



TO: City Council

FROM: MaryJo Alonzo, Housing Program Manager (879-6302)

RE: Hearing to Consider the Draft 2025-2029 Consolidated Plan and Draft 2025-2026 Annual Action Plan, Including the Analysis of Impediments to Fair Housing, for the Use of Federal Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) Funds

REPORT IN BRIEF

The City of Chico is an entitlement grantee for the receipt of federal funds through two programs administered by the U.S. Department of Housing & Urban Development (HUD): Community Development Block Grant (CDBG) and Home Investment Partnerships Grant (HOME). As an entitlement grantee, the City's receipt of funds is contingent upon City compliance with a variety of planning and administrative requirements. One of the requirements is the submission of a "Consolidated Plan" every five years, including the first Annual Action Plan, a review of the Analysis of Impediments to Fair Housing and review of the City's Citizen Participation Plan. The City receives an annual award of community development and housing funds from the Federal Department of Housing and Urban Development (HUD).

Recommendation: The Community Development Director recommends that City Council:

- 1) Hold a public hearing on the Draft 2025-2029 Consolidated Plan, including the Analysis of Impediments to Fair Housing, Citizen Participation Plan, Draft 2025-2026 Annual Action Plan and proposed budget;
- 2) Consider any public comment received during the hearing; and
- 3) Schedule a final public hearing on the final Consolidated Plan at the end of the 30-day public comment period to be held June 3, 2025.

Fiscal Impact: Budgeted: NA Supplemental Required: No

The consideration of the 2025-2029 Consolidated Plan does not result in any direct budgetary impact, as it constitutes a strategic planning document. Each year's Annual Plan within the 5-Year Consolidated Plan period reflects the annual allocation from HUD which is then included in the City's budget. These amounts are subject to change dependent upon annual appropriations by Congress. For budgeting purposes, flat funding based on last year's allocation is included in the draft plan: CDBG: \$960,832 and HOME: \$568,650. The City entered into a Professional Services Agreement with Housing Tools to assist with the completion of the Consolidated Plan; the fee associated with the Consolidated Plan was \$49,266. CDBG and HOME administration funds were used for this expense.

BACKGROUND

The CDBG program was created by the federal government in 1974 to address community development and housing needs of local governments. Programs and services must serve low- and moderate-income households/people and neighborhoods. The HOME program was authorized in 1990 under Article II of the Cranston-Gonzalez National Affordable Housing Act to develop and preserve affordable housing. Both programs are administered by HUD through its Office of Community Planning and Development (CPD).

The Consolidated Plan is a five-year strategic planning document developed through a collaborative process that enables local jurisdictions to establish a vision for housing and community development. It provides an opportunity to align HUD-funded programs with locally identified needs and priorities, fostering strategic planning and meaningful community participation while reducing duplication in local efforts. The Plan outlines program goals, specific objectives, annual goals, and benchmarks for measuring progress.

Each year within the five-year Consolidated Plan period, the City must prepare and adopt an Annual Action Plan that details how it will implement the broader goals/priorities through specific projects and activities. The annual

plans also include resource allocations and expected outcomes. The 2025-2029 Consolidated Plan will begin the first Annual Action Plan, covering the period from July 1, 2025, through June 30, 2026. At the conclusion of each year, the City prepares a Consolidated Annual Performance Evaluation Reports (CAPER) to evaluate progress toward meeting both the annual and five-year goals and outcomes.

As part of the Consolidated Plan process, the City is required to document how it will engage the public in the planning process for use of CDBG and HOME funds. This is detailed in the “Citizen Participation Plan” which outlines steps the City will take to ensure community involvement. The schedule of public meetings and opportunities for public comment on the 2025-2029 Consolidated Plan and Annual Action Plan are included in **Attachment A**. Outreach efforts include posting on the City’s website and social media platforms, public notices via targeted community listservs, the Citizen Advisory Committee meetings for consideration of Public Service Applications, public notice in the Chico Enterprise Record detailing the availability of the draft Plan, and two City Council public hearings. The schedule of public meetings and opportunities for comment are available in English and Spanish on the City of Chico Housing website: www.chicoca.gov/housing.

DISCUSSION

The Consolidated Plan meets HUD's submission requirements for the CDBG and HOME formula programs. The statutes governing these programs establish three goals against which the Consolidated Plan and the jurisdiction's performance under the Consolidated Plan will be evaluated by HUD. The City must outline how it will pursue these goals for all community development programs, as well as all housing programs. The Consolidated Plan includes the following required components:

- Executive Summary and Process – an overview of the process used to develop the Consolidated Plan, with a focus on citizen participation outreach and efforts;
- Needs Assessment - an analysis of housing, homelessness, public housing, community development, economic development and other related needs;
- Housing Market Analysis – a comprehensive review of local housing conditions that identifies trends, gaps, barriers affecting access to affordable, safe, and stable housing;
- Strategic Plan - a description of the priority needs based upon the components listed above; and
- Annual Plan - first year implementation plan for addressing the priority needs, including available resources and goals.

The primary data sources used in the Consolidated Plan are Comprehensive Housing Affordability Strategy (CHAS) data, customized by the U.S. Census Bureau for the U.S. Department of Housing and Urban Development (HUD), and American Community Survey (ACS) data, produced by the U.S. Census Bureau and made available to the general public. The HUD online portal that is used by jurisdictions to complete Consolidated Plans is pre-populated with 2016-2020 CHAS data. While this data is not as recent as Census ACS data, it provides greater detail on specific topics that are required to be addressed in the Consolidated Plan, including housing conditions, overcrowding, and housing cost burden, cross-tabulated by race, income, and household size. In order to augment the 2016-2020 CHAS with more recent data, the Consolidated Plan also includes summary-level CHAS data and 2019-2023 ACS data.

