lists the RHNA goals by income level for the 2022-2030 planning period (January 1, 2022 through June 30, 2030).

Figure 34: Regional Housing Needs Allocation, 2022-2030

Affordability Tier	Number of Units Allocated	Percentage
Very Low	36	44.4%
Low	1	1.2%
Moderate	12	14.8%
Above Moderate	32	39.5%
Total	81	100%

Source: Butte County Association of Governments, 2020 6th Cycle Regional Housing Needs Plan

Analysis of Density to Accommodate Lower Income Housing

Government Code Section 65583.2 requires each community to ensure that there is adequate appropriately zoned land within its jurisdiction to accommodate its RHNA. This process is implemented through the Adequate Sites Inventory, which identifies sites that are appropriately zoned and can feasibly developed within the Housing Element planning period. The local jurisdiction's allowable density as laid out in its zoning code is used to determine the RHNA income level that will apply to each site

identified in the Adequate Sites Inventory. State Housing Element Law recognizes that higher densities generally facilitate greater affordability in housing. Government Code Section 65583.2(c)(3) requires that Housing Elements establish a reasonable baseline density to feasibly develop Lower Income housing for the Low- and Very Low-Income RHNA income levels for the Adequate Sites Inventory. While Lower Income affordable multifamily rental projects have not been developed in Biggs, there are six developments that have recently secured entitlements and tax credit allocations in 2020 in nearby Oroville. The baseline density has been established by averaging the density of these Oroville projects that are listed in **Figure 34.1: Low Income Density Analysis**. The average density of these projects is 18.27 units per acre. Therefore, any site identified to meet the Lower Income RHNA in the Adequate Sites Analysis must allow residential uses by right or have secured entitlements, and be in a zoning district that allows at least 18 units per acre.

Figure 34.1: Low Income Density Analysis

Project Name	Zoning	Allowable Density (du/ac)	Units	Acres	Units/Acre
Sierra Heights Phase II	MXC	10-30	48	3.76	12.77
Oroville Heights Apartments	MHDR	14-20	66	4.96	13.31
Olive Ranch Phase I	R-4	20-30	81	3.15	25.71
Olive Ranch Phase II	R-4	20-30	80	2.74	29.20
Mitchell Avenue Senior Apts.	R-3	20-30	36	1.99	18.09
Riverbend Family Apartments	R-3	20-30	72	4.36	16.51
Average		14	64	3.49	18.27

Source: City of Oroville, 2021

Analysis of Realistic Capacity

Government Code Section 65583.2(c)(1&2) requires that the Housing Element establish a realistic capacity for each parcel listed in the Adequate Sites Inventory. For this purpose, Figure 38.1 lists the multifamily densities for six low-income affordable projects that were recently entitled and secured tax credit allocations in 2020 in nearby Oroville, as described above. The average density of these projects is 18.27 units per acre. The City of Biggs zoning code permits residential uses with densities of 18 units per acre by right in the R3 (High Density Residential, 6-20 units/acre) and R-MU (Residential Mixed-Use, 6-20 units/acre) zoning districts. The City of Biggs is in the process of increasing the minimum density to at least 12 units per acre to match the associated General Plan Land Use Designations. In certain circumstances developers may apply an affordable housing density bonus that allows much greater densities. Therefore, 18 units per acre is a reasonable assumption of capacity for sites identified as Lower Income in the Adequate Sites Inventory.

Sites Inventory

The sites listed in *Figure 34.2: Adequate Sites Inventory, Low and Very Low Income* are currently vacant and zoned for residential uses at densities that will allow for development that meets the RHNA for Low- and Very Low-Income levels. The capacity for all sites listed are projected at 18 units per acre. All of the sites are contiguous and have R3 zoning that allows 6-20 units per acre. Because the sites are contiguous vacant parcels, the total acreage and projected units were combined as developed into one project with 28 units. The location of all Low- and Very Low-Income housing sites are also shown on the *Figure: 34.6 Lower Income Sites Inventory Map* under the AFFH: Site Inventory section of this chapter.

Figure 34.2: Adequate Sites Inventory, Low and Very Low Income

Map ID	APN	General Plan	Zoning	Acres	Developable Acres	Units Per Acre	Projected Units
1	001-220-062	HDR	R-3	0.33	0.33	18	5.94
2	001-220-063	HDR	R-3	0.31	0.31	18	5.58
3	001-220-064	HDR	R-3	0.31	0.31	18	5.58
4	001-220-065	HDR	R-3	0.31	0.31	18	5.58
5	001-220-066	HDR	R-3	0.34	0.34	18	6.12
Total				1.60	1.60		28.8

Source: City of Biggs, 2021

Figure 34.3: Adequate Sites Inventory, Moderate-Income lists one site that will meet the RHNA for Moderate-Incomes. The site is vacant and part of an annexation that has been adopted by the City of Biggs in December of 2021. The site has a Medium Density Residential General Plan Designation and R2 Zoning that allows 6-14 dwelling units per acre. The capacity for the site listed is projected at 10 units per acre.

Figure 34.3: Adequate Sites Inventory, Moderate-Income

Map ID	Location	APN	General Plan	Zoning	Acres	Developable Acres	Units Per Acre	Projected Units
6	Phase I Annexation	022-100-040, 022-100-041	MDR	R-2	2.00	2.00	10	20
Total								20

Source: City of Chico, 2021

Figure 34.4: Adequate Sites Inventory, Above Moderate Income lists one site that will meet the RHNA for Above Moderate Incomes. The site is vacant and part of an annexation that has been adopted by the City of Biggs in December of 2021. The site has a Single-Family Residential General Plan Designation and R1 Zoning that allows 2-6 dwelling units per acre. The capacity for the site listed is projected at 4 units per acre.

Figure 34.4: Adequate Sites Inventory, Above Moderate Income

Map ID	Location	APN	General Plan	Zoning	Acres	Developable Acres	Units Per Acre	Projected Units
7	Phase I Annexation	022-170-033	LDR	R1	8.00	8.00	4	32
		022-170-041						
		022-170-044						
		022-170-048						
		022-170-052						
		022-170-053						
		022-170-054						
		022-320-003						
		022-320-004						
		022-320-005						
	Total							32

Source: City of Biggs, 2021

Figure 34.5: RHNA and Sites Inventory shows the 2022-2030 RHNA and Adequate Sites Inventory total units by income level. This shows that there is a deficit of sites to meet the Lower Income level, and adequate sites to meet the Moderate Income and Above Moderate Income levels. In order to implement Program 2.1.2 in the Chapter 3 Housing Program, the City will rezone sites to R-3 in order to meet the Lower Income sites inventory requirement.

Figure 34.5: RHNA and Sites Inventory

Income Level	RHNA Units	Sites Inventory Units	Surplus (Deficit) Units
Lower Income (Very Low and Low Income)	37	28	(9)
Moderate Income	12	20	8
Above Moderate Income	32	32	0
Total	81	80	(1)

Source: Butte County Association of Governments, 2020 6th Cycle Regional Housing Needs Plan

Environmental Constraints to Housing Development

Biggs is located just over a mile west of Highway 99 and 15 miles east of the Sacramento River in a predominantly agricultural area. Agricultural uses surround the city on all sides, and there are no adjacent natural open spaces, local or state parks, or wildlife preserves. The City is not near a Wildland Urban Interface, forests, or a High Fire Hazard Severity Zone (CalFire Wildland Urban Interface Map, CalFire Fire Hazard Severity Zones Maps).

There is little impact from the highway in terms of air and noise pollution. Noise and air pollution impacts on residents from agricultural uses may include clouds of sediments from site preparation and planting, pollen from the maturing crops, and noise from the farm equipment.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), the City of Biggs does not lie within a designated 100-year flood plain. This designation means that the residents are not required to have flood insurance on their homes. FEMA reevaluates flood zones as needed and floodplain designations may change in the future with changing conditions.

There are no wetlands within the City of Biggs as defined by the U.S. Fish and Wildlife Service (U.S. Fish and Wildlife Service, National Wetlands Inventory).

The City is not located close to any major fault lines and is not at high risk from a major earthquake.

EXISTING OR PLANNED UTILITIES

After conducting an assessment of the Sites Inventory above and infrastructure needs, it was determined that the City of Oroville has adequate infrastructure to support the development of the new residential units included in the Sites Inventory. More information about infrastructure and capacity is described below.

Water

The City of Biggs operates a public water system for drinking, household use, and irrigation. The system is sourced from three groundwater wells, and each well is closely monitored and controlled by state-of-the-art control systems. Certified operators maintain the system daily and take weekly samples to testing labs. A Water Master Plan guides system development and the City provides an annual water quality assessment report.

In 2007 the City of Biggs completed a major water system upgrade, including: replacement of approximately 30,000 lineal feet of waterline mains; complete refurbishment of two wells; abandonment of an older elevated water tank; installation of automated telemetry controls that included automated emergency generator back-up; a 10,000 gallon hydro-pneumatic tank; new fire hydrants; and new water meters. This project increased system efficiency and reduced maintenance costs. Additionally, the new upgrade improved service reliability and boosted water pressures city-wide from the former 38 psi to approximately 55 psi. This project was funded by numerous grants and loans through the USDA Rural Development and Community Development Block Grant Program. To further improve water system reliability and capacity, the City is currently planning to install a 1.5 million gallon above ground water storage tank, an additional well, and a pumping station.

Sewer

The City of Biggs operates a sanitary sewer collection system managed through a subterranean network of pipes and lift stations. These wastes are treated at the City's wastewater treatment plant (WWTP), located on approximately 5 acres southwest of town. The collection system consists of mostly 6 and 8

inch diameter piping and three lift stations. Average daily flows are around 0.3 MGD (Million Gallons per Day) throughout most of the year, while wintertime flows approach 1.0 MGD. The treatment facility is currently in compliance with its operating permit. To change the method of disposal two large projects were undertaken. The Phase 1 project completed in 2016 modernized (completely replaced) influent pumping and added influent screening and SCADA systems control. The Phase 2 project completed in 2021 acquired 160 acres to the South of the treatment facility, added two 54 million gallon storage ponds, new effluent pumping station, and new chlorine injection facilities. The primary purpose was to eliminate effluent discharge to surface waters. Now the effluent is dispersed onto 100 acres to grow plant material. The City hopes to grow hay or alfalfa on these sites. The projects did not increase plant capacity. The \$12 million projects did modernize the facility, and changed the system to a sustainable discharge methodology.

The City is licensed by the Regional Water Quality Control Board to operate the treatment plant. Certified operators in the City's Public Works Department maintain the system daily and take weekly samples to testing labs. The treatment plant provides high quality secondary treatment of effluent and discharges to an agricultural drain.

In compliance with Senate Bill (SB) 1087, the City will forward the adopted Housing Element to its water and sewer providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Storm Drainage

The City's storm drainage system consists of curbs and gutters, two lift stations, underground storm drain piping, and some overland flow. The City generally flows storm water from the northeast to the southwest, with all storm water directed to the Hamilton Slough. The system is owned, operated and maintained by Reclamation District No. 833. Typically the City of Biggs combines its roadway improvement projects with storm drainage facilities. The City manages development plans through its adopted Storm Drainage Master Plan.

Drainage issues may be a development constraint in some potential future City expansion areas where Special Planning Districts have been established that are just outside the City's jurisdictional boundaries but within the City's Sphere of Influence, including the North Area Residential District, the Southeast Area Residential District, and the State Route 99/B Street Mixed-Use Core District. The Special Planning Districts and related development constraints were identified in the City's 2030 General Plan. The existing drainage channels and Hamilton Slough that service these areas operate at near capacity during major storms. The channels will most likely need to be converted to underground prior to full development of these future growth areas. However, recent modifications to water flow structures have helped reduced these issues.

Dry Utilities

The City operates its own electric utility that serves residents and businesses within the City limits. The utility is a partnership between the Cities of Biggs and Gridley through the Gridley Biggs Electric Department. The City procures wholesale power, and maintains and operates the local distribution

system, including street lighting. Power for the system is generated by a geothermal steam field in Lake County, as well as allocations from the Federal Western Area Power Administration's Central Valley Project at Shasta Dam, and contracts with energy companies in the open market. Over 60% of Biggs' electric power comes from carbon-free sources. The City of Biggs coordinates power purchases and distribution through its membership in the Northern California Power Agency.

The City coordinates with the County of Butte and dry utility providers, including gas, telephone, and cable, during community master planning efforts and during the City's project entitlement and building permit process. Pacific Gas & Electric (PG&E) provides gas service to City of Biggs residents and businesses. Refuse service is provided by Waste Management, Inc. Telephone and DSL internet services are offered by AT&T. Cable internet provided by Comcast is available to 68.68% of residents of the 95917 zip code that includes Biggs (BestNeighborhood). Other companies provide internet access via fixed wireless and satellite systems, including Digitalpath.net, Succeed.net, and HughesNet.

AFFIRMATIVELY FURTHERING FAIR HOUSING: SITE INVENTORY

In this section, sites included in the Site Inventory are identified, mapped, and evaluated on their capacity to Affirmatively Further Fair Housing. The sites are evaluated on segregation and integration, racially and ethnically concentrated areas of poverty, access to opportunity, and disproportionate housing needs including displacement risk. The analysis includes data on the Regional Housing Needs Allocation (RHNA) and local data and knowledge, as well as a summary of conclusions and approach to policies and programs.

Isolation of RHNA

Figure 35: City of Biggs, Site Inventory Map depicts six sites which the City has identified for future development to meet the Regional Housing Needs Allocation (RHNA) requirements. The map represents approximate locations. The sites identified in this analysis have the potential to bring 32 units for very low-income and low-income households, 20 units for moderate income households, and 36 units for above moderate households, which surpasses the total RHNA by seven units. There are 12 surplus units zoned for moderate and above moderate-income households and a shortage of five units for low and very-low income households. The shortage of adequate sites to meet the needs of low and very-low income households is addressed in Program 2.1.2 of the Housing Element Goals, Policies, and Programs.

The sites were chosen based on availability, zoning, and access to infrastructure. All proposed sites are located within Block Group 1 in relatively close proximity to each other. The five very-low and low-income sites are adjacent to one another and located closest to the City as depicted below. Areas that are zoned for multi-family development are located near the city center, which has limited land for development, better access to infrastructure, and is more feasible for affordable housing development. This encourages higher density developments, such as apartments, which can naturally concentrate areas of less affluence.

The moderate and above-moderate income sites are located in an area of new growth outside of the northeastern portion of the City. The 10-acre site included in this analysis is a part of Phase I of the City of Biggs' Annexation Plan. Phase I and II of Biggs' Annexation Plan has the potential to bring 530 acres and 2,380 housing units to the City. The City of Biggs is currently 414 acres. The annexation would more

than double the City's size and its housing stock. Phase I is planned to provide 73.5 acres of single-family housing, 3.2 acres of medium-density residential, and 2.8 acres of general/commercial land. The plan for Phase II is currently being developed by an outside consulting firm.

Figure 35: City of Biggs, Site Inventory Map, 2021



Improved Conditions

This section explores how the sites identified better integrates the community with a consideration for historical patterns and trends, number of existing households, and the impacts on patterns of socio-economic or racial/ethnic concentrations.

Racially or Ethnically Concentrated Areas of Poverty or Affluence

As described in the Assessment of Fair Housing, there are no HUD (U.S. Department of Housing and Urban Land Development) defined racially or ethnically concentrated areas of poverty (R/ECAP) in the City of Biggs. Racially or ethnically concentrated areas of poverty rely on a racial or ethnic concentration threshold and a poverty test. A racially or ethnically concentrated area of poverty is defined as an area that: 1) has a non-white population of 50% or more for urban areas and 20% for rural areas, and 2) 40% or more of the population lives below the poverty line (or those where the poverty rate is three times the average poverty rate of the metropolitan area). In addition, the data indicates that there are no racially concentrated areas of affluence in the City of Biggs.

Segregation and Integration

This considers whether all the sites will receive the same amenities, whether the units are any combination of affordable, market-rate, rental, for-sale, multi-family, or single-family. It analyzes the opportunities for all income levels to reside in an area of new growth to improve fair housing choice and equitable access to opportunity.

The moderate and above-moderate sites are located in Block Group 1, which has the lowest median income in the City. This helps improve integration of residents from various income backgrounds by attracting high income residents to the area. The low and very-low income sites are located in relatively close proximity to the moderate and above moderate income sites. Therefore, all residents would benefit from access to similar services. The Assessment of Fair Housing indicates that 40-60% of children reside in married couple households and less than 20% reside in single mother households, which is similar to Butte County. The disabled population in the City of Biggs is much smaller than Butte County. However, this data is provided at the census tract level, and the City of Biggs is encompassed by one Census Tract. Therefore, it is difficult to draw conclusions based on the limited information available. However, the data does indicate that number of single mother households living below poverty increased significantly. The production of new housing for all income levels, especially low and very-low-income residents, will help meet the needs of single mother households living in Biggs.

