


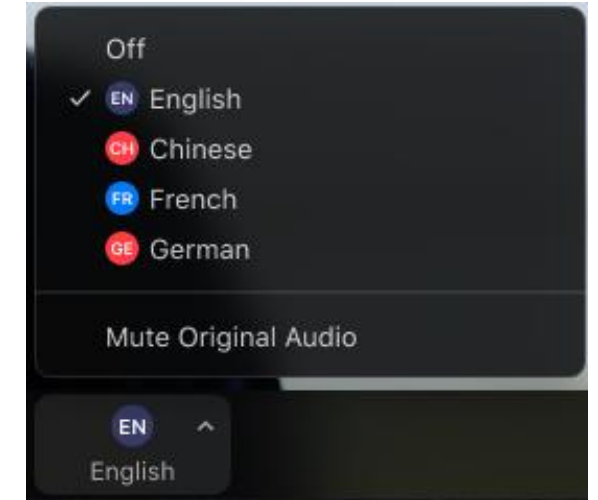
# COMMUNITY MEETING #1: HOUSING NEEDS & ISSUES

OCTOBER 20, 2021  
6:00-7:30 PM

CITY OF OROVILLE



1. Click “Interpretation” / Clic “Interpretación” / Nyem no “Txhais Lus” 
2. Click the language that you would like to hear (Spanish and Hmong are available for this meeting) / Haga clic en el idioma que le gustaría escuchar (español está disponible para esta reunión) / Nyem cov lus uas koj xav hnov (Lus Mev thiab lus Hmoob muaj rau qhov kev sib tham no)
3. To hear the interpreted language only, click **Mute Original Audio** (recommended) / Para escuchar solo el idioma interpretado, haga clic en **Mute Original Audio** (recomendado) / Xav hnov qhov txhais lus xwb, nyem **Mute Original Audio** (Pom zoo)

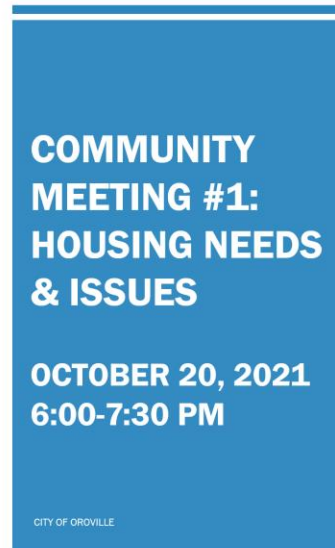


## INTERPRETATION / INTERPRETACIÓN / TXHAIS LUS

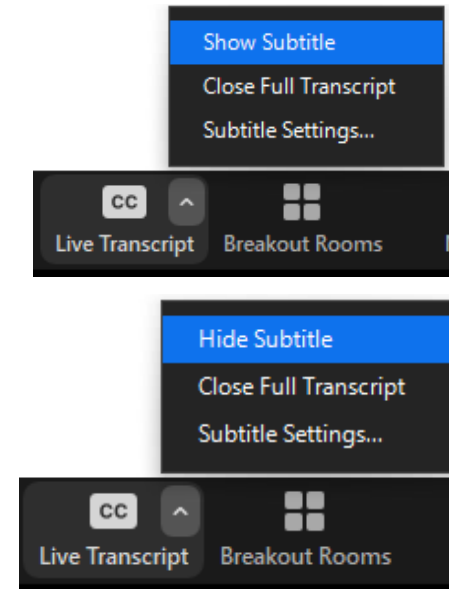
*GRAPHICS FROM ZOOM*

# TO DOWNLOAD THE SLIDE PRESENTATION / PARA DESCARGAR LA PRESENTACIÓN DE DIAPOSITIVAS / MUS RUB TAWM COV KEV NTHUAV QHIA

- This slide presentation is available to download in English, Spanish, and Hmong [www. Orovillehousingelement.com/resources](http://www Orovillehousingelement.com/resources)
- Esta presentación de diapositivas está disponible para descargar en inglés o español y Hmong: [www. Orovillehousingelement.com/resources](http://www. Orovillehousingelement.com/resources)
- Qhov kev nthuav qhia yog muaj mus rub tawm ua lus Askiv, lus Mev, thiab lus Hmoob [www. Orovillehousingelement.com/resources](http://www. Orovillehousingelement.com/resources)