The draft Consolidated Plan is included as **Attachment B** to this report. The Plan is entered into HUD’s electronic Integrated Disbursement Information System (IDIS), and is a system generated WORD document, which may result in formatting inconsistencies.

Despite increasing community development and affordable housing needs, the City’s entitlement allocations have remained relatively flat for more than a decade. Unfortunately, allocations have not kept pace with inflation, rising construction costs, or the growing demand for services and housing, particularly in our area. In the aftermath of significant local challenges such as the devastating Camp Fire and the ongoing effects of the pandemic, the strain on the City’s housing stock and infrastructure has only grown. The demand for affordable housing, public services and neighborhood reinvestment far exceeds the capacity of federal formula funding alone.

This context is important in understanding the City’s 2025-2029 Consolidated Plan, which serves as a strategic framework for maximizing the impact of limited HUD funds. The Plan reflects a commitment to leverage CDBG and HOME dollars through partnerships with local agencies, non-profit organizations, and private sector stakeholders. It also prioritizes integrating multiple funding sources (both local, State and Federal and private investment) to increase effectiveness of programs and projects. By aligning federal resources with local priorities and collaborative strategies, the City aims to utilize every dollar to address critical housing and community development needs.

Summary of the 2025-2029 Consolidated Plan Priority Needs

Included in the city's Consolidated Plan are five over-arching Priority Needs. Each Priority Need is broken down into 12 goals, outlined below:

Priority Area #1 - Affordable Housing

Goals:

1. Development of homeowner units
2. Development of multi-family units
3. Rehabilitation of rental units
4. Rehabilitation of owner-occupied units
5. Infrastructure in support of affordable housing

Related Current HUD-funded City Programs:

- Sewer Connection program for low-income homeowners (Housing Rehabilitation)
- Self-Help Home Ownership through Habitat for Humanity Wisconsin Project
- Development of Creekside Place, The Foundation and North Creek Crossings II
- Fair Housing Workshops

Priority Area #2 - Homelessness Prevention

Goals:

6. Tenant Based Rental Assistance (TBRA)
7. Non-Homeless Public Services (Senior/Disabled Services; Youth/Childcare Services)

Related Current HUD-funded City Programs:

- Tenant Based Rental Assistance (TBRA)--temporary rental assistance and supportive services for households at risk of homelessness. The City assisted 78 households from 2000-2024. This program is effective in preventing homelessness among at-risk families.
- CDBG-funded Public Services
- Continuum of Care Administration Support and participation on the Council

Priority Area #3 - Homeless Services

Goals:

8. Fund Homeless Public Services
9. Fund Homeless Public Facilities

Related Current HUD-funded City Programs:

- CDBG-funded Public Services (past and present organizations: Catalyst Domestic Violence Services, Chico Housing Action Team, True North Housing Alliance, The Jesus Center, Community Action Agency)
- Continuum of Care Administration

Priority Area #4 - Neighborhood Revitalization

Goals:

10. Code Enforcement to address deteriorating conditions, both in housing units and in the environment
11. Capital/Public Improvements

Related Current HUD-Funded City Programs:

- Housing Rehabilitation Program (Sewer Connections for Low Income Homeowners)
- Self-Help Home Ownership - Habitat for Humanity Homes in Chapman-Mulberry Neighborhoods
- Code Enforcement
- Fair Housing and Tenant Resources Workshops

Priority Area #5 -Economic Development

Goal:

12. Micro-enterprise assistance

Related Current HUD-funded City Programs:

- Small Business Development Center (SBDC) Microenterprise Counseling

Additionally, the Plan prioritizes CDBG Public Services funding for people experiencing homelessness and the prevention of homelessness through these services:

1. Assist people experiencing homelessness, including providing stable housing (shelter, transitional, permanent)
2. Support and improve the well-being of seniors
3. Support and improve the well-being of people with disabilities
4. Provide legal services
5. Provide meals for homebound people
6. Provide childcare so that parents may work to receive education

This prioritization was intended to better tie needs and goals to Public Services, and more efficiently use limited resources by maximizing impact through fewer, well-targeted grants. The City anticipates funding up to six nonprofit organizations per year.

Summary of Proposed 2025-26 Annual Plan

Along with reviewing the proposed five-year Consolidated Plan, the first year of the Plan includes the Annual Plan for program year 2025-2026. Chico has "entitlement jurisdiction" status under both the CDBG and HOME programs. As an entitlement jurisdiction the City receives an annual award of CDBG and HOME funds based on a formula that divides the Congressional appropriation of CDBG and HOME funds amongst all the eligible localities in the nation. The actual allocations for program year 2025-2026 have not been announced by HUD. A summary of proposed projects is listed below, and **Attachment C** includes the proposed budget for each project. At this time, funding is unknown, and the proposed budget assumes flat funding reflective of the amounts received this program year. Staff expect HUD allocations to be released mid-May.

Proposed Use of HOME Funds

The 2025-26 proposed Plan Summary reflects the following priorities identified in the Consolidated Plan and the City's 2022-2030 Housing Element:

- 1) **Tenant Based Rental Assistance (TBRA)** - Rental assistance for very-low and extremely low-income households currently participating in self-sufficiency programs which are expected to reach self-sufficiency in the next one to two years. The TBRA program provides a significant contribution towards preventing homelessness in our community.
- 2) **Homeowner Units** – Support the development of five homes to be developed by Habitat for Humanity on Wisconsin and Boucher Streets, on City-owned land transferred to Habitat for Humanity.
- 3) **Rehabilitation of Rental Housing** – Support the rehabilitation of 66 low-income rental units.
- 4) **Administration** – Grant Administration may not exceed 10% of the HOME allocation.