Exacerbated Conditions

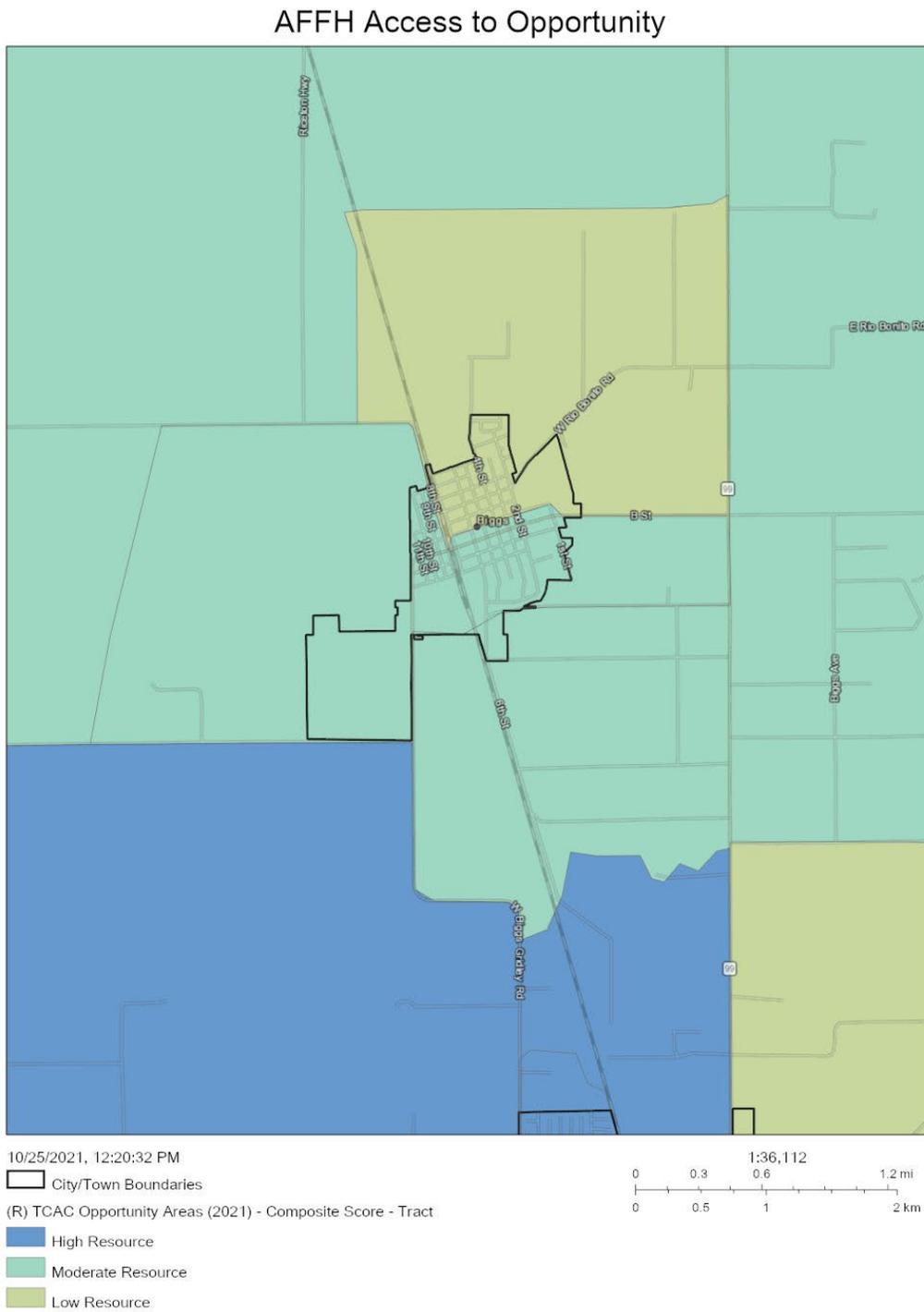
This section explores how the sites identified further segregates the community with a consideration for historical patterns and trends, number of existing households, and the impacts on patterns of socio-economic or racial/ethnic concentrations.

Access to Opportunity

The location of sites in relation to educational opportunity, environmental score, economic opportunity, and transportation is analyzed below.

As described in the Assessment of Fair Housing, *Figure 35.1: City of Biggs, Access to Opportunity Map, 2021* depicts that Block Group 1 has the lowest access to opportunity and educational outcomes in the City. The low and very low-income sites and the moderate and above moderate sites are being developed in Block Group 1. Areas of affluence tend to have higher educational outcomes. Attracting moderate and above moderate residents to lower resource areas increases resources and investment in communities that need them the most. This could potentially increase the educational outcomes in Block Group 1. Residents in both block groups have relatively similar proximity to jobs and will benefit from the increase in amenities as a result of new housing development.

Figure 35.1: City of Biggs, Access to Opportunity Map, 2021



Butte County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA
 Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CAHCD

Disproportionate Housing Needs and Displacement Risk

Both quantitative and qualitative data indicate that there is a significant population of high income and low-income residents, but fewer middle-income residents. Similarly, household sizes tend to be very small or very large. The Assessment of Fair Housing indicated that overcrowding and cost burden was not a significant issue in Biggs. However, the occurrence of Housing Problems had increased significantly. This trend could indicate that housing quality is decreasing substantially, and there is a need for rehabilitation and/or the development of new housing stock. The proposed sites meet the requirements of residents in the region by providing a significant increase in the housing stock to meet the needs of each income group. In addition, new developments in traditionally low-income areas and or areas which will plan to improve access to education and jobs will help revitalize neighborhoods.

Local Data and Knowledge

Interview Summaries

This section contains a summary of comments regarding housing in the City collected from the interviews discussed in the Assessment of Fair Housing.

Staff from the City of Biggs noted that there is a need for affordable multifamily housing. In addition, there is an insufficient number of vacant parcels located within the City. To encourage development, the City is undergoing an annexation plan to facilitate the development of housing units. Biggs experienced a substantial decrease in the rental housing stock because many landlords took the opportunity in the housing market to sell units due to increase in housing demand after the 2018 Camp Fire. As a result, many rental units became owner-occupied and home prices increased by 20-30%.

Legal Services of Northern California staff indicated that there is a need for supportive housing that provides wraparound services. In addition, there is a shortage of accessible units in the Butte County region. Staff from Stonewall Alliance Center reported that in Butte County there are few rental vacancies and a lack of assisted living facilities for residents with severe mental health conditions, substance use disorder, or those experiencing homelessness.

Staff from the Disability Action Center noted that in Butte County low-income tenants could benefit from supportive services to complement housing. Staff also noted that there is a significant population of unsheltered individuals experiencing homelessness. Staff believes that local, State, and Federal administrative support in zoning and development application fees could incentivize low-income housing developments.

Interviews with staff from multiple organizations found that residents have difficulty finding housing that fits their needs and affordability, which includes one-bedroom or studio apartments and large homes with three or more bedrooms that can be shared by multiple tenants. North Valley Housing Trust noted that Northern California developers are having difficulty finding the finances or funds to get affordable housing projects off the ground. Policies such as the competitive public bid process, costly local utility requirements, or environmental reviews are especially prohibitive for small developers.

Summary of Conclusions and Approach to Policies and Programs

This section on Affirmatively Furthering Fair Housing in the Site Inventory focuses on improving fair housing choice and equitable access to opportunity. The low-income, very-low-income, moderate, and above moderate-income sites proposed by the City surpass the RHNA requirements by eight units. Interviews with local agencies indicate that there is a need to create housing for all income levels, including affordable housing, small one-bedroom/studio units and large three or more bedroom units, permanent supportive housing, moderate and above moderate income housing, and shelters for those experiencing homelessness.

In the future, the City will consider developing moderate and above moderate income housing in Block Group 1 to encourage more balanced and integrated living patterns. Other approaches to improve fair housing choice and opportunity are reflected in the Goals, Policies, and Programs section.

FINANCIAL INVENTORY

State Resources

PERMANENT LOCAL HOUSING ALLOCATION (FORMULA FUNDS)

Government Administrator/Application Process: City of Biggs/City applies to HCD

Eligible Uses: A wide range, which includes but is not limited to—affordable rental housing for households below 80% AMI; affordable rental and ownership housing, including

Accessory dwelling units (ADUs), for households earning up to 120% of AMI; or capital costs for navigation centers and emergency shelters, as well as permanent and transitional housing for people experiencing homelessness.

Current Status: On-going funding provided through SB2 Building Homes and Jobs Act. Funding will fluctuate based on revenues taken in by the State.

PERMANENT LOCAL HOUSING ALLOCATION (COMPETITIVE FUNDS)

Government Administrator/Application Process: HCD/City applies to HCD in partnership with developer

Eligible Uses: New multi-family housing or rehabilitation of existing multi-family housing that is affordable to households at 60% AMI or less; permanent or transitional rental housing for those at risk of, or experiencing homelessness.

Current Status: On-going funding provided through SB2 Building Homes and Jobs Act. The State issues one NOFA each year.

MULTIFAMILY HOUSING PROGRAM (MHP)

Government Administrator/Application Process: HCD/Developer can apply

Eligible Uses: Deferred payment loan for housing developments with rents affordable to low-income households.

Current Status: State funding for this program is expected to be exhausted in 2021, but may be renewed in subsequent years through General Fund allocations and/or new bonds.

NO PLACE LIKE HOME (NPLH)

Government Administrator/Application Process: HCD/Counties and Developers co- apply

Eligible Uses: Deferred payment loan for housing developments that target a portion of units to homeless individuals with mental illness. An operating reserve is also provided to awardees based on the number of NPLH-assisted units. In order to be eligible, counties must prepare a plan to address homelessness and commit to provide supportive services to tenants in NPLH-assisted units.

Current Status: A 2018 housing bond and revenue generated from the Mental Health Services Act (MHSA) funded \$2 billion for this program, with funding allocated through four different NOFAs released 2018-2021. The program may be refunded through State allocations and/or a new housing bond in future years.

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM (AHSC)

Government Administrator/Application Process: HCD/Developer applies jointly with local transportation agency

Eligible Uses: Grants for infill low-income affordable housing, and infrastructure that encourages reductions in vehicle trips and greenhouse gas emissions.

Current Status: State program funded by greenhouse cap-and-trade program. Recent revisions to regulations encourage greater participation from rural communities.

INFILL INFRASTRUCTURE GRANT PROGRAM (IIG)

Government Administrator/Application Process: HCD/City or developer applies

Eligible Uses: Gap funding for infrastructure improvements necessary for specific residential or mixed-use infill projects.

Current Status: This is funding from Proposition 1, the Veteran's and Affordable Housing Bond Act, therefore this funding will sunset when all bond proceeds are disbursed. The State generally issues one NOFA each year.

LOW-INCOME HOUSING TAX CREDIT PROGRAM (LIHTC)

Government Administrator/Application Process: California Tax Credit Allocation Committee/Developer applies

Eligible Uses: New construction or rehabilitation of affordable housing; tax credits are purchased by investors that provide equity to projects

Current Status: Each state receives an allocation of federal tax credits for low-income housing. The California Tax Credit Allocation Committee administers allocations to affordable housing projects through a competitive application process. Most low-income affordable projects require the use of tax credits, as it typically provides the largest amount of funding.

TAX EXEMPT REVENUE BOND AUTHORITY

Government Administrator/Application Process: California Debt Limit Allocation Committee/Qualifying bond issuer applies on behalf of developer

Eligible Uses: New construction or rehabilitation of affordable housing; banks purchase bonds and make loans with below-market terms to projects

Current Status: Each state receives an allocation of debt from the federal government with interest earnings that are exempt from federal taxes. The California Debt Limit Allocation Committee administers allocations to affordable housing projects through a competitive application process.

Federal Resources

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Government Administrator/Application Process: HCD/City applies to HCD on a competitive basis

Eligible Uses: Housing— Single-Family Housing Rehabilitation, Homebuyer Assistance, Infrastructure in Support of Housing, Multi-family Housing Rehabilitation.

Community Development— Infrastructure improvements in low-income neighborhoods.

Current Status: The Biden Administration proposed to increase the funding for this program by 8.5%, while the Senate proposed a 20.1% increase, in the HUD Fiscal Year 2022 budget. The Fiscal Year 2022 budget had not yet been enacted as of January 2022. HCD administers an annual Notice of Funding Availability to competitively award these federal funds across the State in alignment with its HUD Consolidated Plan.

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

Government Administrator/Application Process: HCD/City applies to HCD on a competitive basis

Eligible Uses: New rental affordable housing; rehabilitation of existing rental affordable housing; down payment assistance programs to promote home ownership; owner-occupied housing rehabilitation; tenant-based rental assistance to prevent homelessness.

Current Status: The Biden Administration proposed to increase the funding for this program by 37.0%, while the Senate proposed a 7.4% increase, in the HUD Fiscal Year 2022 budget. The

Fiscal Year 2022 budget had not yet been enacted as of January 2022. HCD administers an annual Notice of Funding Availability to competitively award these federal funds across the State in alignment with its HUD Consolidated Plan.

HOUSING CHOICE VOUCHERS (HCV)

Government Administrator/Application Process: Housing Authority of the County of Butte (HACB), which receives HCV allocations from HUD/Tenants apply

Eligible Uses: Rental assistance for low-income households

Current Status: Local housing authorities receive funding for HCV (Section 8 of the United States Housing Act of 1937) from the Federal Government. As of 2021, HACB was administering six vouchers within the City of Biggs. While funding has been cut in recent years, the Biden Administration proposed to increase funding for this program by 8.3%, while the Senate proposed a 6.3% increase, in the HUD Fiscal Year 2022 budget. The Fiscal Year 2022 budget had not yet been enacted as of January 2022.

PROJECT BASED SECTION 8 VOUCHERS

Government Administrator/Application Process: Housing Authority of the County of Butte (HACB), which receives HCV allocations from HUD/Developers apply

Eligible Uses: Rental assistance for low-income households tied to units, which can be underwritten by loans that finance housing projects

Current Status: Housing authorities may dedicate a portion of their Housing Choice Vouchers as Project Based Vouchers. The Biden Administration proposed to increase the funding for this program by 4.4%, while the Senate proposed a 3.8% increase, in the HUD Fiscal Year 2022 budget. The Fiscal Year 2022 budget had not yet been enacted as of January 2022.

HUD VASH VOUCHERS

Government Administrator/Application Process: Housing Authority of the County of Butte (HACB), which receives HCV allocations from HUD/Tenants apply

Eligible Uses: Rental assistance and supportive services for homeless veterans

Current Status: This federally funded program (HUD-Veterans Affairs Supportive Housing (HUD-VASH)) is managed through a partnership between housing authorities and the U.S. Dept. of Veterans Affairs. Homeless veterans receive a rental subsidy from the housing authority and case management from the VA. HACB currently administers one VASH voucher in Willows. Funding for this program has been increasing in recent years with strong bipartisan support in Washington D.C.

CONTINUUM OF CARE (COC) PROGRAMS

Government Administrator/Application Process: Butte Countywide Homeless Continuum of Care/Lead Agency is the County of Butte, Department of Social Services, Housing and Homeless Branch

Eligible Uses: Rental subsidies, rapid re-housing, emergency shelter, homeless prevention

Current Status: The Butte Countywide Continuum of Care is currently accessing State resources available to them (Emergency Solutions Grant, Homeless Housing Assistance and Prevention, Homeless Emergency Aid Program, etc.) and Federal CoC funding through HUD. Funds are passed through to service providers at the County level. The Biden Administration proposed to increase the funding for this program by 16.7%, while the Senate proposed an 8.7% increase, in the HUD Fiscal Year 2022 budget. The Fiscal Year 2022 budget had not yet been enacted as of January 2022.

OPPORTUNITIES FOR ENERGY CONSERVATION

As energy costs rise and nonrenewable resources are depleted, communities are utilizing energy conservation measures to offset rising costs. Typically, the use of alternative energy sources is most advantageous in new housing development. However, there are many energy-conserving measures that can be retrofitted onto older, existing housing which may conserve the ongoing use of nonrenewable fuels and reduce related costs. Low income families, especially seniors on fixed incomes, are most threatened, spending an average of 16.3% of their income on energy costs.

Biggs City Electric Utility is the sole provider of electric power to residences and businesses within the city's limits. On average, 60% of Biggs electricity comes from carbon-free resources. In 2018, 80% of Biggs electricity came from carbon-free resources.