1. Click “Live Transcript” / Haga clic en transcripción en vivo / Nyem “Yuav pom kev sibtham”
2. To view closed captions, select “Show Subtitle”/ Para ver subtítulos, seleccione “Mostrar subtítulos” / Xav saib kev kaw kab lus, nyem “Show Subtitle”
3. To hide closed captions, select “Hide Subtitle”/ Para ocultar los subtítulos, seleccione “Ocultar subtítulos” / Xav zais kev kaw kab lus, nyem “Hide Subtitle”
4. Live transcript is only available in English / La transcripción en vivo sólo está disponible en inglés / Cov ntawv sau nyob tsuas yog muaj ua lus Askiv



## **LIVE TRANSCRIPT / TRANSCRIPCIÓN EN VI VO / NYOB QHIA COV NTAWV TEEV TSEG**

*GRAPHICS FROM ZOOM & UNIVERSITY OF ILLINOIS*

# INTERACTIVE FEATURES OF TODAY'S MEETING

# FUNCIONES INTERACTIVAS DE LA REUNIÓN DE HOY

# SIBTHAM TXOG KEV YAM NTXWV NTAWM HNUB NO

## Poll 1: Favorites

- Green
- Blue
- Red
- Orange
- Yellow
- Purple
- Other



GRAPHICS FROM ZOOM





# POLL #1

**HOUSING ELEMENT OVERVIEW**

**UPDATE ON 2014 HOUSING ELEMENT  
PROGRESS**

**CONTEXT—HOUSING NEEDS, MARKET,  
FUNDING**

**BREAKOUT GROUPS**

**RECONVENE TO REVIEW GROUP INPUT**

**TIMELINE AND SURVEY**

**AGENDA**

# DEFINITIONS

- **Accessory Dwelling Units (ADUs):** Complete independent living facilities for one or more persons on the same lot as the primary structure. Can be attached or detached from the primary structure. Also known as second units or granny flats
- **Affordable Housing:** The generally accepted measure for housing affordability is spending less than 30% of one's gross household income on housing costs (including utilities, rent or mortgage principal and interest). In the context of the Housing Element, affordable housing generally focuses on housing for extremely low, very low, low and moderate income households. This type of housing generally receives subsidies, either during construction and/or during operations, in order to keep monthly rents at affordable levels
- **Market-rate Housing:** Housing where the "market" (supply/demand/other factors) sets the cost to the occupant and there are no public subsidies



## DEFINITIONS

- **Mixed Income Housing:** Mixed income housing communities are developments that comprise differing levels of affordability, with some units at market rate and others available to low-income households at below-market rates
- **Housing Rehabilitation:** Repairs to address deferred maintenance and aging of housing stock. May also address abatement of asbestos and lead, installation of energy efficiency measures, and removal of architectural barriers for those with mobility needs
- **Infill Development:** Refers to the process of developing vacant or under-used parcels within existing incorporated areas that are already largely developed
- **Permanent Supportive Housing:** Housing in which wrap-around supportive services, such as case management, counseling, education and peer support are provided to tenants to support their self-sufficiency

# HOUSING ELEMENT OVERVIEW



# HOUSING ELEMENT OVERVIEW: PURPOSE

- The Housing Element establishes the City's priorities for housing its residents in 8-year cycles.
- It sets goals for the allocation of funding, program coordination and zoning efforts to support the production of housing.
- It is one of the mandated elements of the City's General Plan and must be consistent with the General Plan, which has a 15-20 year time frame.

# HOUSING ELEMENT OVERVIEW: STATE OVERSIGHT

- Oversight of Housing Element development and implementation statewide is administered by the State Department of Housing & Community Development (HCD).
- HCD approval provides access to State funding.
- Since 2014, the State has amended the Housing Element Law through numerous bills which place additional responsibility on local jurisdictions to adequately plan for and facilitate the production of housing, while removing as many constraints as possible.