Proposed Use of CDBG Funds

CDBG has a broader overall range of eligible activities than HOME but has somewhat restricted housing uses. Staff's recommendations for this grant are in accordance with the priorities identified in the 2025-2029 Consolidated Plan and the City's 2022-2030 Housing Element.

- 1) **Housing Programs and Projects** - This budget continues modest funding for sewer connections of owner-occupied housing units, both in and outside the Nitrate Compliance Area. Funding is set aside for pre-development expenses for the Rental Rehabilitation project. Housing Services funding provides administration of the TBRA program and HOME project implementation. Program Delivery covers staff costs associated with the sewer connection grants.
- 2) **Economic Development** – Continue providing funding to the Small Business Development Center to support one-on-one business counseling and workshops for small businesses owned by low-income individuals.
- 3) **Code Enforcement** – Funding for Code Enforcement in low-income census tracts to address conditions of blight and enforce building code violations.
- 4) **Public Services** – HUD rules state that up to 15% of an entitlement city's annual allocation may be expended for Public Services. For CDBG purposes, Public Services are considered social and human services which

benefit low to moderate income persons. The Citizen Advisory Committee (CDBG-CAC) met on February 29, to discuss and consider applications submitted by community organizations. CDBG-CAC members reviewed, rated and ranked each of the proposals independently and then discussed them collectively, after applicant presentations.

Award recommendations were based upon each applicant's proposed program and how it fit within the stated priorities for funding and overall strength of application. CDBG-CAC recommendations for funding are summarized below and included in the CDBG–CAC Meeting Minutes (see **Attachment D**). This year's funding recommendations include a contingency plan pending HUD's final allocation. This year's funding request applications may be viewed on the City's Housing page: www.chicoca.gov/housing.

Recommended awards include:

Organization	Recommended Funding FY 2025-26
Chico Meals on Wheels	\$24,020
Catalyst Domestic Violence Services	\$24,020
Chico Housing Action Team	\$24,020
Esplanade House, Community Action Agency of Butte County	\$24,020
Peg Taylor Center, Innovative Health Care Services	\$24,020
Torres Shelter, True North Housing Alliance	\$24,020
Total	\$144,120.00

- 5) **Capital/Public Improvement** – Support the construction of street rehabilitation improvements on North Cedar Street from West Sacramento Avenue to West Fourth Avenue that includes curb, gutter, sidewalk and a full roadway reconstruction. This project is in a low-income census tract.
- 6) **Administration** - The funding for CDBG administration is budgeted at the amount allowed by HUD (20% of the grant) and covers three areas of administration: 1) general program administration, which includes the preparation of all plans, all monitoring and required reporting, and financial accounting; 2) fair housing services/education, which is a requirement of all entitlement jurisdictions by HUD; and 3) contribution towards the administration of the Continuum of Care, to preserve the ability for the community to receive dedicated funding, specifically to address the needs of the homeless and those at risk of homelessness.

Balance of Prior Year Unexpended Funds: Staff estimates there will be unexpended CDBG funds of approximately \$201,223 available to carry-forward into the current year. It is anticipated that there will be a carryover of approximately \$1,064,790 in HOME funds, including Program Income. These carryover funds are included in the total amount of available funds shown on the proposed budget, included with this report as **Attachment C**. These figures may change if the City receives program income (repayment of loans) during the remainder of the current fiscal year. If the City does receive program income between the time the plan is approved by Council and accepted by HUD, the City will allocate that income to the Rental Rehabilitation project.

Funding Contingency Plan: If the final CDBG funding allocation is above or below the estimated budget, the Administration and Public Services caps would adjust to meet the 20% Admin cap and 15% Public services cap. All other adjustments would affect the Rental Rehabilitation project and would increase/decrease based on the actual CDBG allocation. If the final HOME funding allocation is above or below the estimated budget, the administration cap would adjust to meet the 10% cap. The Rental Rehabilitation housing project budget would increase/decrease based on the actual HOME allocation.

In addition, an updated Citizen Participation Plan is included as **Attachment E**. Further, an updated Analysis of Impediments to Fair Housing Choice is included as **Attachment F**. Both documents are required for submission as part of the City's 2025-2029 Consolidated Plan.

PUBLIC CONTACT

City staff and Housing Tools have undertaken a significant public outreach process in order to encourage citizen participation in the development of the Consolidated Plan. This effort follows the public outreach process conducted in 2022-2030 for the update to the Housing Element of the General Plan. The data and input gathered through the Housing Element process is also being used for the Consolidated Plan as well as data sets required by HUD. The noticing and outreach process for the Consolidated Plan, through the final adoption of the Plan by the Council, is summarized below:

Date	Notices/Meetings/Forums
December 5, 2024	Notice of Consolidated Planning Process Posted on City Website in both English and Spanish
October 11, 2024	Press Release Announcing Public Meetings and Request for Public Input released
October 17, 2024	Focus Group Meeting at Dorothy Johnson Center
October 24, 2024	Community Workshop at North Point Apartments
December 10 – January 31, 2025	Public Survey Available, Soliciting Input from the Community regarding Consolidated Plan Priorities
March 31, 2025	Notice of Comment Period and Draft Consolidated Plan Public Hearing Published in Chico ER
April 15, 2025	City Council Public Hearing on Draft Consolidated Plan
April 15 – June 3, 2025	30-day Public Comment Period on Draft Consolidated Plan
June 3, 2025	City Council Public Hearing on Final Consolidated Plan
June 2025	Submission of Consolidated Plan to HUD

The Draft Annual Action Plan must be published for a 30-day public comment period. All relevant comments received during this period will be incorporated into the Final Consolidated Plan to be considered during a public hearing at the anticipated June 3, 2025 City Council meeting.