Energy Conservation programs available to residents of the City of Biggs include:

- Family Electric Rates Assistance (FERA)
- California Alternate Rates for Energy Program (CARE)
- Department of Energy (DOE) Weatherization Program
- Low Income Home Energy Assistance Program (LIHEAP)
- Affordable Housing for Sustainable Communities (AHSC)
- Disadvantaged Communities and Single-Family Solar Homes Program (DAC-SASH)
- Building Initiative for Low Emissions Development (BUILD)

Family Electric Rates Assistance (FERA) and California Alternate Rates for Energy Program (CARE)

Residents can access energy, weatherization, and utility assistance through PG&E. PG&E provides a plethora of energy conservation services for residents. PG&E offers energy assistance programs for lower-income households to help community members conserve energy and reduce utility costs, which include the Family Electric Rates Assistance (FERA) and the California Alternate Rates for Energy Program (CARE). Participants qualify through income guidelines. The CARE program offers a monthly discount of 20% or more on gas and electricity to households with qualified incomes, certain nonprofit

organizations, homeless shelters, hospices, and other qualified group living facilities. Participants qualify through income guidelines or if enrolled in qualified public assistance programs.

Department of Energy Weatherization Program

A key provider of energy conservation services is the Community Action Agency of Butte County (CAABC). CAABC manages a variety of grant-funded programs, including emergency services, housing services, income and employment, and community services and development for vulnerable, low-income seniors, youth, and families. The CAABC administers a weatherization program funded by the Department of Energy for low-income residents, which is typically audit-driven. A representative of the CAABC must determine whether the upgrade is feasible or that the costs savings over the lifetime of the improvement is greater than the initial cost of the improvement for it to be permitted.

LIHEAP

The CAABC also administers LIHEAP (Low Income Homeowner Energy Assistance Program), which is a federally funded program that services the City of Biggs. The program provides utility assistance, weatherization upgrades, and water heater or HVAC replacements to eligible, low-income households. The goal of the program is to assist low-income households with managing and meeting their immediate home heating and/or cooling needs and providing home weatherization upgrades. Both homeowners and renters in Butte County are eligible to participate in this program.

Residents are typically eligible for weather-stripping, low-flow showerheads and sink aerators, thermostatic shower valves, attic insulation, replacement of standard light bulbs and fixtures with energy efficient versions, and energy education. Qualified households may also receive assistance in paying their utility costs. This may include electric, natural gas, propane, heating oil, cord wood or wood pellets. Lastly, qualified households can receive heating, cooling, or water heater replacements. There are specific emergency services for clients who have received shut-off notices from their utility provider. Energy education helps residents learn more ways to reduce monthly energy bills.

LIHEAP is designed assist low-income households that pay a high portion of their income to meet their energy needs. Residents interested in any of these services can apply here to determine their eligibility: <https://www.caliheapapply.com/>. Below is data on households who been serviced in the City of Biggs and Oroville through LIHEAP since 2010:

- Homes weatherized between 2010 – 2019: 1,076
- January – December 2020: 227

- Heating, Cooling, and/or Water Heater replacements made between 2010 – 2019: 321
- January – December 2020: 55

- Utility Assistance for help with electric bills between 2010 – 2019: 8,753
- Number of payments made as of June 2021: 1,417

Residents and community members can learn more about energy services administered by CAABC on their website at <https://www.buttecaa.com/energy-environmental-services/>

Affordable Housing for Sustainable Communities (AHSC)

Administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development (HCD), the AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas ("GHG") emissions. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

Disadvantaged Communities and Single-family Solar Homes Program (DAC-SASH)

AC-SASH is a ratepayer-funded program through the California Public Utilities Commission that provides up-front rebates to help low-income homeowners access the benefits of solar power. The DAC-SASH low-income solar program runs through 2030 in PG&E utility territory. In Biggs, communities identified as "DACs" or disadvantaged communities in the state's CES 4.0 map will be eligible for the solar program based on geography. Households must still qualify based on income, owner occupancy and be connected to PG&E 's electric grid.

Under the original SASH fund, GRID Alternative installed systems on over 5,200 homes in California. GRID is a leading voice in low-income solar policy and one of the nation's largest nonprofit solar installer, serving families throughout California, Colorado, the Mid-Atlantic region, and tribal communities nationwide. GRID also offers single-family, multifamily and community solar installation services, project development and technical assistance, along with multiple levels of workforce development and service-learning opportunities, from volunteerism to in-depth solar training and paid internships. GRID's mission is to build community-powered solutions to advance economic and environmental justice through renewable energy.

DAC-SASH goals include:

- Maximize financial savings for low-income households in economically and environmentally disadvantaged communities.
- Enhance long-term economic self-sufficiency in low-income communities by providing community members with access to green jobs training and solar employment opportunities.
- Provide education on energy efficiency and existing programs that can provide further benefits to families.

Building Initiative for Low Emissions Development (BUILD)

Authorized by State of California Senate Bill 1477, the Building Initiative for Low-Emissions Development (BUILD) Program will provide incentives for the deployment of near-zero emissions building technologies in low-income residential buildings emissions significantly beyond what otherwise would be expected to

result from the implementation of the prescriptive standards described in Part 6 of Title 24 of the California Code of Regulations (California Energy Code).

The BUILD Program is currently under development, with program goals to raise awareness of near-zero-emission building technologies and applications, test program and policy designs, and gain practical implementation experience and knowledge. The program is designed to be a market transformation program. Through outreach, technical support, and education, BUILD hopes to promote all electric building decarbonization. The first two years of the program is expected to be focused on affordable housing. In the City of Orland, there may be incentive funding for disadvantaged communities. BUILD program guidelines will be finalized by the Fall 2021 and launched by the end of 2021.

Chapter 6: CONSTRAINTS ANALYSIS

This section analyzes how governmental policies and procedures, and market factors, may constrain housing development in Biggs. It also includes an assessment of the extent to which identified constraints impact residential production. Some of these constraints are addressed by Goals, Policies and Actions in the Chapter 3 Housing Program.

GOVERNMENTAL CONSTRAINTS

State Housing Element Law requires that local governments facilitate and promote the provision of housing affordable for all economic segments of the community. While the City does not develop or build housing, local government can establish a regulatory framework that is conducive to the production of housing. On the other hand, some governmental regulations can increase the cost of development and thus constrain the availability of affordable housing. Governmental constraints can increase costs by adding specific expenses to building costs, such as street improvements or impact fees, or by increasing development timelines and thereby increasing the builder's incidental costs such as interest payments, property holding costs, or labor. Efforts to modify processes to alleviate constraints may require collaboration with the County of Butte because the County administers building permits for residential projects proposed within the City of Biggs jurisdiction. In order to comply with Government Code 65940.1(a), Program 2.4.4 in the Chapter 3 Housing Program requires the City to provide information about its zoning code, development standards and fees on its website within 12 months of adoption of this Housing Element.

Governmental constraints can be classified in three basic categories: those which pose regulation; those which add direct costs; and those which result in time delays. Regulations and time delays result in increased costs, but they cannot be calculated as easily as direct costs such as fees. The most significant factors falling within the influence of local government are:

- Land use controls
- Site improvement requirements
- Building codes and their enforcement
- Fees and exactions
- Permit processing procedures
- Accommodations for persons with disabilities

General Plan

The City of Biggs adopted its 2030 General Plan in April 2014. The new General Plan explores issues relevant to accommodating future growth by expanding jurisdictional boundaries. In 2021, the City adopted Phase I of a Phased Annexation Plan for the area identified as the State Route 99/West Rio Bonito Special Planning District in the General Plan. The annexation land use diagram includes a mix of residential and commercial uses.

The General Plan also includes general plan designations for land uses. These general plan designations, and related land use controls and regulations, are described in this section. The General Plan states that

there are 22 acres of land designated for High Density Residential, 179 acres designated for Medium Density Residential, 819 acres of land designated for Low Density Residential, and 38 acres designated for Mixed Use.

Land Use Controls

Land use controls can affect the cost of housing if they artificially limit the supply of land available for development and/or limit the type of housing that can be built to certain types that are less affordable. The zoning ordinance, which implements the general plan, is a tool used by cities to guide the development of land, including regulations for location, density and intensity. All of the City of Biggs zoning ordinances and development standards are incorporated into the Municipal Code in Title 14, which is available on the City of Biggs website at <https://www.codepublishing.com/CA/Biggs/#!/Biggs14/Biggs14.html> in compliance with the transparency requirements of Government Code Section 65940.1.

Residential Zoning Districts

As shown in *Figure 36: Residential Zoning Districts*, the City of Biggs’ residential zoning districts allow for a range of housing types. Multi-family housing is allowed by-right (without discretionary permit review) in the High Density Residential (R-3) and Residential Mixed-Use (R-MU) Zoning Districts. The lot coverage and landscaping requirements for projects in the R-MU Zoning District are established through the Design Review process. Also, buildings in the R-MU District may be granted an exception with findings to exceed 35 feet in height, up to 50 feet. Note that there is some variation between the density standards identified in the General Plan land use designations and the Zoning Code. Program 2.1.4 in the Chapter 3 Housing Program is to amend residential zoning district density standards to be consistent with the General Plan land use designations. The density standards identified in the General Plan land use designations are as follows:

- Low Density Residential (LDR)— 0-6 dwelling units/acre
- Medium Density Residential (MDR)— 6-12 dwelling units/acre
- High Density Residential— (HDR) 12-25 dwelling units/acre
- Residential Mixed Use (MU)— 6-16 dwelling units/acre

Figure 36: Residential Zoning Districts

Zoning District	General Plan Designation	Units Per Acre	Max. Lot Coverage	Max. Height (ft.)	Min. Lot Size (sf)
Single-Family Residential (R-1)	LDR	2-6	40%	30	5,445
Medium Density Residential (R-2)	MDR	6-14	50%	30	5,445
High Density Residential (R-3)	HDR	6-20	60%	35	7,200
Residential Mixed Use (R-MU)	MU	6-20	-	35	3,000

Source: City of Biggs Municipal Code, Chapters 14.250-14.310

The Residential Use Table for the Residential Zoning Districts is shown in Figure 36.1 below. The symbols used in Tables 36.1-36.2 have the following meanings:

- P Permitted use, zoning clearance required
- UP Use permit required
- Blank Use not allowed

Figure 36.1: Residential Zoning Districts Use Table

Residential Use	R-1	R-2	R-3	R-MU
Agricultural worker housing	P	P	P	P
Dwelling, duplex		P	P	P
Dwelling, multiple-family, triplex			P	P
Dwelling, second unit	P	P	P	P
Dwelling, single-family, attached, detached	P	P	P	P
Fraternal hall, fraternity, sorority			UP	UP
Live/work unit				P
SRO, single-room occupancy housing			P	P

Source: City of Biggs Municipal Code

Commercial Zoning Districts

Residential uses are allowed in the Downtown Mixed-Use (D-MU) Zoning District with a Use Permit. Live/work units are permitted by right in this district. Located along B Street, which is the principal commercial corridor through the downtown, this district encompasses the historic commercial core of Biggs. The goal of the D-MU is to maintain and enhance the historic character of the district. The standards for residential development in the D-MU District are consistent with the R-MU district.

The Residential Use Table for the Commercial Zoning Districts is shown in Figure 36.2 below. The symbols used in Tables 36.1-36.2 have the following meanings:

- P Permitted use, zoning clearance required
- UP Use permit required
- Blank Use not allowed

Figure 36.2: Commercial Zoning Districts Use Table

Residential Use	D-MU	C-G	C-O
Dwelling, duplex	UP		
Dwelling, multiple-family, triplex	UP		
Dwelling, second unit	UP		
Dwelling, single-family, attached, detached	UP		
Fraternal hall, fraternity, sorority	UP	UP	UP
Live/work unit	P		

Source: City of Biggs Municipal Code

Overlay Zones

The Planned Development (PD) District may be applied as a combining zone to any city zoning designation in order to provide flexibility in development standards. Modifications from typical zoning district standards may include: setbacks, height limitations, lot coverage ratios, landscape design, location of fences and walls, signage, location and size of parking and loading areas, architectural design, and/or provision of exterior lighting. The modifications that are permitted in the PD District must provide a substantial benefit to the community and must be consistent with the intent of the General Plan. The land use density and intensity of any PD district must be consistent with the underlying Land Use Designation with which the PD District is combined. A minimum of 20% of a project site's total area shall be landscaped open space, and a minimum of 10% of the total project area shall be in consolidated areas that support social or recreational activities.

Density Bonus

California's Density Bonus Law (Government Code Section 65915) allows developers to request density bonuses and concessions based on the percentage of affordable units in the proposed project. Before 2021, the maximum density bonus was 35% for housing projects, which included either 11% Very Low-income units, 20% lower income units, or 40% moderate income units. Recent legislation (AB 2345) increased the top range of the density bonus to 50% for housing projects with 15% Very Low-Income units, 24% lower income units, or 44% Moderate-Income units. AB 2345 does not modify the 80% density bonus required to be provided to 100% affordable projects. In addition to the density bonuses, projects meeting the affordability thresholds described above are entitled to one or more incentives or concessions, which could include exceptions to building standards such as setbacks or building coverage ratios. In addition, AB 2345 amends parking ratios for qualifying projects to one space per studio or one-bedroom unit, 1.5 spaces per two-bedroom or three-bedroom unit, and 2.5 spaces per four-bedroom unit. Further reductions in parking standards are allowed for projects within a half-mile radius of a major transit stop, and for senior housing with paratransit service or access to a bus route that operates at least eight times per day.

The City of Biggs Density Bonus provision is located in Chapter 14.410 of the Municipal Code, which outlines the process for City Council to approve density bonuses as stipulated in a development agreement. This provision needs to be updated to reflect the provisions of AB 2345 as described above. An action to update the City's Density Bonus policy is included in the Chapter 3 Housing Program (Program 2.3.4).

Parking Requirements

Code amendments were recently adopted to reduce parking requirements for residential uses to be consistent with new state law (including parking for ADUs) and to increase developable areas on residential property. The City's parking standards for residential development are found in

Chapter 14.130 of the Municipal Code. For residential development, the off-street parking requirements are listed below:

Cottage units and second dwellings— 1 space per unit

Senior citizen dwellings— 1 space per unit

Boardinghouses— 1 space per room

Studio or one-bedroom apartments— 1.25 spaces per unit (1 space per unit in D-MU)

Two or more-bedroom apartments— 1.75 spaces per unit (2 spaces per unit in D-MU)

Single-family dwellings— 1 driveway space + 1 garage space

Duplexes and triplexes— 1 uncovered space + 1 garage space

Mobile home parks— 2 spaces per unit

Required Setbacks

For the R-1, R-2, and R-3 Zoning Districts, front and rear setbacks are 20 feet, side setbacks are 5 feet, and side setbacks for a street side yard are 15 feet. In the R-MU District, there are no front, rear or side setbacks, and the side setback for a street side yard is 10 feet. If the frontage of a R-MU zoned parcel is partially in a residential district, the residential front yard setback must be applied. If the R-MU district parcel abuts a residential district, there must be a side setback of at least 10 feet or a rear setback of at least 15 feet on the side adjacent to the residential district. Early in 2022, the City Council will be considering zoning code amendments of development standards that increase housing opportunities including reduced building setbacks, reduced parking requirements, increased building heights, increased lot coverages, and updates to the accessory dwelling – ADU ordinance that is consistent with current state law.

Floor Area Ratio and Site Coverage

The Biggs Municipal Code does not have floor area ratio requirements. The code does have a site coverage requirement, which sets the maximum percentage of the parcel that can be occupied by structures. For residential zoning districts, the maximum site coverage ranges from 40% for R-1 to 60% for R-3.

Growth Controls

The City does not have any growth controls or caps on the number of units that can be built over a designated period of time. The 2030 General Plan, municipal code, and design guidelines adequately support community character and public safety. City expansions through annexations must be reviewed and approved by the Butte County Local Agency Formation Commission (LAFCo), which is a countywide commission established by the State of California to ensure the orderly formation of local government agencies, the preservation of agricultural lands and open

space, limitation of urban sprawl, and efficiency in local government services. The City is in compliance with the Housing Accountability Act.

Zoning for a Variety of Housing Types

Zoning codes should provide adequate flexibility for the development of a variety of housing types that meet the range of needs documented in the Chapter 4 Needs Assessment. These housing types help meet residents' needs according to income, age, current housing status, household size, and employment. Below is a description of how the City of Biggs zoning code accommodates each housing type listed below, in compliance with Government Code Section 65583(a)(4), (c)(1), and subdivision 65583.2(c).