## SOME OF THE NEW OR AMENDED LAWS

- **Accessory Dwelling Units, aka. ADUs (AB 671):** 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):** Requires that housing elements conduct an analysis and include programs that promote and affirmatively further fair housing opportunities throughout the community.
- **No Net Loss (SB 166):** Requires that local governments establish internal mechanisms that monitor and evaluate development, rezoning of parcels and available sites to ensure development opportunities remain available through the planning period to accommodate the RHNA, along with restrictions on reducing parcel density and disapproving housing projects.

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## **HOUSING ACCOUNTABILITY ACT (HAA): FIRST ENACTED IN 1982 AND RECENTLY AMENDED**

- Establishes limitations to a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need.
- In amending the HAA, the Legislature made repeated findings that the lack of housing and the lack of affordable housing, is a critical problem that threatens the economic, environmental, and social quality of life in California.
- Imposes a higher standard of proof on local governments which make findings to support disapproval of housing projects and allows courts to overturn local approvals.



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## HOUSING ELEMENT OVERVIEW: MANDATED TOPICS ADDRESSED IN THE HOUSING ELEMENT

Public  
Participation  
Process

Review of  
Previous Housing  
Element Progress

Housing Needs  
Assessment

Adequate Sites  
Inventory

Financial  
Inventory

Constraints  
Analysis

Affirmatively  
Furthering Fair  
Housing

Goals, Policies,  
and Programs

Existing/Expiring Housing  
Element Period

2014-2022

New Housing Element Update  
Period

2022-2030

# HOUSING ELEMENT OVERVIEW: PLANNING CYCLES

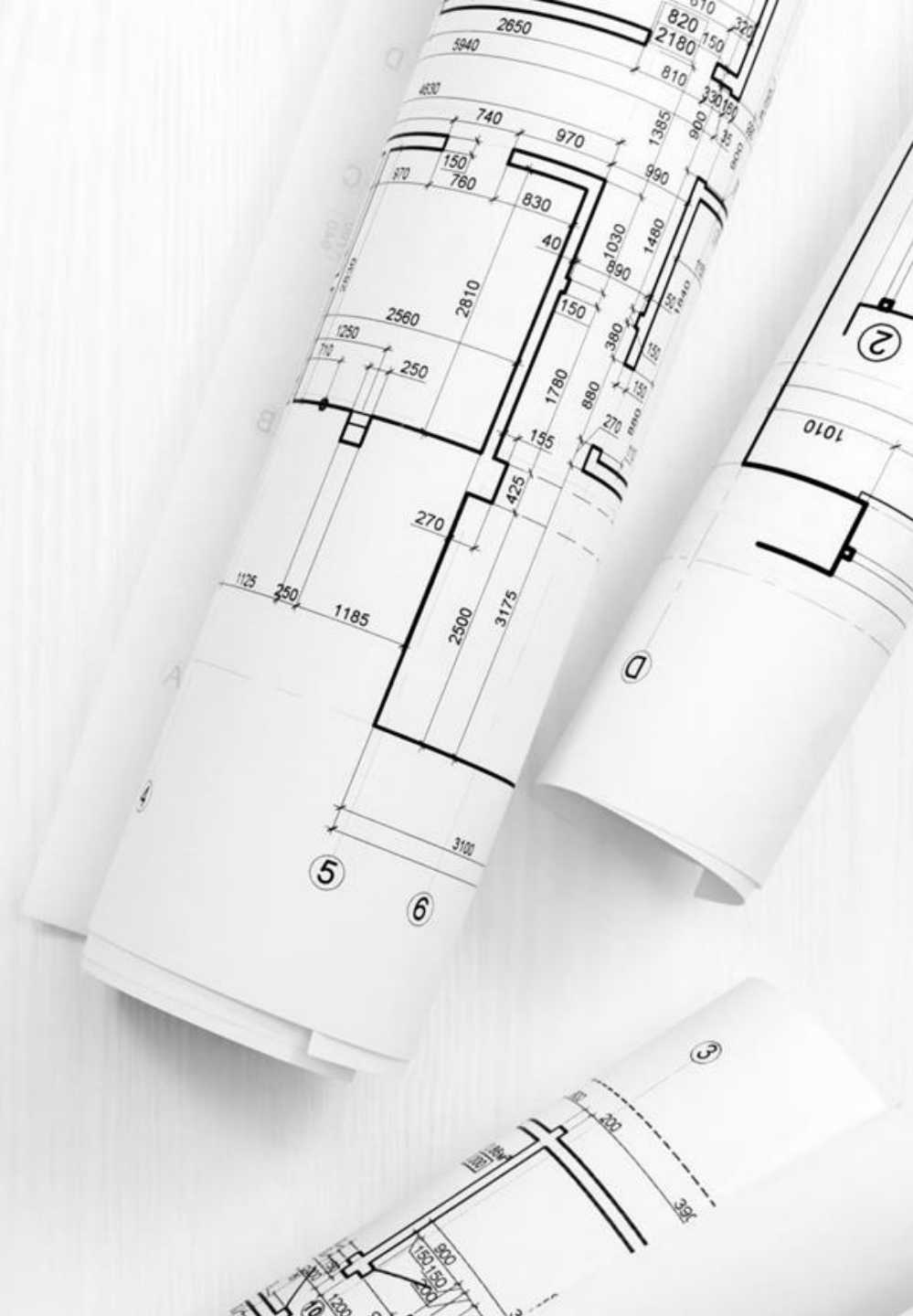
# HOUSING ELEMENT OVERVIEW: REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- The foundation of the Housing Element process is determining the amount of housing that must be planned for, segmented by income levels, to account for future growth.
- Using demographic data from a variety of sources, HCD determines the regional housing needs allocation for Butte County as a whole.
- HCD then allocates the housing need by income level between the cities and the county. This is referred to as the RHNA or Regional Housing Needs Allocation.
- The RHNA does not have a funding source tied to it to facilitate production of the units needed to accommodate future growth.