The availability of the Annual Action Plan was noticed in the Chico Enterprise-Record on March 31st and is available for a minimum 30-day public comment period (April 15th – June 5th, 2025), pursuant to HUD regulations. The Draft Consolidated Plan is posted on the Housing webpage: www.chicoca.gov/housing and a copy is available at City Hall, Housing Authority of the County of Butte, Chico Branch of the Butte County Library and at Legal Services of Northern California. Comments received after the end of the June 3rd hearing may not have a formal response included in the submission of the Consolidated Plan to HUD. The intent is to submit all relevant documents to HUD by June 15th, but it may be later due to timing of the receipt of final HUD allocations. A summary of public comments and staff responses will be forwarded to the City Council and included in the Annual Action Plan submitted to HUD. All public comments will be taken into consideration prior to determining the use of funds.

ATTACHMENTS

Attachment A - Schedule of Meetings/Hearings/Public Notices
Attachment B - Draft 2025-2029 Consolidated Plan
Attachment C – 2025-2026 Annual Plan Budget
Attachment D – Citizen Advisory Committee – CDBG PS Funding Meeting Minutes
Attachment E – Citizen Participation Plan
Attachment F – Analysis of Impediments to Fair Housing Choice

FILE

2025-2029 Consolidated Plan
HUD General Administration 2025-2026



City of Chico
2025-2029 CDBG/HOME Consolidated Plan
Schedule of Meetings/Hearings/Public Notices
** All meeting dates and times are subject to change**
www.chicoca.gov/housing
updated 3/12/2025

- ✚ **December 5, 2024 - Notice of Consolidated Plan Planning Process posted on website,**
Posted on website in English and Spanish
- ✚ **October 17, 2024 – Community Focus Group,** 6:00 p.m. location: North Point Community Room, 3432 Esplanade, Chico
- ✚ **October 24, 2024 – Community Workshop,** 6:00 p.m. location: Dorothy Johnson Center, 775 E. 16th Street, Chico
- ✚ **December 9, 2024 – January 31, 2025 – Community Survey** available on website link above
- ✚ **January 2, 2025 – CDBG Public Service Applications** available on website like above
- ✚ **January 16, 2025 – CDBG Public Service Application Workshop,** 10 a.m., Council Chamber, 421 Main Street (*attendance strongly recommended*)
- ✚ **February 27, 2025 – City’s Citizen Advisory Committee,** 3:00 p.m., Council Conference Room 1, 421 Main Street – CDBG Public Service grant applicants will present their requests
- ✚ **March 12, 2025 – City’s Citizen Advisory Committee,** 5:30 p.m., location Council Conference Room 1, 421 Main Street – CDBG Public Service funding recommendations presented
- ✚ **March 31, 2025 - Public Hearing Notice** on Draft Consolidated Plan published (15-day notice)
- ✚ **April 15 – June 3, 2025 - 30-Day Public Comment Period on Draft Consolidated Plan**
- ✚ **April 15, 2025– Council Public Hearing on Draft Consolidated Plan,** 6:00 p.m. Council Chambers, 421 Main Street
- ✚ **June 3, 2025 - City Council Public Hearing on the FINAL Consolidated Plan,** 6:00 p.m. Council Chambers, 421 Main Street
 - *Receive public testimony on final Consolidated Plan*
 - *Final Consolidated Plan approved for submission to HUD*
- ✚ **June 17, 2025 – Staff to submit Consolidated Plan to HUD**



2025-2029 Consolidated Plan & 2025-2026 Annual Action Plan CDBG & HOME

The City's Consolidated Plan establishes goals and funding priorities that address the greatest needs of the City's low-income residents. The City's two relevant federal grant sources are the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). Federal regulations govern how the City must plan, utilize, evaluate, and report on these two grant funding sources.

Each year of the 5-Year Consolidated Plan period, the City is required to prepare and adopt an Annual Action Plan that lays out how it will implement the Consolidated Plan goals through more specific Projects and Activities. The 5-year and 1-year plans also include resource allocations and projected outcomes for a number of specific measurements.

Community Development Department

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City of Chico

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As a recipient of federal funds that assist low-income populations, the City of Chico is required to update its Consolidated Plan every five years. The Consolidated Plan establishes goals and funding priorities that address the greatest needs of the City's low-income residents. The City's two relevant federal grant sources are the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). Federal regulations govern how the City must plan, utilize, evaluate, and report on these two grant funding sources, as principally found in 24 Code of Federal Regulations (CFR) Parts 91 and 570.

The Consolidated Plan provides a comprehensive overview of the community's low-income population needs, and presents goals designed to meet those needs. Each year of the 5-Year Consolidated Plan period, the City is required to prepare and adopt an Annual Action Plan that lays out how it will implement the Consolidated Plan goals through more specific Projects and Activities. The 5-year and 1-year plans also include resource allocations and projected outcomes for a number of specific measurements. This Consolidated Plan, covering the planning period of 2025-2029, includes the first Annual Action Plan of the five-year planning process, covering the period of July 1, 2025 through June 30, 2029. Each year, the City also produces Consolidated Annual Performance Evaluation Reports (CAPERs) in September that measure annual progress in meeting five-year and one-year goals and projected outcomes.

HUD uses the following definitions for income categories in the CDBG and HOME programs:

Moderate Income- does not exceed 80% of Area Median Income (AMI) (Example: less than \$72,500 for a family of four in 2024).