Multifamily Rental Housing— allowed by-right (without discretionary permit review) in the Residential R3 and RMU Districts. It is allowed with a Conditional Use Permit in the Commercial D-MU District. Incentives to allow greater densities, exceptions to development standards, and design flexibility are provided through the PD Overlays and the Density Bonus. Municipal Code Section 14.20.370 defines “Family” as an “individual or a group of two or more persons related by blood, marriage or adoption, together with not more than five additional persons not related by blood, marriage or adoption, living together as a single housekeeping unit.” This definition does not cause a constraint to housing development since this definition of “Family” is not restricted to persons related by blood or marriage.

Housing for Agricultural Employees— Agricultural worker housing is defined in the Municipal Code, Section 14.20.075, as “housing for agricultural employees consisting of six or fewer persons in a single-family home.” This type of housing is allowed by-right in all residential zoning districts (R-1, R-2, R-3, and R-MU) and in the Agricultural General Zoning District (A-G), in compliance with Health and Safety Code 17021.5. Agricultural working housing centers are allowed with a Conditional Use Permit in the A-G District. An “Agricultural worker housing center” is defined in Section 14.20.077 as “housing for agricultural employees consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household subject to a permit from the State as required by Health and Safety Code Section 17021.6.” The City also processes applications for Agricultural workers in compliance with Health and Safety Code 17021.8.

Low Barrier Navigation Centers— Low Barrier Navigation Centers are facilities that connect people experiencing homelessness to permanent housing through on-site services. State Law, per AB 101, requires that local government jurisdictions allow Low Barrier Navigation Centers by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The City of Biggs Zoning Code does not include Low Barrier Navigation Center as a defined residential use. Therefore, Program 2.2.2 has been included in the Chapter 3 Housing Program to amend the zoning code in order to comply with AB 101.

Transitional Housing— Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. The City's Municipal Code currently includes Supportive and Transitional housing as permitted uses in its definitions section of the City Municipal Code, Sections 14.20.975 and 14.20.995, consistent with Health and Safety Code

Sections 50675.2 and 50675.14. Transitional Housing is allowed by-right in all Residential Zoning Districts (R-1, R-2, R-3, and R-MU). It is also allowed with an Administrative Permit in the Commercial D-MU District, which does not require discretionary review by the City Council.

Supportive Housing— Supportive housing is defined by Section 50675.14 of the Health and Safety Code housing with linked on-site or off-site services with no limit on the length of stay and is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement. The City’s Municipal Code currently includes Supportive and Transitional housing as permitted uses in its definitions section of the City Municipal Code, Sections 14.20.975 and 14.20.995, consistent with Health and Safety Code Sections 50675.2 and 50675.14. Transitional Housing is allowed by-right in all Residential Zoning Districts (R-1, R-2, R-3, and R-MU). It is also allowed with an Administrative Permit in the Commercial D-MU District, which does not require discretionary review by the City Council.

Single-Room Occupancy Units— The City’s Municipal Code, Section 14.20.905 defines Single-Room Occupancy (SRO) Housing as “a compact dwelling unit with limited cooking and living facilities designed primarily for one individual and within a multiple-unit structure.” SRO units are allowed by-right in the R3 and R-MU residential zoning districts.

Manufactured Homes— The City’s Municipal Code, Section 14.20.670, defines a “Manufactured Home” as “a structure intended for human habitation which is constructed in a location other than the site where it is to be occupied. Manufactured Homes are designed so as to be installed on a permanent foundation and contain independent living facilities (kitchen and bathroom).” Manufactured Homes that meet the Municipal Code definition are allowed in zoning districts throughout the City with no additional requirements beyond what would be required of conventional single-family housing, in compliance with Government Code 65852.3.

Mobile Homes and Mobile Home Parks—Municipal Code, Section 14.20.690 defines “Mobile Home Park” as “an area or tract of land where two or more spaces are rented, leased or held out for rent or lease to accommodate manufactured homes”. Per Section 14.20.670 as cited above, Manufactured Homes must be installed on a permanent foundation and contain independent living facilities (kitchen and bathroom). Mobile Home Parks with Manufactured Homes as defined in the Municipal Code are allowed in zoning districts throughout the City with no additional requirements beyond what would be required of conventional single-family housing.

Accessory Dwelling Units (ADUs)

Accessory Dwelling Units (ADUs), also known as granny flats, in-law units, backyard cottages, or secondary units, are attached or detached dwelling units with complete independent living facilities that are built on the same parcel as an existing main dwelling unit. They are a flexible housing type that can be more affordable to build because they are smaller in size than the typical dwelling unit, and do not require acquisition of a separate lot and construction of new complimentary improvements such as off-street parking. On January 1, 2020, six new bills intended to promote the development of ADUs became State Law. Five of the bills limit the

ability of local government to restrict the development of ADUs in a variety of ways. They also set the rules for counting ADUs in a city's Adequate Site Inventory for the purpose of meeting RHNA in the Housing Element. The sixth law, AB 671, requires local government Housing Elements to include a plan to incentivize and promote the development of ADUs at affordable rents to Very Low-, Low- or Moderate-Income households.

The Biggs zoning code was recently updated in December 2021 with current standards for ADUs and JADUs as required by State Law. No ADUs have been developed in the City of Biggs. One resident is currently considering submission of an ADU application as of May 2022. The updated ADU and JADU criteria is as follows:

- A. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are defined in § 14.20.035.

Applications for ADUs and/or JADUs:

1. In single-family or multi-family residential zones are an allowed use in all single-family and multi-family zoning districts in the city and shall not be subject to a use permit or other discretionary action pursuant to California Government Code §§ 65852.2 and 65852.22 with the following additional requirements: and
2. In commercial zones, ADUs and JADUs are allowed if the property has an existing or proposed single- or multi-family dwelling. The ADU or JADU shall not be subject to a use permit or other discretionary action pursuant to California Government Code §§ 65852.2 and 65852.22 with the following additional requirements:
 - a. The increased floor area of an attached ADU shall not exceed fifty (50) percent of the proposed or existing primary dwelling living area, as long as the size limitation permits an ADU at least eight hundred (800) sq. ft. in size, at least sixteen (16) feet in height with four-foot side and rear yard setbacks, and that can be constructed in compliance with all other local development standards. Maximum allowed increase in floor area is one thousand two hundred (1,200) square feet.
 - b. An ADU or JADU is not intended for sale but may be rented for a period greater than thirty (30) days. Short-term rental (30 days or less) of these units is not allowed. An ADU shall not be sold separately from the primary dwelling unless the existing lot is divided into two or more lots consistent with city lot dimension and lot area standards resulting the primary and accessory residential structures being on individual lots. Full separate utility connections for all habitable structures shall be a requirement of approval of the lot division. Under no circumstances may a JADU be sold separately from the primary

dwelling. The prohibition of the sale of a JADU separate from the primary dwelling must be recorded on a deed restriction.

- c. The lot contains an existing or proposed single- or multi-family dwelling.
- d. The lot in which the use is proposed is in a zoning district which allows for single- or multi-family use.
- e. Owner-occupancy of the parcel is not a requirement to apply for the construction of an ADU or JADU. Owner occupancy of an ADU on the property is not required between January 1, 2020 and January 1, 2025, However, owner occupancy of the single-family residence in which a JADU will be permitted is required. The owner may occupy either the remaining area of the primary dwelling or the JADU. The owner occupancy requirement associated with a JADU shall be recorded on the property deed.
- f. For a project which proposes a new single- or multi-family dwelling and an ADU or JADU, the primary dwelling shall be approved for occupancy prior to occupancy of the ADU/JADU.
- g. ADUs shall be either attached to the proposed or existing dwelling and located within the living area of the proposed or existing dwelling or detached from the proposed or existing dwelling and located on the same lot as the dwelling. JADUs shall be attached to the existing dwelling and located within the living area of the proposed or existing dwelling.
- h. No setback shall be required for an existing living area, garage, or accessory structure that is converted to an ADU or JADU. However, fire protection mechanisms, as determined by the fire marshal, may be required for fire and life safety in those dwelling units not meeting otherwise required setback standards.

A setback of four feet shall be required for an ADU that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.
- i. An ADU or JADU shall not be subject to the following requirements: building coverage, surface coverage, minimum lot size, or any floor area ratios or open space requirements.
- j. With the acceptance of those requirements discussed in divisions h. and i. above, requirements relating to height, architectural review, site plan review, fees, charges, and other zoning requirements are generally applicable to residential construction in the zone in which the property is located.
- k. Parking requirements for ADUs and JADUs shall not exceed one parking space per unit or per bedroom, whichever is less. These spaces may be provided as

tandem parking on an existing driveway. However, no parking requirements shall be mandatory for those ADUs and JADUs in any of the following instances:

- i. The ADU or JADU is located within one-half mile of public transit.
 - ii. The ADU or JADU is located within an architecturally and historically significant historic district.
 - iii. The ADU or JADU is part of the existing primary residence or an existing accessory structure.
 - iv. When on-street parking permits are required but not offered to the occupant of the ADU or JADU.
 - v. When there is a car share vehicle located within one block of the ADU or JADU.
- l. Off-street parking shall be permitted in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the jurisdiction.
 - m. The replacement of parking spaces in an existing attached or detached garage, carport, or covered parking converted to an ADU or an existing attached or detached garage, carport, or covered parking demolished to construct a new ADU shall not be required for the construction and use of the ADU. The replacement of parking spaces in an existing attached garage, carport or covered parking converted to a JADU or an existing attached garage, carport, or covered parking demolished to construct a new JADU shall not be required for the construction and use of the JADU.
 - n. All ADUs and JADUs shall not be required to provide fire sprinklers if they are not required for the primary dwelling. However, other fire protection mechanisms, as determined by the fire marshal, may be required for fire and life safety in those ADUs and JADUs not meeting setbacks.
 - o. For those ADUs or JADUs contained within the existing space of a single-family residence or accessory structure, which have an independent exterior access from the existing residence, and the side and rear setbacks are sufficient for fire safety shall not require a new or separate utility connection directly between the ADU or JADU and the utility, no related connection fee or capacity charge shall be imposed for this structure. For purposes of providing service for water,

sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit.

- p. Development impact fees for ADUs shall be based on the proportional size of the accessory dwelling unit to the primary dwelling. No development impact fees shall be required for ADUs of seven hundred fifty (750) sq, ft, or less in size.
- q. For an ADU that is not described in subsection o., a new or separate utility connection directly between the ADU and the utility shall be required. The connection is subject to a connection fee or capacity charge which shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.
- r. A maximum of one ADU and one JADU are allowed per lot occupied by a single-family residential unit if the following is met:
 - i. The ADU or JADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than one hundred fifty (150) square feet beyond the same physical dimensions as the existing accessory structure.
 - ii. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.
 - iii. The space has exterior access from the proposed or existing single-family dwelling.
 - iv. The side and rear setbacks are sufficient for fire and safety.
 - v. The ADU and JADU complies with the requirements of §§ 17.76.130 and 17.08.145.
- s. Multiple ADUs shall be allowed within the portions of existing multi-family dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. At least one attached ADU and a maximum of twenty-five (25) percent of the existing multi-family dwelling units shall be allowed in a multi-family structure. Up to two detached ADUs that are located on a lot that has an existing multi-family dwelling shall be allowed on that multi-family lot. These detached ADUs are subject to a height limit of sixteen (16) feet and four-foot rear yard and side setbacks.

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or

less by a homeless person.” In compliance with Government Code Section 65583(a)(4), emergency shelters are allowed without a discretionary permit in the M-1 Light Industrial Zoning District. There are currently no Emergency Shelter in Biggs.

AB 139 requires that local governments use their most recent Point-In-Time Homeless Census to determine whether there is adequate capacity in Zoning Districts where emergency shelters are permitted by-right. If adequate capacity is not available in these Zoning Districts, the jurisdiction must allow emergency shelters by-right in another Zoning District in order to provide adequate capacity to meet the need. The 2019 Point-In-Time Homeless Census counted 23 individuals experiencing homelessness in Gridley and Biggs. According to the 2030 General Plan, there are 58 acres of land in Biggs with the Light Industrial (LI) Land Use Designation, which corresponds with the M-1 Zoning District. If it is conservatively assumed that all 23 individuals counted in the 2019 Point-In-Time Homeless Census were served in an emergency shelter in Biggs, there would be more than adequate space to shelter them within the 58 acres of the M-1 Zoning District, most of which is currently vacant. As emergency shelters are allowed by right in the M-1 Zoning District with more than adequate capacity, City of Biggs regulations are not a constraint to the development emergency shelters.

Extremely Low-Income Households

As described in Chapter 4, there are a large number of Extremely Low-Income households in Biggs that have a variety of housing needs. Some Extremely Low-Income households include persons experiencing homelessness or near-homelessness, persons with substance abuse problems, or persons with disabilities. Housing types that may be appropriate for this population include the housing types described above, or Residential Care Homes, defined as “Large residential care homes” in Municipal Code, Section 14.20.840, and “Small residential care homes” in Section 14.20.845. Large residential care homes provide residence for more than six individuals while Small residential care homes provide residence for six or fewer individuals. The Municipal Code defines a residential care home as “a building or structure designed, intended or used as a residence for individuals who require any form of institutional care or supervision where such care or supervision is maintained on the premises during a 24-hour day.”

Residential Care Homes with six or fewer clients are permitted by-right in all Residential Zoning Districts and the A-G District, and with an Administrative Permit in the Downtown Mixed-Use (D-MU) and General Commercial (C-G) Districts. Residential Care Homes with more than six clients are permitted with a Conditional Use Permit in the R-3, R-MU, D-MU, and C-G Zoning Districts.

Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities, per California Government Code Section 65583(a)(4). The Housing Element must demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Residential Care Homes

In accordance with the Community Care Facilities Act, the Biggs Zoning Code permits residential care homes for six or fewer residents by-right in all residential districts. Residential Care Homes with more than six clients are permitted with a Conditional Use Permit in the R-3, R-MU, D-MU, and C-G Zoning Districts. Required Conditional Use Permit findings are outlined in the Permitting Process of this chapter. There are no development standards that regulate the concentration or spacing of residential care homes. Constructing a new facility or structurally modifying an existing facility would require a building permit.

Reasonable Accommodation

The City does not have a reasonable accommodation provision in its Municipal Code. This is required by State Housing Element Law. Therefore, Program 2.2.4 in the Chapter 3 Housing Program describes a reasonable accommodation provision that will be incorporated into the Municipal Code.

Building Code

Standard requirements regarding accessibility for persons with disabilities are found in California's Title 24, which is enforced locally by the City's Building and Development Services Department. Special accessibility requirements are required for multi-family residential projects with three or more units.

Conclusion

Broadly speaking, the City of Biggs General Plan policies and Zoning Code do not overly constrain the development of housing. Furthermore, the City of Biggs has removed some constraints to housing development in recent years. This has included allowing Transitional Housing, Supportive Housing, and Small residential care homes to be developed by-right in all residential zoning districts. In addition, Emergency shelters are allowed by-right in the M-1 District. However, some new policies must be implemented for the City to maintain compliance with the latest updates to State Housing Element Law, which are listed below with reference to the applicable Action in Chapter 3: Goals, Policies, and Actions.

- Posting of up-to-date information on zoning code requirements and development standards and City fees on the City's website (Program 2.4.4);
- Revision of minimum and maximum residential densities in the zoning code to make them consistent with the General Plan Land Use Designations (Program 2.1.4);
- Allowance for the development of Low Barrier Navigation Centers by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if they meet specified requirements (Program 2.2.2);
- Revisions to accessory dwelling units standards to bring them in conformance with State Law (Program 2.5.1); and
- Inclusion of a reasonable accommodation procedure benefitting individuals with disabilities to the Municipal Code (Program 2.2.4).

The City has received a request to develop housing below the identified densities in the sites inventory in the previous planning period. However, the City will be implementing Program 2.1.4 to revise residential densities so that they are consistent with the densities identified in the sites inventory.

Building Codes and Enforcement

Building standards are essential to ensure safe housing, although some codes and standards may constrain the development or preservation of affordable housing. The City of Biggs contracts building inspection services to the Butte County Development Services Building Division. The City, through the County, currently uses the 2019 California Building Standards Code. This includes the California Electric Code, California Mechanical Code, and the California Plumbing Code. The 2019 Code has been adopted in its entirety with a few amendments to the Code to meet the needs of the County and City. Code enforcement is handled passively and in response to community concerns and complaints. The city does not offer services to pay for the removal of items that may trigger a code enforcement complaint, but they do have lists of services and sites that residents can turn to for the disposal of these items.