# POLL #2

# 2014-2022 HOUSING ELEMENT PROGRESS



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## GOALS OF THE 2014-2022 HOUSING ELEMENT

- Expand Housing Opportunities and Accessibility.
- Remove Constraints to Housing.
- Facilitate Development of New Housing to Meet the Needs of the Community.
- Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods.
- Promote Fair Housing.
- Encourage Residential Energy Conservation.



# PREVIOUS HOUSING ELEMENT, RHNA ALLOCATION AND PRODUCTION, 2014-2022

(THROUGH DECEMBER 2020)

Affordability Tier	RHNA Allocation	Produced	% of Allocation Produced
Very Low Income	419	10	2%
Low Income	284	68	24%
Moderate Income	306	0	0%
Above Moderate Income	784	146	19%
<i>Total</i>	1,793	224	12%



# POLL #3

# CONTEXT: HOUSING NEEDS, MARKET, FUNDING



## HIGHLIGHTS FROM QUANTITATIVE DATA

- The population of the City of Oroville increased by 26% between 2010 and 2019, while the Butte County population increased by just 3.3% over the same period.
- The median household income for households in owner-occupied housing units is about double that of households in renter-occupied housing units.
- One-third of households earn less than \$25,000 annually, and one-third earn more than \$50,000 annually.
- 18% of all households are living below the poverty threshold. About half of these households are female-headed householder families.
- Almost one in four renter households pay more than half of their income toward housing costs.
- Approximately 75% of householders under 35 years old and 60% of householders 35-44 years old reside in renter-occupied units.
- There is an estimated shortage of 1,847 housing units affordable to households earning less than \$35,000 annually.