Low Income- does not exceed 50% of Area Median Income (AMI) (Example: less than \$45,350 for a family of four in 2024).

Extremely Low Income- less than or equal to 30% of Area Median Income (AMI) (Example: less than \$27,200 for a family of four in 2024).

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan planning process involved community outreach, consultation with partners, and needs and market analysis to arrive at a list of the highest priority needs of the low-income community. These needs, and an assessment of current City projects, informed the development of twelve broad-based goals as described in the Strategic Plan Section (SP-05). Each of the goals includes objectives that

correlate with the Annual Action Plan projects and activities. The attached diagram illustrates how the needs, goals, objectives, and outcomes relate to one another.



3. Evaluation of past performance

Over the last 5 years, the City of Chico has continued to respond to the ongoing challenges of the economy and the effects it has had on labor, supply and demand, and housing. Chico's housing demand was exacerbated by the 2018 Camp Fire Disaster, and the need for affordable housing continues to be a need and priority. Below is an overview of the City's efforts in carrying out the 2020-2024 Consolidated Plan. These efforts have also been described in each of the City's annual CAPER reports completed over the past 5 years.

As outlined in the City's 2020-2024 Consolidated Plan, there are five Priority Areas and twelve primary goals of the strategic plan.

A. Priority Area: Affordable Housing

1. Development of homeowner units
2. Development of multi-family units
3. Rehabilitation of rental units
4. Rehabilitation of owner-occupied units
5. Infrastructure in support of affordable housing

B. Priority Area: Homeless Prevention

6. Rental Assistance
7. Non-Homeless Public Services (Senior/Disabled Services; Youth/Childcare Service)

C. Priority Area: Homeless Services

8. Fund Homeless Public Services

9. Fund Homeless Public Facilities

D. Priority Area: Neighborhood Revitalization

- 10. Code Enforcement to address deteriorating conditions, in housing units and the community
- 11. Capital/Public Improvements

E. Priority Area: Economic Development

- 12. Micro-enterprise assistance

Affordable Housing

A.1 Habitat Wisconsin: City committed CDBG and HOME funding for the development of five self-help homes (that includes one detached ADU), including the infrastructure and site improvements on land formally owned by the City of Chico. Construction is scheduled to begin in the Spring of 2025.

A.2 Creekside Place: The City provided land and local funds, in addition to HOME and CDBG loans, for the construction of the 101-unit Creekside Place Apartment project to serve 100 seniors, including 15 units designated for disabled individuals and individuals who are homeless or at risk of homelessness, and one manager unit. Construction began in May 2021 and was completed in January 2023 with full rent-up in Summer 2023. The Housing Authority of the County of Butte (HACB) provided 100 project-based Section 8 vouchers.

A.2 The Foundation (1297 Park Ave): The City provided HOME and CDBG loans for the pre-construction and construction of 59 units (including one manager unit) for The Foundation. Of the total units, 43 of the units are supported with project-based Section 8 vouchers and 27 of the units are reserved for individuals with special needs. Construction was completed in July 2024 and leasing was completed in August 2024.

A.2 North Creek Crossings II Apartments: The City provided HOME funding for the construction of North Creek Crossings Phase II, which provided 54 units (53 family housing units and one manager unit). Construction was completed in November 2023 and the facility is fully leased.

A.4 Housing rehabilitation program grant funds were provided to facilitate connection of owner-occupied houses to city sewer for 19 low-income homeowners living within the State-mandated Nitrate Compliance Area (NCA).

Homeless Prevention

B.6 Through a partnership with the Housing Authority of the County of Butte (HACB) and participating social service providers, 78 households achieved housing stability through subsidies provided by the HOME-funded Tenant Based Rental Assistance (TBRA) program.

B.7 Public Service funding was provided to Chico Meals on Wheels to provide in-home meals to elderly and disabled homebound adults, as well as the Peg Taylor Center to provide adult day health care and services to adults, all of whom are disabled. In total, 1,529 people were served through these two programs.

Homeless Services

C.8 City funding contributed to the prevention of homelessness and solutions to homelessness by supporting emergency shelters and related services to a total of 2,304 individuals through the following programs:

- Catalyst Domestic Violence Services through its HAVEN shelter
- True North Housing Alliance at the Torres Emergency Shelter
- Jesus Center at the Renewal Center
- Chico Housing Action Team (CHAT) through the Harmony at Home program
- Community Action Agency at the Esplanade House

Neighborhood Revitalization

D.10 Neighborhood revitalization was achieved through CDBG-funded code enforcement in those areas of the City where at least 51% of the residents are low-moderate income. Together with the other city improvements and services, code enforcement is anticipated to mitigate the decline and support neighborhood improvement in those areas. A total of 3,529 code enforcement cases were assisted through CDBG during the last planning period.

Economic Development

E.12 CDBG funding was provided for micro-enterprise counseling through the Small Business Development Center (SBDC) at Butte Community College. The program continued to exceed its goals and successfully provided counseling to 1,011 businesses.

4. Summary of citizen participation process and consultation process

The City directed an extensive citizen participation and consultation process for the 2025-2029 Consolidated Plan. The process involved conducting a community-wide survey using the online SurveyMonkey tool, and two public workshops - one held at North Point Apartments, and one held at the Dorothy Johnson Center in the Chapman Neighborhood.

The City also consulted with numerous agencies and organizations to better understand issues covered by the Consolidated Plan, including persons with disabilities, victims of domestic violence, persons with mental illness, homelessness (including veterans, youth, and families), economic development, public facilities, and public improvements. The consultation process involved City departments, the Butte Countywide Homeless Continuum of Care (Butte CoC), the Housing Authority of the County of Butte, and several low-income housing and service providers.