Permitting Process

Residential Permit Process

The City has a process for reviewing housing projects to make sure they meet the requirements of the City's Zoning Ordinance and the General Plan. Since the City contracts out plan checking services to Butte County, the City has adapted a hybrid approach for the processing of applications. The development review process for single-family and multifamily developments that are not requesting zoning changes is as follows:

- 1) The applicant meets with the City to discuss the potential project. The City Planning staff provides direction and all the forms needed for the application.
- 2) The Applicant submits the project to the City. This includes the City's application and plans (if needed). The most common application submitted for review by the City Planner is a Site Plan Review (SPR) application.
- 3) The City Planning Staff reviews the project application for completeness, and assesses whether the application is consistent with General Plan policy, and meets Zoning Code requirements. This review generally takes 1-5 days. If the project is a more involved, such as a rezone, Conditional Use Permit, or Specific Plan, this review could take much longer.
- 4) The development application(s) are distributed to other city departments and responsible agencies for comment including the Butte County Building Department to ensure that the project meets Building Code standards. This review takes from one to six weeks on average, depending on Building Department workload. The City has no control over the amount of time the County takes for this review.
- 5) Once the City of Biggs approves the development applications and conveys that approval to Butte County Building Department staff, the County approves the project, the building permit is issued, and the applicant can begin developing the project.

Depending on the type of development applications, permit processing typically takes about 60 days for a single-family development and 60-90 days for a multi-family development. This typical timeline assumes processing times for the average project such as a site plan review application. More complex projects, such as subdivisions, rezones, specific plans, or projects that may require a more extensive environmental review, could add more time to the review process. These projects will usually take at least six months to process for the land use entitlement and prior to the issuance of building permits. Many of these timelines are directly impacted by State laws that regulate the length of time that the local jurisdiction can take for various permit review phases. The amount of time required for the processing of projects is not seen as a constraint to the development of housing in the City of Biggs.

Conditional Use Permits

Conditional Use Permits are governed by Chapter 14.60 of the Municipal Code. Currently, the City of Biggs does not have a Planning Commission, and the City Council acts on its behalf. The City Council has the responsibility to issue all Conditional Use Permits in accordance with this chapter. The City Council may approve a use permit when it finds that:

- The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use;
- The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use;
- The proposed use will not be detrimental or injurious to the general welfare of the City; and
- The proposed use will be consistent with the policies, standards and land use designations of the General Plan and any applicable specific plan(s).

The City Council may impose any conditions of approval on a use permit that it finds necessary to carry out the provisions of this chapter. The City Council decision may be appealed within 15 days of the date of the decision, per Municipal Code, Section 14.30.150. After the appeal is filed, the City Council will then approve, conditionally approve or deny the original request, and their decision shall be final.

Rezone

The City's policy for rezone requests is outlined in the Municipal Code, Chapter 14.40. If a zoning change for a proposed project is requested, this request must be reviewed by the City Planner, and then the City Council in at least one public hearing, and determine appropriate consistency with the General Plan and any specific plans. The City Council, then approves the rezone request by adoption of an ordinance, or disapproves the rezone request.

General Plan Amendment

The process for reviewing and approving General Plan Amendment requests is consistent with the process for rezone requests described above.

Subdivision/Parcel Maps

Subdivisions are governed by Title 13 of the Municipal Code. The City Council is designated as the “advisory agency” per the Subdivision Map Act. The following process is used to review and approve subdivision map proposals.

- (1) The applicant prepares a tentative map, in accordance with regulations set forth in Sections 13.50.020 and 13.50.070 of the Municipal Code, which lay out how the map must be presented, and that it must be made by a registered civil engineer or licensed surveyor, and files it with the City.
- (2) The City Engineer must review the tentative map and deliver it with a report to the Planning Commission, within 10 days of the filing.
- (3) The Planning Commission approves, conditionally approves, or disapproves any tentative map that does not require a final map, which includes subdivision maps where:
 - a. The land before divisions that contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway, and no dedications or improvements are required by the City Council;
 - b. Each parcel created by the division has a gross area of 20 acres or more and has approved access to a maintained public street or highway;
 - c. The land consists of a parcel or parcels having approved access to a public street or highway which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the City Council as to street alignments and widths; or
 - d. Each parcel created by the division has a gross area of 40 acres or more.
- (4) If a final subdivision map is required, the applicant must prepare it in accordance with regulations set forth in Sections 13.50.020 and 13.50.070 of the Municipal Code.
- (5) The City Engineer then examines the proposed final map and provides a report and recommendation to the City Council.
- (6) The City Council then considers approval of the final map based on information and recommendations of the Planning Commission and City Engineer, and makes a final determination by resolution consistent with the Subdivision Map Act.

Lot Line Adjustment (Boundary Line Modification) and Minor Land Division

A request for a lot line adjustment (boundary line modification) or a minor land division must be filed with the City. After City Staff review, the City Council approves or disapproves the application pursuant to California Government Code Section 66412(d).

Design Review

Design review is typically not required unless part of a Planned Development application. Design review allows the City to ensure that ~~at~~ any new construction meets the character and integrity of the surrounding neighborhoods. It also ensure that there is some symmetry and quality in all developments in the City.

The City Planner reviews the plans for the development. Design review is dictated in Title 14 of the City Zoning Code under 14.100.

The purposes of this chapter are to:

- (1) Promote orderly and harmonious development of the city;
- (2) Enhance the desirability of residence or investment in the city;
- (3) Encourage the attainment of the most desirable use of land and improvements;
- (4) Enhance the desirability of living conditions upon the immediate site or in adjacent areas;
and
- (5) Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other.

The City Planner shall review and approve, or conditionally approve, any plans submitted in application for a building permit. The City Planner's action shall occur prior to the issuance of any building permit or the commencement of any work to construct or erect a new building, structure or improvement, or alter, enlarge, remodel, repair or otherwise change the exterior of an existing building or improvement within all residential and commercial districts.

Design review shall not be required for the following:

- Alterations, repairs or other changes to the interior of any existing building, structure or improvement;
- Construction, erection, alteration, enlargement, remodeling, repair or other change to a new or an existing building, structure or improvement where the architectural plans were reviewed and approved by the planning commission or city council in connection with the approval of a discretionary entitlement for the property;
- Minor alterations, enlargements, remodeling, repairs or other changes to an existing building, structure or improvement and minor new construction on partially developed properties within the D-MU downtown (B Street) mixed-use district, C-G general commercial zoning district, and C-O commercial office zoning district; provided, that the city planner shall review and approve or conditionally approve the plans for such work in accordance with this chapter prior to the issuance of any building permit; and provided further, that if the city planner determines the proposed work is substantial, the plans shall be referred to the planning commission for review under this chapter;
- Alterations, enlargements, remodeling, repairs or other changes to an existing building, structure or improvement within all districts other than the D-MU downtown (B Street) mixed-use district, C-G general commercial zoning district, and C-O commercial office zoning district;

- Infill development projects resulting in construction of individual new dwelling units on existing vacant lots.

SB-35, Permanent Supportive Housing, and Navigation Centers

The City does not have a specific procedure for SB-35 applications, or reviewing Permanent Supportive Housing planning permit applications, but will comply with SB-35 and AB 2162 as applicable. Navigation Centers are not currently defined or addressed in the City's Municipal Code, but will be added in order to comply with AB 101 as described in Program 2.2.2 in the Chapter 3 Housing Program.

On- and Off-Site Improvement Standards

The City requires certain site improvements to be built as part of the construction of housing within the City of Biggs. The improvement standards are outlined in Chapter 13 Subdivisions and Chapter 14 Zoning. The following are the most noteworthy improvement standards that apply to subdivisions:

- The arrangement of streets in a subdivision shall provide for the continuation of the principal streets existing in the adjoining subdivision or for the projection of existing principal streets when adjoining property is not subdivided.
- The minimum width for streets shall be as shown on any master plan of the city hereafter adopted, and when not indicated on said master plan shall be not less than 84 feet for major streets and 60 feet for all other streets. These widths shall be measured from lot line to lot line.
- An alley having a minimum width of 20 feet shall be laid out in the rear of proposed commercial lots.
- All utilities except water and sanitary sewers are to be located in alleys or utility strips unless specific exception is authorized by the planning commission.
- The subdivider may be required to dedicate and improve walkways 12 feet wide through long blocks, or to provide access to schools, parks and other public areas.

The following are the most noteworthy improvement standards that apply to individual projects that are not part of a subdivision:

- Fences, shrubs, screen plantings and similar obstructions shall not exceed three feet in height within the sight distance area.
- Development of more than two residential units on a parcel shall include the installation of fencing, of the maximum allowable height, alongside and rear property lines, except, at the discretion of the planning commission, fencing may not be required in a street-fronting side yard. Additionally, internal fencing should be installed to create private yards of not less than 180 square feet for each ground level dwelling unit.

- All new development shall have vertical curbs and four-foot-wide sidewalks. Sidewalks shall be separated from the curb by a landscape strip of at least four feet width as measured from the back of curb to the front edge of sidewalk.

Requests to Develop at Lower Densities than Required by Zoning

In 2019, Community Housing Improvement Program (CHIP) requested to develop a subdivision on R-3 zoned property at six units per acre. The R-3 zoning district at that time allowed 6-20 units per acre. The R-3 zoning district has been changed since then to the current 14.1-20 units per acre. CHIP had originally planned to develop multi-family apartments on this site, but it was not deemed financially or market feasible, so CHIP put together a plan to develop single-family self-help homes for low-income first-time homebuyers. The CHIP subdivision has now been constructed.

Historic Overlay Districts

The City of Biggs does not have a Historic Overlay District, nor a historic preservation ordinance.

Estimated Time Between Planning Permit and Building Permit Submittal

Most project approvals in Biggs are Site Plan Review applications which are processed by planning staff. Once these are approved, planning staff and the applicant forward the approval letter to the Butte County Building Department who then issue the building permit. The estimated time between Biggs planning staff approval and issuance of a building permit is approximately 3 weeks.

Conclusion

The City of Biggs' planning and building permit review procedures require similar processing times to other Northern California cities. While project review has increasingly become a complex process, the City of Biggs continues to seek ways to make this process more efficient without sacrificing the public's welfare or safety. The typical timeframe between approval for a housing development project and application for building permits is six months to one year.

Fees and Exactions

Permit and Impact fees fund services necessary to carry out local government functions. Permit fees compensate local government staff for reviewing project proposals to ensure that they are consistent with the General Plan, Municipal Code, and State Law. Impact fees fund capital improvements necessitated by the cumulative demand of development. A review of both of these types of fees are critical to this constraints analysis in order to determine whether the fees unduly add to the cost of development and thereby constrain the provision of housing.

Permit Fees

Permit fees include planning fees, building permit fees, and plan check fees. Planning fees are charged when an applicant submits a proposal for constructing or rehabilitating improvements. They compensate City staff time for reviewing the proposal. Building permit and plan check fees are charged to review the construction plans to ensure compliance with local and state building codes, and to inspect the project for habitability at completion. Planning Permit fees for the City of Biggs are listed in *Figure 37: Planning Permit Fees*, and Building Permit fees are shown in *Figure 37.1: Building Permit Fees*.

Figure 37: Planning Permit Fees

Description	Fee	Per
DEVELOPMENT SERVICE FEES		
PLANNING FEES		
1. Appeal Fee - Land Use Planning	\$2,819	
a. Filing Fee -Clerk of the Board	\$52	
b. Planning/Processing Fee - Development Services	\$427	
2. Administrative Permits: are ZONE SPECIFIC as listed in the Zoning Ordinance Use Tables	\$391	
a. Administrative Permit Temporary Uses	\$187	Flat
b. Temporary Mobile Home (Aunt Minnie)	\$542	
c. Temporary Mobile Home (Aunt Minnie) 1 Year Extension	\$93	
3. Airport Land Use Commission (ALUC) Review - Staffing Costs	\$753	Flat
4. Certificate of Correction	\$1,129	Flat
5. Certificate of Merger	\$753	Flat
6. Conditional Use Permit considered by Planning Commission	\$ 7,725	Flat
7. Counter/Telephone Research/ or Written Response Fee (First 15 Minutes):	\$ -	
a. Additional Time - 16 or more minutes Per each 15 minutes or portion thereof.	\$46	
8. Development Agreement	\$187	Hour
9. Development Agreement Minor Amendment	\$187	Hour
10. Extension of Time for Filing Map	\$ 1,129	Flat
11. Final Map Checking Fees: Parcel/Subdivision Maps, Waivers	\$376	Flat
12. General Plan Amendment	\$187	Hour
13. Land Conservation Agreement - Cancellation or Easement Exchange	\$187	Hour
14. Land Conservation Agreement - New contracts, recessions, amendments, non-renewals, consistency reviews	\$187	Hour
15. Legal Lot Determinations / Certificate of Compliance	\$1,883	Flat
16. Lot Line Adjustment	\$753	Flat
17. Mining and Reclamation	\$187	Hour
18. Mining Inspection and Financial Assurance Review	\$187	Hour
19. Minor Use Permit: are ZONE SPECIFIC as listed in the Zoning Ordinance Use Tables		
a. Minor Use Permit - Categorically Exempt	\$1,883	

b. Minor Use Permits Requiring Negative/Mitigated Negative Declaration	\$5,463	Flat
c. Minor Use Permits - Large Family Daycare	\$753	
20. Miscellaneous Planning Projects	\$187	Hour
21. Mitigated / Negative Declaration	\$187	Hour
22. Mitigation and Condition of Approval Monitoring Fee	\$187	Hour
23. Parcel Map	\$4,333	Flat
24. Planned Use Development	\$187	Hour
25. Pre-Application Meeting	\$564	Flat
26. Preparation of Environmental Impact Report	Actual Cost	
27. Publishing / Legal Notices	\$ 267	Flat
28. Rezone	\$187	Hour
29. Right of Way Abandonment	\$2,825	Flat
30. Site Development Permit	\$ 187	Hour
31. Specific Plan	\$ 187	Hour
32. Subdivision Map	\$187	Hour
33. Third-Party Contracted Services	Actual Cost	
34. Third-Party Contract Management Fee	30.00%	Contracted Amount Retainer
35. Variance:		
a. Variance - Minor	\$1,694	Flat
b. Variance - Non-Minor	\$187	Hour
36. Zoning Clearance	\$93	Flat
37. Zoning Ordinance Amendment	\$187	
38. Grading (Discretionary - Review by Planning Commission)	\$187	Hour
39. General Plan Maintenance Fee (GPMF)	5.00%	GOV 66014(b)
40. Technology Investment Fee (TIF)	2.00%	GOV 66014(b)
41. Hourly Rate for Services Provided by the Planning Division	\$187	Hour
B. Building Permits - Residential Inspection		
1. Pre-Inspection	\$254	Flat

2. Final Inspection	\$126	Flat
3. Reinspection	\$126	Flat
4. Underground Liquid Propane (LPG) Tank	\$ 126	Flat
C. LAND USE PLANNING		
1. CSA Fire Review	\$189	Flat
2. Environmental Impact Report Review	\$126	Flat
3. General Plan Amendment	\$253	Flat
4. Intra-Agency Review	\$126	Flat
5. Legal Lot Determination/Certificate of Compliance	\$62	Flat
6. Lot Line Adjustment	\$62	Flat
7. Minor Use Permit	\$126	Flat
8. Major Use Permit	\$253	Flat
9. Special Event Permit	\$126	Flat
10. Planned Unit Development	\$253	Flat
11. Pre-Application Meeting	\$126	Flat
12. Rezone	\$126	Flat
13. Specific Plan Review	\$380	Flat
14. Tentative Parcel Map/Waiver of Parcel Map	\$126	Flat
15. Tentative Subdivision Map - Major (5 lots or more)	\$253	Flat
16. Variance	\$126	Flat
17. Fire Code Application for Design Modification/Alternative Material	\$126	Flat

Source: City of Biggs, Butte County, 2021

Figure 37.1: Building Permit Fees

Building Construction Fees - Effective 1/11/21				
Description	Counter	Online	Additional	Per
Structural				
A. Residential Interior Remodel with no structural				
1. 250 sq ft	\$ 796	\$ 652	\$ 0.54	sq ft
2. 500 sq ft	\$ 932	\$ 788	\$ 0.29	sq ft
3. 1,000 sq ft & up (per sq ft)	\$ 1,082	\$ 939	\$ 0.29	sq ft
B. Residential Interior Remodel/Additions with Structural & Guest houses or conditioned (Hobby Rm, Game Rm, Pool House)	\$ 4,510			
1. 250 sq ft	\$ 1,232	\$ 1,088	\$ 0.93	sq ft
2. 500 sq ft	\$ 1,469	\$ 1,325	\$ 0.47	sq ft
3. 1,000 sq ft & up (per sq ft)	\$ 1,706	\$ 1,561	\$ 0.47	sq ft
C. Residential New Construction				
1. 500 sq ft	\$ 3,183	\$ 3,040	\$ 0.76	sq ft
2. 1,500 sq ft	\$ 3,945	\$ 3,802	\$ 0.77	sq ft
3. 2,500 sq ft	\$ 4,717	\$ 4,574	\$ 0.91	sq ft
4. 3,500 sq ft & up (per sq ft)	\$ 5,637	\$ 5,494	\$ 0.91	sq ft
5. Master Plan up to 1,500 sq ft	\$ 1,825	\$ 1,682	\$ 0.78	sq ft
6. Mastered Plan up to 1,500 sq ft	\$ 2,644	\$ 2,501	\$ 1.63	sq ft
7. Manufactured Single Family Dwelling	\$ 975	\$ 832	\$ -	sq ft
a. HCD 433A Form Filing Fee	\$ 284	\$ 249		N/A
b. Retrofit Mobile Homes	\$ 283	\$ 248		N/A
8. Multi Family (apartments, hotel, care group facilities, etc. 1-10 units)	\$ 3,649	\$ 3,506		N/A
a. Each add'l unit	\$ 236			N/A
9. Detached Accessory (unconditioned garage, workshop, hobby, game, pool house, etc.)	\$ 1,063	\$ 920		N/A

Source: Butte County, 2021

Impact Fees

Impact fees fund infrastructure improvements to accommodate growth in the community. Impact Fees are listed in *Figure 37.2: Impact Fees*. The City impact fee rates per unit are the same for multi-family developments as they are for single-family developments, at a total of \$20,504 per unit, not including school fees. All fees are based on a nexus study conducted by the City in 2006 to determine the actual cost of providing improvements or facilities. The nexus study concluded that the City of Biggs fees are appropriate and justified and also that the impact fee program complies with state law regarding development impact fees. The impact fees have not changed since the time that the Nexus Study was completed in 2006.