# HIGHLIGHTS FROM QUALITATIVE DATA (ONLINE SURVEY)



# REGIONAL HOUSING NEEDS ALLOCATION (2022-2030)

SOURCE: BUTTE COUNTY ASSOCIATION OF GOVERNMENTS, 6<sup>TH</sup> CYCLE REGIONAL HOUSING NEEDS PLAN, DECEMBER 2020

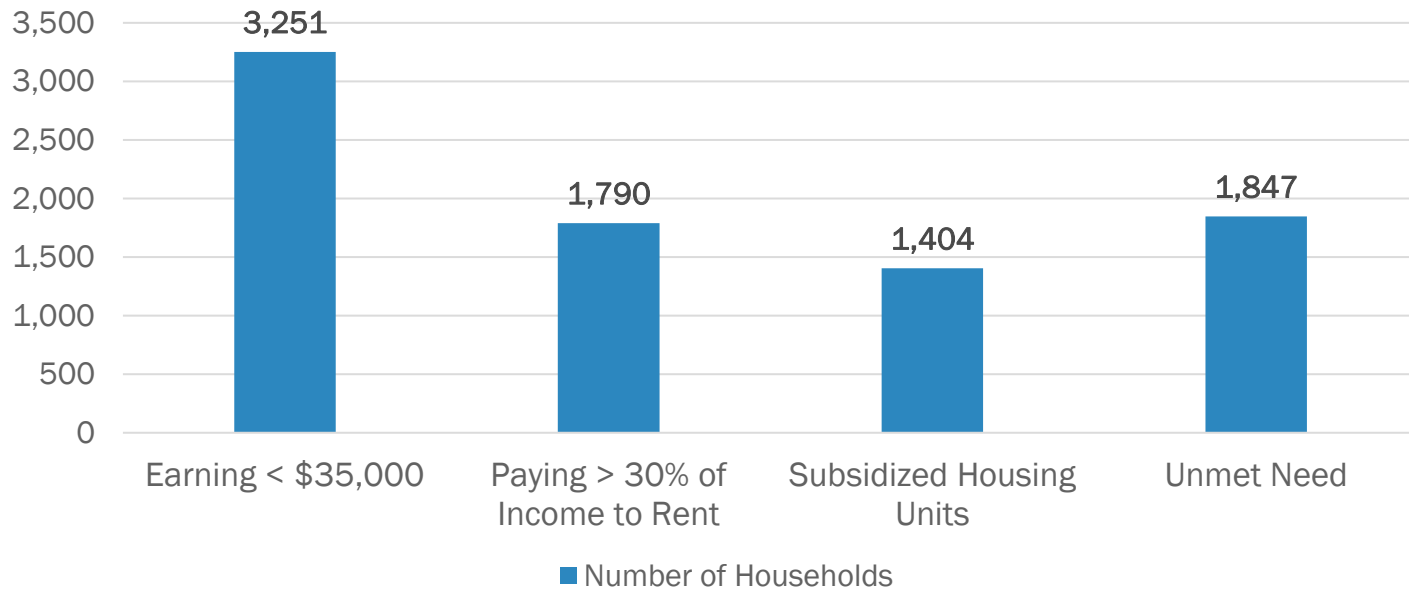
Affordability Tier	Number of Units Allocated
Very Low Income	171
Low Income	6
Moderate Income	73
Above Moderate Income	375
<i>Total</i>	625