5. Summary of public comments

Online community-wide survey:

The City conducted a community wide survey using the online Survey Monkey tool. The survey was provided in both English and Spanish. The survey consisted of 14 questions to gather basic residency and

demographic data from the survey respondents and then asked for input on priorities in the areas of infrastructure, neighborhood services, community services, housing services, community facilities and economic development activities. There were 405 people who took the survey (404 in English and 1 in Spanish). Because this was a community-wide survey, respondents from across Chico answered the questions. Unfortunately, the survey results showed that the majority of respondents are not low-moderate income and do not reside in a low-income census tract and therefore would not be beneficiaries of CDBG or HOME funding. In total, approximately 23% of survey respondents are low-income and 13.6% live in a low-income census tract. The answers from survey respondents who are low-income and/or who live in a low-income census tract were filtered to use this input in goal setting, while responses from other residents were also considered but given less weight.

Input from residents at 50% AMI or less:

When asked what their highest priority for CDBG funding is, the top 3 categories were Infrastructure at 54%, Housing at 48% and Homelessness at 47%. The highest priority activities within each category were as follows:

- In the Infrastructure category, Street and Alley Improvements and Traffic Calming
- In the Neighborhood Services category, Code Enforcement and Cleaning Up Abandoned Buildings
- In the Community Services category, Mental Health Services, Crime Prevention and Health Services
- In the Housing Services category, Affordable Rental Housing, Fair Housing, Affordable Homes for Low Income Buyers, Senior Housing and Housing for Persons with Disabilities
- In the Community Facilities category, Healthcare Facilities and Youth Centers
- In the Economic Development category, Job Creation and Retention and Employment Training

Input from all residents who took the survey:

When asked what their highest priority for CDBG funding is, the top 3 categories were Infrastructure at 62%, Homelessness at 48% and Housing at 40%. The highest priority activities within each category were as follows:

- In the Infrastructure category, Street and Alley Improvements and Traffic Calming
- In the Neighborhood Services category, Code Enforcement, Cleaning Up Abandoned Buildings and Graffiti Abatement
- In the Community Services category, Mental Health Services, Crime Prevention and Health Services
- In the Housing Services category, Affordable Rental Housing, Fair Housing, Affordable Homes for Low Income Buyers, Senior Housing, Housing for Persons with Disabilities, Homeless Shelters and Transitional Housing
- In the Community Facilities category, Healthcare Facilities, Youth Centers and Community Facilities
- In the Economic Development category, Job Creation and Retention and Employment Training

Input from Public Workshops:

The City held two public workshops that were attended by approximately 30 individuals. One session was a community-wide workshop held at a community center (Dorothy Johnson Center) in a low-income census tract, and one was held at an affordable multi-family housing complex (North Point Apartments). The workshops were structured to prioritize the greatest low-income needs, and the most important goals or solutions to meet those needs. Below is a summary outlining the needs identified and the goals to meet the needs.

October 17, 2024, Workshop at North Point Apartments:

- Housing
 - Most Votes: Affordable Housing
 - Other identified needs: Substandard housing conditions; houses needing rehabilitation
 - Identified Goals: Provide funding for small projects/infill/ADUs; provide funding for housing rehabilitation
- Homelessness:
 - Most votes: Substance use services
 - Other identified needs: Operational support for shelters, diversion support to address housing insecurity
 - Identified Goals: Partner with County Behavioral Health; continue operational support for shelters and TBRA
- Services:
 - Most votes: Family support services; childcare after school programs
 - Identified Goals: Continue to fund public services and encourage application from after school/other family support programs
- Community Development:
 - Most votes: Street improvements
 - Other identified needs: Sidewalks that are ADA compliant; lighting; storm drainage; bike paths
 - Identified Goals: Fund infrastructure improvements in these areas: Cedar Street, 8th and 9th Avenues between Mangrove and Esplanade
- Economy:
 - Most votes: Job training/apprenticeships
 - Identified Goals: Partner with Alliance for Workforce Development; create a workforce accelerator path for City positions where people can begin an entry-level; support funding programs like culinary arts and construction trades

October 24, 2024 Workshop at Dorothy Johnson Center:

- Housing:
 - Most votes: Address housing affordability, both rental and ownership

- Other identified needs: Housing rehabilitation and retrofits for seniors; down payment assistance; starter homes for first time homebuyers; site affordable housing with access to transit and amenities
- Identified Goals: Continue to invest funding in affordable housing opportunities; fund grants/loans for rehabilitation/retrofits
- Homelessness:
 - Most votes: Managed shelter sites, including campgrounds
 - Other identified needs: More pallet shelters/tiny homes; provide more shelter options to address resistance to shelters; substance use and mental health counseling
 - Identified Goals: Continue to fund shelter operation and alternative shelter types with services
- Services:
 - Most votes: Support for families, such as childcare
 - Other identified needs: Budgeting/financial planning; diversify organizations the City works with; engage volunteers to help low-income households
 - Identified Goals: Continue to fund public services
- Community Development:
 - Most votes: Sidewalks and visible crosswalks/corner visibility (Neighborhoods: Chapman-Mulberry, South Campus, The Avenues)
 - Other identified needs: Lighting, bike lanes, general infrastructure improvements in Chapman-Mulberry
 - Identified Goals: Work with Public Works to identify projects that can use CDBG funding to address these needs
- Economy:
 - Most votes: Small business lending
 - Identified Goals: Continue to fund SBDC; ensure there are referrals to funding opportunities

Input from Consultation with Community Organizations:

- Barriers to Housing:
 - General: Lack of adequate affordable housing units, rising rents, lack of housing vouchers and/or finding landlords willing to take vouchers, increasing energy costs, meeting the deposit and income requirements to move in, online applications are challenging and a barrier, language barriers if language spoken is other than English (Spanish or Hmong), accessible transportation and services near housing, lack of deep subsidies for very low and extremely low income households
 - For those who've experienced homelessness, mental health issues and the need for intensive ongoing supportive services to maintain housing
 - For youth: especially those who've been in foster care system and/or homelessness, getting past a credit check and having an animal

- For college students: financial aid is not enough to cover housing costs and the cost of school, even those who work struggle, and many cannot qualify for housing without a co-signer
- For those who wish to become homeowners: it is difficult to find a home at an affordable price that allows them to get a home loan with accessible interest rates
- Barriers that vary based on protected classes under Fair Housing laws:
 - Household composition: Domestic Violence survivors and single parent with multiple children, especially single mothers
 - Disability status and lack of ADA accessible homes/units
 - People of color experience micro-aggressions from landlords
 - Languages: Due to the number of immigrants from Afghanistan, there are more renters who speak Farsi and landlords are often unwilling to rent to them
- Other Housing Issues:
 - Habitability standards (substandard housing): landlords unwilling to repair units, bug infestations, mold

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted and considered relative to overall comments, consultation and research.

7. Summary

A summary of each of the chapters of the 2025-2029 Consolidated Plan is as follows.

The Process- describes the process for developing the Consolidated Plan, which includes consultation with other agencies and groups that work with low-income populations, and citizen participation.

Needs Assessment- details the City's housing, homeless, public housing, non-homeless special needs, and community development needs.

Market Analysis- analyzes the market from various perspectives, including the overall supply and condition of market-rate, public and assisted housing, homeless facilities and services, special needs facilities and services, barriers to affordable housing, and a needs and market analysis discussion.

Strategic Plan- lays out the Consolidated Plan strategy that applies to the planning period of 2025 to 2029, including priority needs, anticipated resources, and goals.

Annual Action Plan- applies the 5-Year Strategic Plan to goals, projects and outcomes for the coming program year 2025-2026.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Chico	Community Development
HOME Administrator	City of Chico	Community Development

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Chico worked with the Butte Countywide Homeless Continuum of Care (Butte CoC), housing and service providers and other local jurisdictions to develop the Consolidated Plan, as described below.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Chico works collaboratively in all of its housing and community development efforts with other local governments, nonprofits, advocacy groups, and citizens. This collaboration takes place through the City's involvement with the Butte Countywide Homeless Continuum of Care (Butte CoC), the Tenant Based Rental Assistance (TBRA) Committee, and planning processes such as the City's Housing Element and Consolidated Plan, and the Butte CoC 10-Year Strategy to End Homelessness. All of these groups and processes include public and assisted housing providers, and private and government health, mental health, and service agencies.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Chico has been closely involved in the Butte CoC's establishment and development. The City of Chico helps fund the operation of the Butte CoC, and its Housing Manager sits on the Butte CoC Council, which is the governance and decision-making body of the Butte CoC. The City's Deputy City Manager is also an appointed member of the CoC Council (as a representative for the City Council). Whenever possible, the City's HUD-funded projects and programs are coordinated with the Butte CoC. Some of the CoC grantees have received funding and support from the City of Chico, including the Torres Shelter (emergency shelter), the Esplanade House (transitional housing), Valley View Apartments (permanent supportive housing), Creekside Place Senior Apartments (15 units set-aside for homeless persons with mental health diagnoses), and recently the City's Pallet Shelter ("Genesis") providing emergency shelter. In 2014, the Butte CoC completed a 10-Year Strategy to End Homelessness, which involved extensive collaboration with the City of Chico. City staff participated in an update to the Strategy in 2018 and will also be participating in the update planned for 2025. The City has directed significant progress on some of this plan's key goals, including the establishment of a local housing trust fund, and development of a supportive housing project for persons with mental disabilities. Additional efforts by local agencies include reducing barriers to emergency shelter.

The City, with financial assistance from the County of Butte and utilizing CDBG-CV funding, opened and began operations of a non-congregate Genesis Shelter site located on City property in April 2022. The site includes 177 pallet shelters which are lockable and climate controlled. The City utilized CDBG-CV

funding to initiate the start-up of the shelter with the goal of providing a safe, hygienic location that provides wrap-around services to the City's unhoused population. The site includes access to laundry and showering services, food, handwashing stations, bathrooms, potable water, garbage service, electricity, bike parking and a pet run area.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Chico Housing Manager is a member of the Butte CoC Council, which prioritizes the use of ESG funds, develops performance standards, evaluates outcomes, and directs administration of the Homeless Management Information System and the Coordinated Assessment process. The City of Chico regularly participates in Butte CoC meetings, and reviews Butte CoC plans and policies. The Housing Manager also participates in the CoC Governance Committee and regularly participates in the ESG grant review and recommendation process

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

All of the entities listed below were consulted via an interview conducted face to face on Zoom.