Figure 37.2: Impact Fees

Fee Category	Biggs		Orland		Difference Orland	
	Single Family Residential	Multi-Family Residential	Single Family Residential	Multi-Family Residential	Single Family Residential	Multi-Family Residential
Sewer Impact Fee	\$ 7,273.00	\$ 7,273.00	\$ 2,515.00	\$ 2,465.82	\$ 4,758.00	\$ 4,807.18
Drainage Impact Fee	\$ 2,276.00	\$ 2,276.00	\$ 1,588.00	\$ 1,344.00	\$ 688.00	\$ 932.00
Water Impact Fee	\$ 3,810.00	\$ 3,810.00	\$ 2,711.00	\$ 2,657.82	\$ 1,099.00	\$ 1,152.18
Electric Impact Fee	\$ 1,451.00	\$ 1,451.00	\$ -	\$ -	\$ 1,451.00	\$ 1,451.00
Roads	\$ 1,777.00	\$ 1,777.00	\$ 1,736.41	\$ 1,065.91	\$ 40.59	\$ 711.09
Parks and Recreation Impact Fee	\$ 3,060.00	\$ 3,060.00	\$ 5,051.59	\$ 4,329.94	\$ (1,991.59)	\$ (1,269.94)
General Government Impact Fee	\$ 567.00	\$ 567.00	\$ 5,140.44	\$ 4,406.09	\$ (4,573.44)	\$ (3,839.09)
Police Impact Fee	\$ 64.00	\$ 64.00	\$ -	\$ -	\$ 64.00	\$ 64.00
Fire Impact Fee	\$ 226.00	\$ 226.00	\$ -	\$ -	\$ 226.00	\$ 226.00
Library	\$ -	\$ -	\$ 1,356.07	\$ 1,162.35	\$ (1,356.07)	\$ (1,162.35)
Total Per Unit	\$ 20,504.00	\$ 20,504.00	\$ 20,098.51	\$ 17,431.93	\$ 405.49	\$ 3,072.07
School Fees (Sq Ft)	\$ 4.08	\$ 4.08	\$ 4.08	\$ 4.08	\$ -	\$ -

Source: City of Biggs, Biggs Unified School District, 2021

Fee Cost Reasonableness

The impact fees for Biggs was compared to Orland, a town with a population of 8,527 that is also in the northern Central Valley and about 50 miles from Biggs. As shown, total impact fees per unit are very similar between the two cities. The most significant difference is that Orland charges a lower amount per unit for multi-family development than Biggs. Total impact fees per unit for single-family development is very similar between the two cities, with Biggs being just \$405 more than Orland.

As part of the Impact Fee cost reasonableness assessment, land, construction, and fees costs for a typical single-family and multi-family unit were estimated, as shown in *Figure 37.3: Estimated Single-family Development Costs* and *Figure 37.4: Estimated Multi-family Development Costs*. Soft costs such as architecture, engineering, financing, and developer profit are not included. For the single-family construction costs estimate, a 1,500 square-foot home was modeled. The model shows that for a typical single-family home, the total Permit and Impact Fees are estimated at \$28,851, which accounted for 8.8% of the total land and construction costs. For the multi-family construction costs estimate, an apartment complex with 40 units, each 900 square feet in size, was modeled. The model shows that for a typical two-bedroom apartment, the total Permit and Impact Fees are estimated at \$24,782, which accounted for 7.2% of total land and construction costs. The fees in both of these models include School Impact Fees that are charged by the Biggs Unified School District in addition to fees charged by the City of Biggs.

Figure 37.3: Estimated Single-family Development Costs

Single Family Home Example		
# of Sq. Ft.	1,500	Per Sq Ft Cost
Construction Price Sq. Ft	\$ 177.00	
Lot Cost (10k sq ft)	\$ 34,488.97	\$ 22.99
Construction Cost	\$ 265,500.00	\$ 177.00
Contingency and Overhead (10%)	\$ 26,550.00	\$ 17.70
Permit Fees	\$ 2,227.00	\$ 1.48
Impact Fees	\$ 20,504.00	\$ 13.67
School Fees	\$ 6,120.00	\$ 4.08
Total	\$ 349,269.97	\$ 232.85
<i>Source: City of Biggs, Biggs Unified School District, 2021</i>		
<i>Note: This model does not include A&E, Developer Profit and other soft costs.</i>		

Figure 37.4: Estimated Multi-family Development Costs

Multifamily Example			
# of Sq. Ft. per unit	900	Per Sq Ft Cost	Per Unit Cost
# of Units	40		
Construction Price Sq. Ft	\$ 260		
Lot Cost (2 acres @ \$244,860 per)	\$ 489,720.00	\$ 13.60	\$ 12,243.00
Construction Cost	\$ 8,368,704.00	\$ 232.46	\$ 209,217.60
Other Costs (\$115,953 per unit)	\$ 4,638,120.00	\$ 128.84	\$ 115,953.00
Permit Fees	\$ 24,256.00	\$ 0.67	\$ 606.40
Impact Fees	\$ 820,160.00	\$ 22.78	\$ 20,504.00
School Fees	\$ 146,880.00	\$ 4.08	\$ 3,672.00
Total	\$ 14,340,960.00	\$ 398.36	\$ 358,524.00

Based on 2020 TCAC-DR Oroville Projects. Permit and Impact fees from City of Biggs. School fees from Biggs Unified School District.

Conclusion

Based on an analysis of fee increases, development models, and comparison to other cities, the fees in the City of Biggs do not represent a significant constraint on the construction of new housing. The fees charged by the City of Biggs are comparable to other similar size cities in the region. The City of Biggs does not have any ordinances that significantly impact the cost and supply of housing, such as inclusionary zoning or short-term rental ordinances.

NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are largely driven by the market forces of supply and demand that are shaped within the context of government policy at the federal, state, and local levels. By responding to market factors that impact housing availability and affordability, local governments, in cooperation with federal and state agencies, can help improve access to affordable housing for their residents. This section includes an analysis of land prices, construction costs, and residential real estate financing to better understand the challenges and opportunities to addressing housing needs in the City of Biggs.

Land Prices

Land cost is a fundamental component of the cost of housing. The price of property is impacted by market supply and demand, government land use policies, and the availability of acquisition financing. An analysis of multi-family and single-family residential land prices follows.

Multi-family Residential Land

Figure 38: Multifamily Residential Land, City of Biggs, 2020 shows data from properties for six affordable projects that received tax credit allocations and are currently in development in Oroville. Because no multifamily rental units have been developed in Biggs, projects from nearby Oroville have been listed. The average price per acre of the six properties is \$244,860 and the average price per square foot is \$5.62.

Figure 38: Multifamily Residential Land, City of Oroville, 2020

Multi-family Land Sales							
Project Name	Address	Zoning	Site Acreage	Site Sq. Ft.	Land Cost	Price per Acre	Land Price Sq Ft
Sierra Heights Phase II	No Address	MXC	3.76	163,786	\$499,000	\$132,712.77	\$3.05
Oroville Heights Apartments	1409&1451 Oro Dam Blvd. W	MHDR	4.96	216,058	\$1,190,500	\$240,020.16	\$5.51
Olive Ranch Apartments Phase I	Table Mtn and Grand	R-4	3.15	137,214	\$1,120,000	\$355,555.56	\$8.16
Olive Ranch Apartments Phase II	Table Mtn and Grand	R-4	2.74	119,354	\$1,120,000	\$408,759.12	\$9.38
Mitchell Avenue Senior Apartments	Mitchell Ave between FRB and 5th	R-3	1.99	86,684	\$330,000	\$165,829.15	\$3.81
Riverbend Family Apartments	205 Table Mountain	R-3	4.36	189,922	\$725,000	\$166,284.40	\$3.82
					Average	\$244,860.19	\$5.62

Source: City of Oroville 2020 TCAC-DR

Single-family Residential Land

Figure 38.1: Single-family Residential Land, City of Biggs, 2020 shows land in Biggs zoned Single-Family Residential that closed sales from April, 2019 through April, 2021. The price per square foot ranged from \$0.82 for a 4.4-acre lot to \$5.51 for a 0.3-acre lot. The average lot size was 1.35 acres for \$3.45 per square foot.

Figure 38.1: Single-family Residential Land, City of Biggs, 2020

Address	City	Price	Lot Size	Date Sold	Price per Sq Ft
395 E St	Biggs	\$ 72,000	13,068	1/15/21	\$ 5.51
581 Bannock St	Biggs	\$ 25,000	9,583	4/9/21	\$ 2.61
3050 Dos Rios Rd	Biggs	\$ 157,000	191,228	8/16/19	\$ 0.82
444 D St	Biggs	\$ 44,000	6,958	6/17/19	\$ 6.32
67 Hastings Ave	Biggs	\$ 145,000	73,181	4/15/19	\$ 1.98
		Average	58,804		\$ 3.45

Source: Realtor.com, 2019-2021

Construction Costs

Construction costs vary widely depending on the type of structure being built. For instance, the total construction cost of a multi-family structure will cost much more than a single-family home, though the cost of each unit in the multi-family structure will generally cost less due to the economies of scale. The development models shown in Figures 41.2 and 41.3 demonstrate that multi-family construction is generally more expensive per square foot but usually has lower costs per unit due to smaller unit sizes. Multifamily and single-family construction costs in Butte County are comparable to other similar size counties in the Central Valley, and generally lower than in the Sacramento Metropolitan Area.

An analysis of total development costs for six affordable tax credit projects in Oroville currently in development was conducted and listed in *Figure 38.2: Multi-family Development Costs, City of Oroville, 2021*. Total development costs for these projects averaged \$364,686 per unit. If funding sources require payment of State Prevailing Wages, construction costs are generally about 15%-20% higher. Senior and studio subsidized apartment complexes cost less per unit and more per square foot. Subsidized apartments are generally more expensive to build than market rate apartments because costs, such as developer overhead and profit, financing, and reserves, must be front-loaded into the development budget instead of future year operating budgets. This is because publicly subsidized project rents are restricted to levels affordable to low-incomes. Operating income largely covers annual expenses only, with narrow profit margins over the operating period. Furthermore, rent restriction covenants limit price appreciation, as subsidized projects cannot be resold at market prices until 30 to 55 years after they are built.

Figure 38.2: Multi-family Construction Costs, City of Oroville, 2021

Project Name	Address	Total Development Cost (TDC)*	Land Cost	Construction Cost	All Other Costs	Construction Cost (Sq. Ft)	Construction Cost (Unit)
Sierra Heights Phase II		\$16,414,489	\$499,000	\$9,056,000	\$6,859,489	\$210.00	\$192,680.85
Oroville Heights Apartments	1409&1451 Oro Dam Blvd. W	\$23,722,012	\$1,190,500	\$14,161,000	\$8,370,512	\$197.00	\$217,861.54
Olive Ranch Apartments Phase I	Table Mtn and Grand	\$30,650,580	\$1,120,000	\$21,261,340	\$8,269,240	\$281.00	\$265,766.75
Olive Ranch Apartments Phase II	Table Mtn and Grand	\$30,331,815	\$1,120,000	\$20,998,000	\$8,213,815	\$281.00	\$262,475.00
Mitchell Avenue Senior Apartments	Mitchell Ave between FRB and 5th	\$12,323,761	\$330,000	\$7,663,161	\$4,330,600	\$304.00	\$218,947.46
Riverbend Family Apartments	205 Table Mountain	\$27,924,953	\$725,000	\$19,848,570	\$7,351,383	\$287.00	\$279,557.32
	Average	\$23,561,268	\$830,750	\$15,498,012	\$7,232,507	\$260.00	\$239,548.00

Source: City of Oroville, 2021

Construction costs have increased significantly over the past five years. These increases have been driven by increases in labor and material costs. The Turner Center for Housing Innovation at UC Berkeley conducted an analysis of multi-family construction costs across California in 2020. In their report, they pointed out that construction costs increased by 24% statewide between 2009 and 2018. For the period of 2014 and 2018, the increase was 44% percent. The average per square foot hard cost was \$177 in 2009, and in 2018 it was \$222.

According to the Turner Center report, wages for the Construction and Extraction Occupations category saw an increase of 28.7% between 2006 and 2018. Cement Masons and Concrete Finishers saw the most significant increase in wages at 32.5%. Some of these wage increases were attributed to higher levels of overhead, profit, and contingency by general contractors and subcontractors to mitigate the risk and costs associated with a restricted workforce, and to ensure that they retain workers in a competitive labor shortage environment. (Source: *The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California*. The Turner Center for Housing Innovation, UC Berkeley, March 2020.)

Construction costs have been further accelerated by large increases in the cost of materials. Between 2010 and 2018, the cost of concrete increased by 28%, finishes and gypsum increased 65%, and lumber increased 110%. Metals was the only material that decreased over that time period, with a 39% drop. The COVID-19 pandemic has contributed to further cost increases. In some areas, the cost of lumber tripled as supplies became constrained due to sawmills shutdowns.

The increase in construction costs can be attributed to many factors, but is most significantly due to large increases in materials costs and a restricted workforce. It is not clear if these factors will continue during the next housing element period, but if they do, it could significantly impact not only the number of units that are built, but also their affordability as well.

Financing Availability

Over the past eight years, financing for residential real estate has gradually recovered from the recession of 2008. Interest rates over the past three years have remained at historically low levels, influenced by a federal funds rate near zero percent and federal investment in securities to shore up the economy during the coronavirus pandemic. At the same time, the risky lending practices that precipitated the housing bubble and subsequent recession have been reformed and defaults have declined significantly. After some uncertainty in 2020, equity and debt were much more aggressively employed in 2021 and are expected to continue to be readily available for a variety of residential real estate investments over the next few years.

Multifamily Rental Financing

Multifamily lending is forecast to reach about \$421 billion in 2022, up from the record \$409 billion estimated for 2021, which was a 13% increase from 2020 according to the Mortgage Bankers Association. Fannie Mae and Freddie Mac plan to increase their levels of multifamily investment in 2022 by increasing purchase caps, broadening the scope of eligible borrowers and projects, and expanding their products with flexible terms and low interest rates. (Source: *Why a Lending Bounty Awaits Multifamily Borrowers*. Multi-Housing News, November 30, 2021).