# HOUSING NEEDS: UNMET NEED IN SUBSIDIZED HOUSING UNITS AND RENTER COST BURDEN

SOURCES: U.S. CENSUS, AMERICAN COMMUNITY SURVEY, 2015-2019; HOUSING AUTHORITY OF THE COUNTY OF BUTTE, 2021

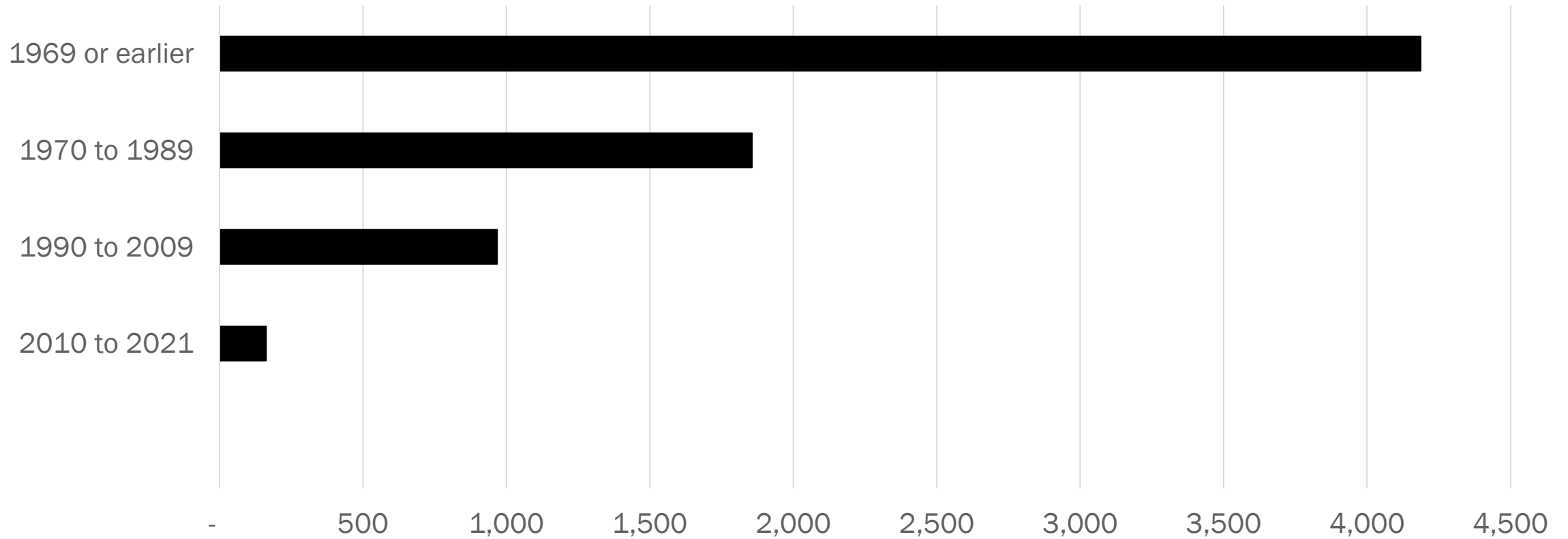
City of Oroville Low Income Households' Rent Burden and Unmet Need



- 81% of renter households earning less than \$35,000 pay 30% or more of their income toward housing costs
- About 51% of all households earn less than \$35,000 annually and 32% of all households earn less than \$25,000 annually

# AGE OF HOUSING STOCK (YEAR STRUCTURES BUILT)

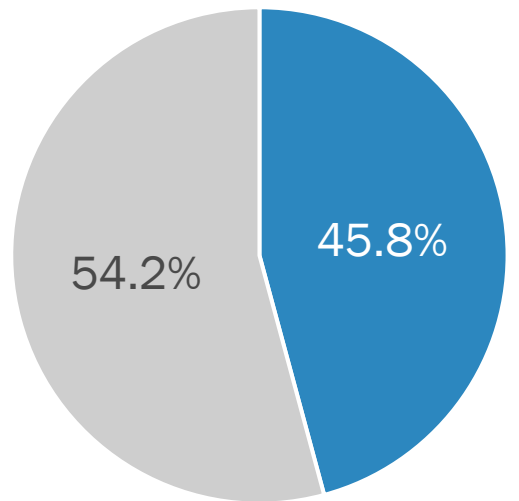
SOURCE: U.S. CENSUS BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY



# HOUSING NEEDS: RENTER-OCCUPIED AND OWNER-OCCUPIED UNITS

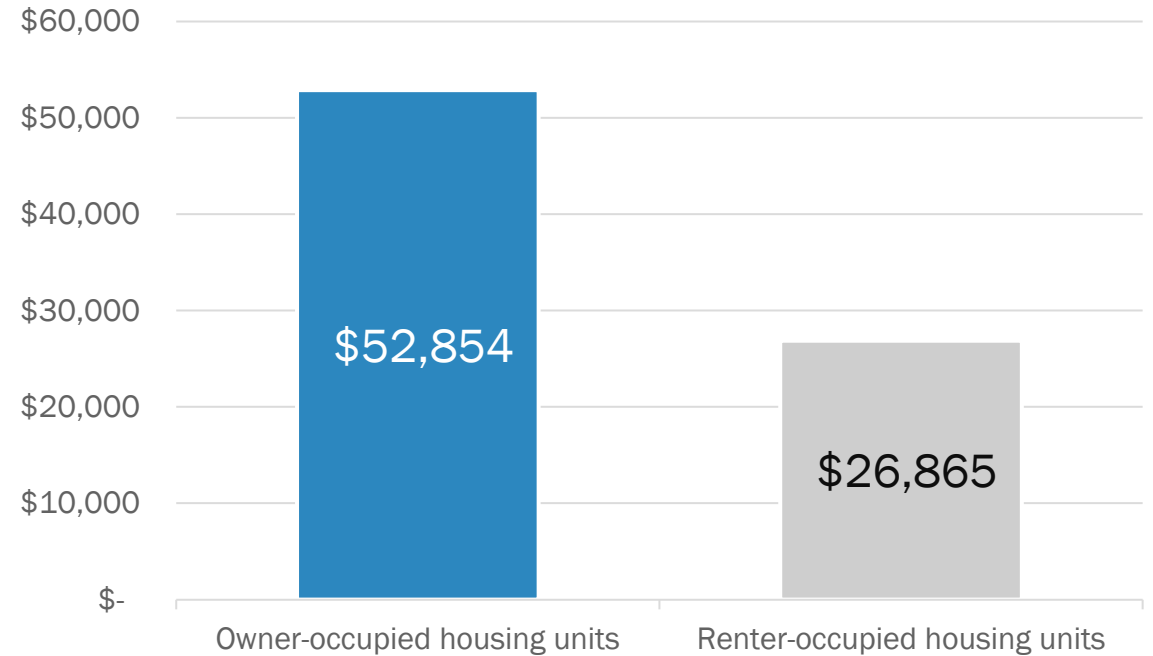
SOURCE: U.S. CENSUS, 2015-2019 AMERICAN COMMUNITY SURVEY

### Households by Tenure, 2019



- Owner-occupied housing units
- Renter-occupied housing units

### Median Household Income by Tenure, 2019



# MARKET TRENDS: HOME OWNERSHIP

SOURCE: SIERRA NORTH VALLEY REALTORS MAY 2021 MULTIPLE LISTING SERVICE



- The median home sale price more than doubled from \$145,000 in 2014 to \$310,000 in 2021.
- Manufactured homes accounted for 20%-25% of total sales.

## FEDERAL FUNDING

- **CDBG (Community Development Block Grant):** Funds can be used for a variety of community development objectives, including housing rehabilitation and infrastructure. The City of Oroville can apply to the State of California for funding.
- **HOME (Home Investments Partnerships Program):** Funds can be used for the development of affordable housing. Oroville can apply to the State of California for funding, in partnership with developers.
- Likely direction of the Biden Administration will be to increase funding for subsidized housing, rental assistance and homeless assistance programs.

## STATE FUNDING

- **Permanent Local Housing Allocation (PLHA):** New annual source for local jurisdictions funded by real estate recording fees, provided in 5-year planning cycles.
- **Infill Infrastructure Grant Program**
- **Proposed in Governor's Budget:**
  - Augmented funding for Low Income Housing Tax Credits
  - Continued funding for Project Homekey Acquisitions





# QUESTIONS & ANSWERS (Q&A)

*GRAPHIC FROM ZOOM*

# COMMUNITY SURVEY #1: HOUSING NEEDS & ISSUES

CITY OF OROVILLE



[www.orovalhoousingelement.com/participate](http://www.orovalhoousingelement.com/participate)



# MOVE INTO BREAKOUT GROUP(S)