Most multifamily loan interest rates are currently tied to the 30-day LIBOR or U.S. Treasury 10-Year Note. The 30-day LIBOR has been stable between December 2020 and 2021, varying between 0.07% to 0.16%, with a rate as of December 2021 at 0.10%. LIBOR is expected to be phased out as a benchmark lending index over the next couple years, and will be replaced by another index that broadly measures bank borrowing costs. The 10-Year Treasury Note has risen from about 0.9% in December 2020 to about 1.5% in December 2021 (Wall Street Journal, December 10, 2021). Over the next year, interest rates on multi-family debt should continue to be in the 2%-4% range for tax-exempt bond funded construction loans and the 3%-5% for permanent loans and market rate commercial construction loans (Commercial Real Estate Finance Company of America, December 2021). Fannie Mae's current multifamily loan interest rates are roughly 3.6%-4.0% for a fixed 30-year amortized term (Fannie Mae, December 2021). Current FHA 223(f) multifamily loan interest rates are generally 2.65%-3.65% for a fixed 35-year amortization term (Federal Housing Administration, December 2021). Most affordable housing in California is financed by tax-exempt bonds that are allocated to projects by the California Debt Limit Allocation Committee (CDLAC).

Freddie Mac tracks an Apartment Investment Market Index (AIMI) to measure the relative value of investing in multi-family properties in select major metropolitan areas. From the second quarter of 2020 to the second quarter of 2021, the AIMI rose from 129.2.3 to 132.6. Freddie Mac stated that the increase in the index over the past year was the result of growth in net operating income for apartment complexes and lower mortgage rates, which offset strong growth in property prices (Freddie Mac Apartment Investment Index, 2nd Quarter, 2021. Equity for market rate multifamily housing is usually invested by Real Estate Investment Trusts (REITs). Publicly traded REITs have performed well over the last 10 years, with average annual return of 11.29% between October 2011 and October 2021 (Nareit Industry Fact Sheet, October 2021).

Equity for affordable housing is usually invested by banks and corporations that receive tax credits and deductions in return for their investment. Tax credit investors negotiate an equity price per dollar of tax credit received for each affordable housing project. Equity pricing for Federal Low Income Housing Tax Credits (LIHTC) in California has been gradually rising after a drop in investor interest in 2020. While LIHTC pricing varies greatly depending on project particulars, the partners involved, and location, national pricing averaged about \$0.90 per tax credit dollar in the second half of 2021 (CohnReznick Housing Tax Credit Monitor, November 2021 and Novogradac LIHTC Equity Pricing Trends, August 2021). While projects in major California metropolitan markets such as Los Angeles and the Bay Area tend to draw significantly higher pricing than the nationwide average, projects in rural areas of California have historically seen pricing closer to the nationwide average.

Federal funding for affordable multifamily housing is projected to expand over the next few years based on the recently passed American Rescue Plan and HUD budgets, proposed federal budgets for FY 2022, and the housing components of the proposed Build Back Better Act. These initiatives will significantly bolster resources for federal tax credits, entitlement grants for housing production, rental assistance, and homeless services. At the State level, budget surpluses and the Governor's commitment to addressing California's housing needs figures to continue financial support for housing programs.

At the beginning of the new Housing Element period, the Chico and the surrounding area will see increased investment in subsidized multifamily rental financing through the Community

Development Block Grant- Disaster Recovery (CDBG-DR) program. The purpose of this program is to use federal funds made available through the Presidential Disaster Declaration associated with the Camp Fire to replace destroyed units. Butte County has received an allocation of \$61 million dollars. However, thus far, none of these funds are planned for project in Biggs.

Homeownership Financing

The full-year average interest rate on a 30-year fixed rate mortgage was 3.0% in 2021 (Freddie Mac Market Rates Survey, December 9, 2021). After large monthly purchases of treasuries and mortgage securities over the past two years, the Federal Reserve has indicated that it is ready to start diminishing its purchases of treasuries and mortgage securities through 2022. At the same time, it is expected that the Federal Reserve will slightly increase the Federal Funds Rate over 2022. These factors are expected to push mortgage interest rates modestly upward between 0.3% and 0.5% on a 30-year fixed rate loan by the end of 2022 (*Kiplinger's Interest Rates Forecast*. Kiplinger, September 2021.) Freddie Mac projects that refinance activity will soften towards the end of 2022 as interest rates rise, and total mortgage originations will decline from \$4.5 trillion in 2021 to \$3.1 trillion in 2022 (*Quarterly Forecast*. Freddie Mac, October 15, 2021).

Natural Disaster Impacts

COVID-19

On March 13, 2020, the President declared the ongoing Coronavirus Disease 2019 (COVID-19) pandemic of sufficient severity and magnitude to warrant an emergency declaration for all states, tribes, territories, and the District of Columbia pursuant to section 501 (b) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207 (the "Stafford Act"). This declaration shut down "non-essential" businesses such as bars, restaurants and most retail stores. Essential businesses included hardware stores, supermarkets, and other retailers that sold food or medical supplies. Housing construction was considered an essential business, however, COVID still had a severe impact in that sector. Construction sites had to deal with shutdowns due to COVID outbreaks. Many factories supplying building materials experienced shutdowns or reduced staffing. This led to severely constrained supply inventories. Construction projects were delayed due to materials shortages. These delays resulted in fewer units being built to meet the high demand for housing. This contributed to higher home prices and rents. With the increase in vaccinations and the decline in COVID-19 cases, housing construction began to recover in the second half of 2021.

Camp Fire

On November 8 ~~18~~, 2018, a faulty electrical line sparked the deadliest and most destructive wildfire in the history of the State of California in the foothills of Butte County. When the fire was finally fully contained on November 25th, 2018, it had killed 85 people, burned almost 240 square miles, and destroyed 18,000 structures, most of which were dwelling units. The towns of

Paradise and Concow were almost completely destroyed, and 56,000 people were evacuated with 20,000 of them relocating permanently.

A study was conducted by Economic and Planning Systems that was released in January of 2021 that examined the impact of the Camp Fire in Butte, Glenn and Tehama counties. According to the study, most of the residents relocating from Paradise, Magalia, and Concow initially moved to Chico, with a much smaller portion also relocating to Oroville and Orland. The City of Biggs also grew between 2018 and 2019, but at a slower rate (4.6%) and with a much smaller scale of population increase (91). From 2019 to 2021, the population of the City of Biggs declined by 330, or 16%. The population of Butte County as a whole decreased dramatically by 23,429 (10.4%) between 2018 and 2021.

City Actions that Address Non-governmental Constraints

The following actions in the Chapter 3 Housing Program address non-governmental constraints that are described above.

Land Prices

Program 2.4.1 addresses high land prices by facilitating development in the North and South area Residential Special Planning Districts by providing flexibility in land use and development standards.

Program 2.4.2 addresses high land prices by allowing residential development on lots in the older sections of town that are smaller than the minimum 7,200 square feet.

Construction Costs

Program 1.2.1 will provide City support for housing rehabilitation, which maintains the City's affordable housing stock and is less expensive than new construction.

Program 2.3.2 reduces residential development costs by monitoring permit procedures to minimize the time required for review by the City.

Financing Availability

Program 2.2.3 requires the City to partner with developers to apply for funding of Special Needs Housing.

Program 2.3.3 directs the City to collaborate with affordable housing developers to identify sites and apply for appropriate State funding.

Natural Disaster Impacts

Program 2.4.3 directs the City to collaborate with other governmental entities and organizations in Butte County and local affordable housing developers to share information about housing needs and

mutually beneficial housing strategies. This Program will assist in recovering from natural disasters, and to prepare for future natural disasters.

AFFIRMATIVELY FURTHERING FAIR HOUSING: IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

With the passage of AB 686, the Housing Element now includes a section on affirmatively furthering fair housing called “identification and prioritization of contributing factors” which is based on the previous outreach, assessment of fair housing, and site inventory analyses. This section identifies and prioritizes factors that limit or deny fair housing choice or access to opportunity or negatively impact fair housing or civil rights. (*California State Department of Housing and Community Development, Affirmatively Furthering Fair Housing, 2021*). As recommended by State HCD, **Figure 39: Affirmatively Furthering Fair Housing: Identification of Contributing Factors** identifies and prioritizes fair housing issues, contributing factors, and meaningful City actions.

Figure 39: Affirmatively Furthering Fair Housing: Identification of Contributing Factors

Priority (high, medium, low)	Fair Housing Issue	Contributing Factors	Meaningful City Action
High	Block Group 1 has a concentration of the City’s affordable housing stock and has significantly lower median income and lower educational outcomes than Block Group 2.	Lack of private investments in specific neighborhoods. Possibility of patterns of income segregation.	<ol style="list-style-type: none"> 1. City to encourage future affordable housing or mixed income development in Biggs Annexation Plan, which is an area of new growth primarily located in Block Group 2. The Biggs Annexation Plan is an area of new housing growth that has the potential to more than double the housing stock in the City. Currently, all areas of this growth are zoned for moderate and above moderate single family development. To encourage more equitable and inclusive patterns of development, the City should Rezone Phase II of the Biggs Annexation Plan to include multi-family, low and very-low income, permanent supportive, and/or high density housing.
High	Most Biggs households of five persons are low-income and unable to afford adequate housing. One in five families and individuals are experiencing poverty in the City of Biggs and the median income for a household of 5 persons is \$36,107.	There is a shortage of permanent supportive housing and multi-family rental housing. Need for one bedroom/studio units, accessible units, and three bedroom units. Displacement of residents due to economic pressures. Lack of community revitalization strategies.	In collaboration with Butte County and the City of Biggs, assist with publishing an annual Request for Proposals for Permanent Local Housing Allocation (PLHA) funds to attract affordable housing developers to the region.

High	The 2018 Camp Fire in eastern Butte County has impacted the City’s housing stock availability and prices. Rents increased substantially. There is a shortage of affordable housing.	Displacement of residents due to disaster and resulting economic pressures, as well as housing shortages and lack of affordability persisting after disaster. Approximately 75% of structures were built in the year 1979 or earlier. Approximately 92% of homes are single-family, detached homes. Lack of mixed-density and mixed-use development. Need for improved permitting and development processes, such as flexible allowances, and incentives for infill development.	<ol style="list-style-type: none"> 1. Incentivize high density, mixed income, infill, and multi-family development in resource-rich areas by creating mixed-income and high density zoning in Block Group 1. 2. Improved or expedited permitting and development processes for housing development for all income levels. 3. Flexible allowances
Medium	Renters are becoming significantly more likely to experience 1 in 4 housing problems or 1 in 4 severe housing problems in comparison to owners.	Substandard housing conditions.	Work with State government to consider using CDBG funds for rehabilitation of both renter households and owner-occupied households.
Medium	Protected classes, including low-income residents, single mothers, persons with physical disabilities, persons with mental health conditions, and senior residents face barriers	Residents may be unaware of programs they are eligible for or have trouble applying for utility payment assistance and housing rehabilitation assistance.	Partner with Biggs Unified School District, Legal Services of California, and Disability Action Center.

	acquiring housing due to poor credit, poor rental histories, income requirements, and felony records. These residents could benefit from robust services and programs to complement housing.		
Low	Hispanic or Latino residents are significantly less likely to own a home than White/not Hispanic or Latino residents. Only 28% of owner-occupied units belong to Hispanic or Latino residents.	Disparities in access to opportunity. Linguistic isolation and likelihood of discrimination in employment, financial, and lending services.	<ol style="list-style-type: none"> 1. Meet with Community Housing Improvement Program (CHIP) and Butte Habitat for Humanity at least once per year to discuss potential development opportunities in the City and methods of collaboration. 2. Focus on the feasibility of self-help housing that includes low-interest loan and down payment assistance programs. 3. Assist developers with affirmative outreach to people of color, including Spanish-language materials.
Low	The City of Biggs is a majority minority community. One in five of residents over the age of 5 experience linguistic isolation.	Increased diversity in the City in recent years has resulted in a high percentage of residents who speak a language other than English at home.	<ol style="list-style-type: none"> 1. Expand access to community meetings by providing live interpretation in Spanish. Bilingual English/Spanish City staff members to interpret, or the City may hire a professional translator. 2. Expand access to planning materials created for the public by providing materials in English and Spanish. Bilingual English/Spanish City staff members to translate materials , or the City may hire a professional translator.

<p>Low</p>	<p>Lack of local public fair housing enforcement and outreach.</p>	<p>Limited City capacity for fair housing enforcement and outreach activities.</p>	<ol style="list-style-type: none"> 1. Develop a formal process for receiving, reviewing, and responding to fair housing complaints in collaboration with Legal Services of Northern California 2. City to promote LSNC’s virtual Fair Housing Workshops 3. Meet with North Valley Property Owners Association (NVPOA) and Legal Services of Northern California (LSNC) at least once per year to coordinate information, referrals, and outreach to residents. This may include disseminating informational materials at City Hall, posting on City’s website and Facebook page, and sending an “email blast” to the City’s stakeholder contact list.
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APPENDIX A: REVIEW OF PREVIOUS HOUSING ELEMENT ACTIONS

REVIEW OF PREVIOUS HOUSING ELEMENT PROGRAMS 2014-2022					
GOAL:	Housing Quality: Assist in the preservation of housing which is safe, and sanitary.				
POLICY:	<i>Work to provide an adequate supply of housing which is affordable, safe, and sanitary for all segments of the community through the production of new housing stock and/or the maintenance of existing housing stock.</i>				
	Programs	Timeframe in Housing Element	Accomplishments/Analysis	Continue/Modify/or Delete?	Adjustment to Meet New State Laws
	1.1- Housing Inspection Program. Continue the code enforcement program and explore options for the establishment of a Housing Condition Inspection Program. Buildings found to be in violation of health and safety standards and/or building codes will be targeted for rehabilitation to meet current codes and standards.	Code Enforcement Program ongoing. Implement Housing Condition Inspection Program by June 2015.	Code Enforcement Program is budgeted at 10 hours per week. The Housing Condition Inspection Program was not achieved.	Continue, with the objective to link to Housing Rehabilitation	
	1.2- Housing Rehabilitation Program. Provide financial assistance to eligible owner and renter occupied households for housing rehabilitation	Ongoing, apply for funding annually	The program is not active and was not implemented. The City will need to identify resources in order to implement it.	Modify. The City will explore outside resources for the operation and administration of the program.	

POLICY:	<i>Conserve the existing housing stock through the enforcement of city codes, assisting with the rehabilitation of substandard housing units and, where necessary, provide recommendations for the removal of dilapidated structures</i>				
	Program	Timeframe in Housing Element	Accomplishments/Analysis	Continue/Modify/or Delete?	Adjustment to Meet New State Laws
	1.3- Housing Conditions Survey. Maintain a current inventory of housing conditions within the City to determine need for rehabilitation.	Complete by June 2016	Not completed	Continue with new timeline	
GOAL:	2: HOUSING QUANTITY AND AFFORDABILITY: 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:	<i>Integrate and make consistent the Housing Element update within the framework of the City of Biggs General Plan/ maintain housing inventory in the City</i>				
	Program	Timeframe in Housing Element	Accomplishments/Analysis	Continue/Modify/or Delete?	Adjustment to Meet New State Laws
	1.4- Maintain a General Plan, including the Housing Element that contains current data and is effective in implementing housing goals	Annually in May	An annual update is provided to the City Council	Delete. These regular status updates are provided to the City Council.	

POLICY:	<i>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.</i>				
	Programs	Timeframe in Housing Element	Accomplishments/Analysis	Continue/Modify/or Delete?	Adjustment to Meet New State Laws
	1.5- Maintain a Zoning Ordinance that contains current data and is effective in implementing housing goals.	Ongoing	The Zoning Ordinance is updated as required	Delete. Not a Program per se, this is a policy of the City in general.	
POLICY:	<i>Assist in the production of housing for special needs groups such as seniors, the disabled, large families, farmworkers, single-headed households, and the homeless.</i>				
	Programs	Timeframe in Housing Element	Accomplishments/Analysis	Continue/Modify/or Delete?	Adjustment to Meet New State Laws
	1.6- Multifamily housing. Continue to explore alternative methods for increasing the City's affordable housing stock (will consider requiring CUP for SF development in R-3 zoning sites)	Annual Evaluation.	No significant progress made. The City is in the process of updating its ADU ordinance, reducing setbacks, decreasing parking requirements, and increasing height limits	Continue with a Program to amend Zoning Ordinance to require a CUP for SF development in R-3 zoning sites, consider incentives for multifamily development	
	2.1- First-Time Homebuyers Program. Continue the First-Time Homebuyers program to assist lower-income households to	Ongoing, apply for funds annually	Not currently active, and has not been in operation in recent years.	Delete, the Program is not feasible at this time, given housing prices	

	purchase a home.				
	2.2- Farmworker Housing. Provide for the development of suitable housing for farmworkers. Amend Zoning Ordinance to conform with state law.	Amend Zoning Ordinance by 2015	Implemented. Farmworker housing allowed in all zoning districts as of 2014	Delete, this item was completed	
	2.3- Large Household Housing. Renter households with six or more persons do not have an adequate number of dwelling possibilities in the City. The City will consider a program to provide incentives such as fee reductions, modifications to development standards, and financial incentives for the development of rental housing units with 4 or more bedrooms.	Ongoing	North Biggs Estates completed in 2016, but no units were rental units. No definition in municipal code for "large households" Some variances have been granted to facilitate larger units. Recent units have been 1,400+ sf	Continue with modifications. The City will consider unit size needs when reviewing variance requests and zoning modifications. The City will also consider an incentive program.	Modify- consider unit size needs when reviewing variance requests and zoning modifications.
	2.10- Emergency shelters/ Transitional and Supportive Housing. The City's Zoning Ordinance shall be amended as necessary to adhere to SB 2 regarding the allowance of transitional and supportive housing.	Amendment by June 2015	The Zoning Ordinance was modified to comply with SB 2 in 2014.	Modify	Modify to comply with new legislation: AB 2162 (Supportive Housing); AB 101 (Navigation Centers); AB 139 (Parking Standards for Emergency Shelters)

POLICY:	<i>Strive to achieve the City's fair share allocation of the market area housing needs for the 2009-2014 period as determined by the Butte County Association of Governments</i>				
	Programs	Timeframe in Housing Element	Accomplishments/Analysis	Continue/Modify/or Delete?	Adjustment to Meet New State Laws
	2.4- Infill development Program- The supply of developable land zoned for higher-density residential use is a limiting constraint. The city will maintain a database of vacant and underutilized residential land and the constraints of development to that land.	Ongoing	This program has not yet resulted in any infill development.	Continue/Modify/or Delete?	Modify- incorporate into the No Net Loss Program- annual review of capacity to meet RHNA
	2.5- Second Units. Encourage the development of second dwelling units by allowing (on a case by case basis) the reduction of parking requirements, enhanced processing times, and impact fee reduction. Provide educational materials regarding second units in the form of brochures at City Hall and public library.	Ongoing	No progress. No ADU units have been constructed and no Zoning Ordinance amendments to date. Brochures not developed. Code amendments are underway with City Council review during the 1 st quarter of 2022.	Modify. The City will use State Planning Grant funds to carry out the necessary amendments	A Program will be added to address all ADU laws passed since 2014, including AB 671 to incentivize production of ADUs for low income households at affordable rents

<i>POLICY:</i>	<i>2.5: Assist in the development of housing affordable to very low-and low-income households through financial and/or technical assistance.</i>				
	Programs	Timeframe in Housing Element	Accomplishments/Analysis	Continue/Modify/or Delete?	Adjustment to Meet New State Laws
	2.6- Development Processing System Review Program. Minimize processing time for development permits, especially those for affordable residential projects and those that conform to the City development requirements.	Annually	There have been no major changes to the development processing system since 1977	Continue	
	2.7- State and Federal Housing Programs. Provide support and assistance to affordable housing developers to help meet the needs of existing and future residents. Coordinate across county, state, and federal jurisdictions to obtain affordable housing funding resources.	Ongoing	No funding acquired	Continue	
	2.11- Extremely Low-Income Households. Encourage and facilitate supportive housing and single-room occupancy units.	Annually	There have been no SROs and no supportive housing units developed	Delete, this is part of Program 1.6	
	2.12- At Risk Units. Monitoring program to ensure preservation of affordable units in the City.	Ongoing	Currently no at-risk units in the City.	Continue with modifications to ensure compliance with State law	

POLICY:	<i>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.</i>				
	Programs	Timeframe in Housing Element	Accomplishments/Analysis	Continue/Modify/or Delete?	Adjustment to Meet New State Laws
	2.8- Planned Development. Encourage Planned developments in the North Area and South Area Residential Special Planning Districts as discussed in the City's General Plan.	Ongoing	A 10-lot subdivision, North Biggs Estates, recently completed by CHIP. another phase in process; A 94-lot annexation and tentative map currently being reviewed. A 27-lot tentative map currently being reviewed.	Continue	
	2.9- Substandard Lot Development Variance. Provide opportunities for underutilized parcels that do not meet minimum development standards, such as lot size, to be developed	As requested	The City has approved these types of variances. Currently proposed zoning code amendments to reduce setbacks is anticipated to reduce the number of related variance applications.	Continue	
GOAL:	3: EQUAL HOUSING OPPORTUNITY: It is the goal of the City to assure that discrimination is not a factor in the ability of households to obtain housing.				

POLICY:	<i>Do not allow discrimination to interfere with the attainment of the City's housing goals, policies, and programs.</i>				
	Programs	Timeframe in Housing Element	Accomplishments/Analysis	Continue/Modify/or Delete?	Adjustment to Meet New State Laws
	3.1. Prevent housing discrimination and promote equal housing opportunities. Coordinate and refer interested persons to agencies such as Community legal Information Center, Mediation Center of the Northern Valley, Butte County Housing Authority, and Legal Services of Northern California.	Ongoing	Brochures are available in English and Spanish at City Hall, but legal services are not promoted. Considering advertising/promoting more extensively	Modify	All programs in this section will be impacted by AB 686, which is the State's new Affirmatively Furthering Fair Housing Law
	3.2- Removal of Housing Constraints for Persons with Disabilities. Identify and remove possible governmental constraints to the development of housing for persons with disabilities by adopting a formal reasonable accommodation procedure	Complete by January 2015	Reasonable accommodation procedure not adopted	Continue with new Program	
GOAL:	4: Natural Resources and Energy Conservation: Promote the conservation of natural resources and energy in housing production.				
POLICY:	<i>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.</i>				

	Programs	Timeframe in Housing Element	Accomplishments/Analysis	Continue/Modify/or Delete?	Adjustment to Meet New State Laws
	4.1- Implement State Energy Conservation Standards. Promote energy and resource conservation wherever possible	Ongoing	The City has adopted the 2019 "Cal Green" Building Code	Continue	
	4.2-Provide rebates for the installation and usage of energy efficient appliances, insulation materials, windows, energy audits, weatherization, and other energy saving techniques.	Ongoing	This is not tracked by the City since the County processes building permits within Biggs.	Modify	Modify to coordinate with Butte County CAA LIHEAP program; provide information to residents

APPENDIX B: COMMUNITY MEETING 1 HOUSING NEEDS AND ISSUES QUESTIONS & ANSWERS



City of Biggs 2022 Housing Element Update
Community Meeting #1: Housing Needs & Issues
Questions & Answers
October 7, 2021

1. Question: Are the CHIP [Community Housing Improvement Program] houses that have already [been] built included in your survey numbers?
 - a. Answer: Yes, they are (Answered live during the meeting).
2. Question: Are the CHIP houses you speak of already "spoken for"? The last ones were-- well in advance.
 - a. Answer: We would need to ask CHIP as to what they process is for those houses and the status. (Answered live during the meeting).
3. Question: Will the City of Biggs allow manufactured homes to be put on R-1 lots by existing owners of the lots? I was told a manufactured home is only allowed if it is less than 10 years old. Is that statement accurate?
 - a. Answer: Yes, the City will allow this. The age limitation is imposed by the State Building Code, which the City is required to follow. (Answered live during the meeting).
4. Question: None of the % percentages listed at the start of this meeting add up. How is it that no one mentions this as an important issue? Regarding year houses were built, age of residents, etc.
 - a. Answer: These are highlights of different data pieces, and are not intended to add up to 100%. (Answered live during the meeting).

APPENDIX C: Community Meeting 2 Housing Goals and Programs Poll Report



City of Biggs 2022 Housing Element Update
Community Meeting #2: Housing Goals & Programs
Live Poll Results
November 18, 2021

Community members responded to bilingual polls in English and Spanish that were launched live during the meeting.

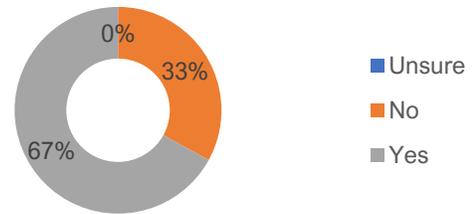
Both the polls and community members' aggregated responses are provided below.

Poll 1

Did you participate in our first community meeting held October 7, 2021, or the online community surveys? / ¿Participó en la primera reunión comunitaria el 7 de octubre de 2021, o en las encuestas comunitarias en línea?

- a. Yes / Sí
- b. No / No
- c. Unsure / No estoy seguro

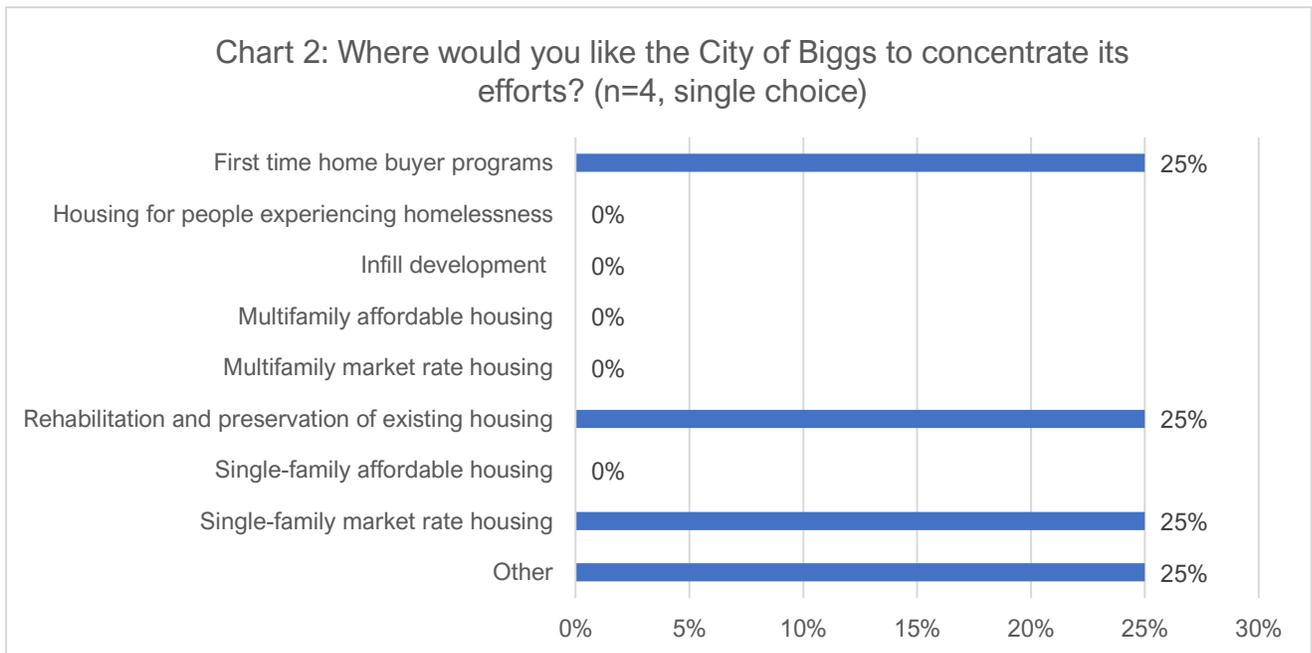
Chart 1: Did you participate in our first community meeting held October 7, 2021, or the online community surveys? (n=3, single choice)



Poll 2

Where would you like the City of Biggs to concentrate its efforts? / ¿Dónde le gustaría que la Ciudad de Biggs concentre sus esfuerzos?

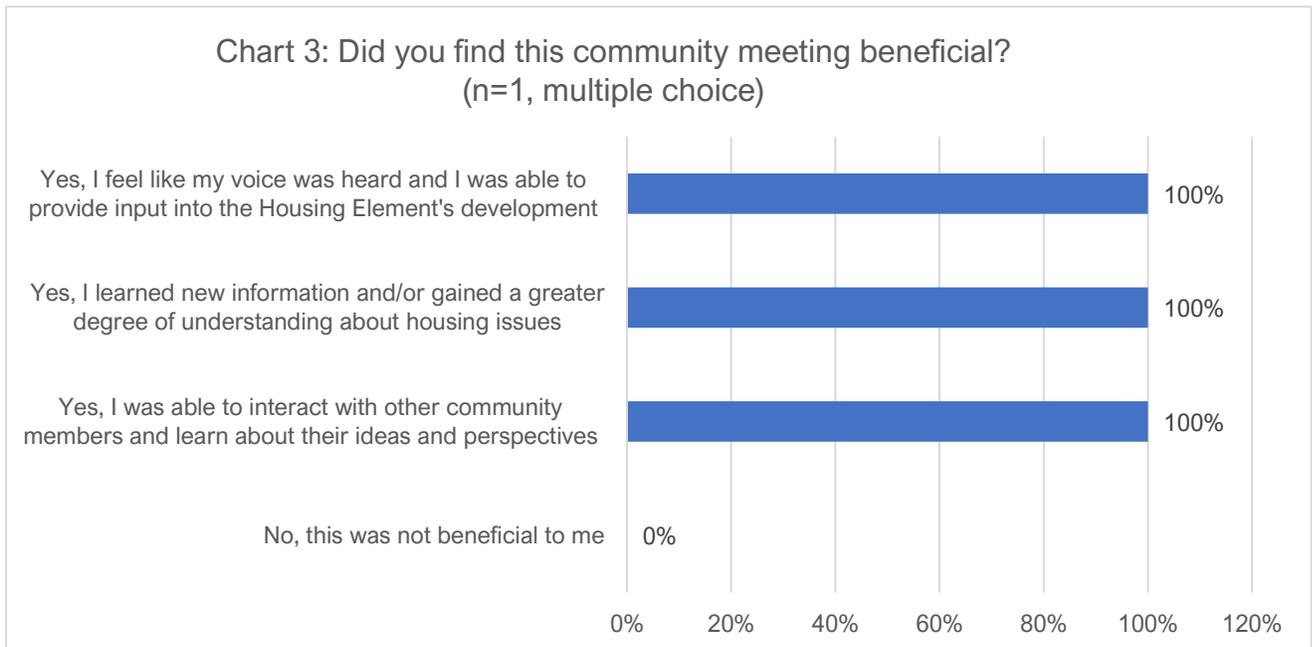
- a. First time home buyer programs / Programas para compradores de vivienda por primera vez
- b. Housing for people experiencing homelessness / Viviendas para personas que no tienen hogar
- c. Infill development / Desarrollo de rellenos
- d. Multifamily affordable housing / Vivienda multifamiliar asequible
- e. Multifamily market rate housing / Vivienda multifamiliar a precio de mercado
- f. Rehabilitation and preservation of existing housing / Rehabilitación y preservación de viviendas existentes
- g. Single-family affordable housing / Viviendas unifamiliares asequibles
- h. Single-family market rate housing / Viviendas unifamiliares a precio de mercado
- i. Other / Otro



Poll 3

Did you find this community meeting beneficial? Please select all that apply. / ¿Le pareció servicial esta reunión comunitaria? Por favor seleccione todas las respuestas que correspondan.

- a. Yes, I feel like my voice was heard and I was able to provide input into the Housing Element's development / Sí, siento que se escuchó mi voz y pude contribuir al desarrollo del Elemento de Vivienda.
- b. Yes, I learned new information and/or gained a greater degree of understanding about housing issues / Sí, obtuve nueva información y/o adquirí un mayor grado de comprensión sobre los problemas de vivienda.
- c. Yes, I was able to interact with other community members and learn about their ideas and perspectives / Sí, pude interactuar con otros miembros de la comunidad y conocer sus ideas y perspectivas.
- d. No, this was not beneficial to me / No, esto no me benefició.



APPENDIX D: Sites Inventory

Jurisdiction	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
BIGGS	H Street Biggs	95917	001-220-062-000	A	HDR	R-3	6	20	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5.94	0	0	5.94
BIGGS	H Street Biggs	95917	001-220-063-000	A	HDR	R-3	6	20	0.31	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5.58	0	0	5.58
BIGGS	H Street Biggs	95917	001-220-064-000	A	HDR	R-3	6	20	0.31	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5.58	0	0	5.58
BIGGS	H Street Biggs	95917	001-220-065-000	A	HDR	R-3	6	20	0.31	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5.58	0	0	5.58
BIGGS	H Street Biggs	95917	001-220-066	A	HDR	R-3	6	20	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior	6.12	0	0	6.12

														Housing Element				
BIGGS	North of B Street and South of W Rio Bonito Road	95917	TBD		LDR	R-1	1	4	8	Vacant	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	32	32
BIGGS	North of B Street and South of W Rio Bonito Road	95917	TBD		MDR	R-2	6	12	2	Vacant	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	20	0	20