1	Agency/Group/Organization	Butte Countywide Homeless Continuum of Care
	Agency/Group/Organization Type	Housing and Services--Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Butte Countywide Homeless Continuum of Care was consulted to understand the needs of homeless community members. This included an understanding of the challenges faced by persons who are extremely low or very-low -income and those who have been chronically homeless in both finding and sustaining housing. This will help inform how the City may approach future affordable housing development and also address housing quality of existing units.
2	Agency/Group/Organization	Catalyst Domestic Violence Services
	Agency/Group/Organization Type	Housing, Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Catalyst was consulted to understand the needs of victims of domestic violence. This consultation helped the City understand how to best continue assisting the Catalyst HAVEN shelter and transitional housing cottages.
3	Agency/Group/Organization	Community Housing Improvement Program (CHIP)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CHIP was consulted to better understand the needs of both families with children and single-person households who reside in affordable rental housing. The anticipated outcome is a better understanding of the needs of these households.
4	Agency/Group/Organization	Habitat for Humanity Butte County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity Butte County was consulted to better understand the needs of low-income households who are seeking to become homeowners. In addition, most of the households working with Habitat are single-parent, female head of household. The consultation helped the City understand how to better assist Habitat for Humanity's efforts to build self-help single family starter homes. Did you discuss home-owner rehab at all?

5	Agency/Group/Organization	Chico Housing Action Team (CHAT)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Housing-Homeless, Services-Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CHAT was consulted to better understand the needs of persons who have been chronically homeless, including those with a serious mental illness and/or a physical disability. CHAT operates a successful master lease program and also operates a tiny home village. This consultation will help the City to plan for future alternative models of housing which are best suited to serve this population.
6	Agency/Group/Organization	Housing Authority of the County of Butte
	Agency/Group/Organization Type	Housing, PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of the County of Butte (HACB) was consulted to better understand the needs of public housing residents and voucher holders. This included an assessment of accessibility needs in compliance with Section 504 and how the needs of public housing residents compare with the housing needs of the population at large. Consultation continued close collaboration between the City and HACB on providing housing through development, vouchers and the TBRA program. Both the City and HACB are active leaders in the Butte CoC.
7	Agency/Group/Organization	The Jesus Center
	Agency/Group/Organization Type	Housing-Homeless, Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Housing-Homeless, Services-Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Jesus Center operates a number of housing, shelter and housing navigation programs, including the Genesis Pallet Shelter, in cooperation with the City. This consultation helps the City to best understand how to support this project, as well as others operated by the Jesus Center.
8	Agency/Group/Organization	Legal Services of Northern California (LSNC)
	Agency/Group/Organization Type	Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Services of Northern California was consulted to better understand fair housing and tenants' right issues in Chico. This consultation will help the City to plan for continued fair housing workshops that address timely and needed topics.

9	Agency/Group/Organization	Alliance for Workforce Development
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Alliance for Workforce Development was consulted to better understand economic development needs and resources. This facilitated better alignment of economic development goals and activities.
10	Agency/Group/Organization	Butte College Small Business Development Center
	Agency/Group/Organization Type	Economic Development Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Butte College Small Business Development Center (SBDC) was consulted to better understand economic development needs and resources. The consultation continued collaboration on economic development goals, and small business development counseling for job growth.
11	Agency/Group/Organization	True North Housing Alliance, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy, Homeless Needs - Chronically homeless, Homeless Needs - Families with children, Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	True North Housing Alliance Inc. was consulted to better understand the needs of homeless individuals and households with children. This consultation helped the City understand how to best continue assisting the Torres Community Shelter and the new housing navigation center that True North is opening.
12	Agency/Group/Organization	3CORE, Inc.
	Agency/Group/Organization Type	Business Leaders, Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	3CORE was consulted to better understand economic development needs and resources. This facilitated better alignment of economic development goals and activities.
13	Agency/Group/Organization	North Valley Property Owners Association (NVPOA)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NVPOA was consulted to understand current trends and issues within the rental market area that includes Chico. Consultation will help the City better understand trends to determine if there are needed projects or programs that might be funded in the future with federal funds.

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14	Agency/Group/Organization	California State University, Chico Basic Needs Projects
	Agency/Group/Organization Type	College Student Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The consultation was undertaken to understand the needs of low-income college students who attend CSU Chico. This is important because CSU Chico is a predominantly residential campus, with students impacting the demand for rental housing and basic support services. This consultation supports on-going conversations between the university and the City to ensure they are working cooperatively on housing issues.
15	Agency/Group/Organization	North State Planning and Development Collective
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis, Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The North State Planning and Development Collective offers economic development-related resources to businesses, governments, and residents of the North State Region (Counties of Butte, Glenn, Lassen, Modoc, Plumas, Shasta, Sierra, Siskiyou, Tehama, and Trinity). They were consulted to understand their implementation plan for economic growth, as laid out in the North State Regional Strategies, and gain their perspective on other critical economic development needs for the City of Chico.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

Other local/regional/state/federal planning efforts considered when preparing the Plan

The following regional economic development planning efforts were considered in order to understand initiatives that may affect job and business growth opportunities during the planning period for the City of Chico. These are described in Section MA-45 Non-Housing Community Development Assets.

- *North State Regional Strategies Regional Plan, Part 2 (September 2024)*, North State Planning and Development Collective and the Sierra Institute
 - **How do the goals of your Strategic Plan overlap with the goals of each plan?** City funding for business consulting provided by the Small Business Development Center will help address workforce recruitment, retention, and training needs. City support for affordable housing production will help address workforce housing needs. City support for public infrastructure improvements will help address business expansion needs.
- *2022-2027 Comprehensive Economic Development Strategy (CEDS)*, 3CORE and Economic Development District of Butte, Glenn and Tehama Counties
 - **How do the goals of your Strategic Plan overlap with the goals of each plan?** City funding for business consulting provided by the Small Business Development Center will help address workforce recruitment, retention, and training needs. City support for affordable housing production will help address workforce housing needs. City support for public infrastructure improvements will help address business expansion needs.
- *Butte County 2030 Economy Project*, North Valley Community Foundation
 - **How do the goals of your Strategic Plan overlap with the goals of each plan?** City funding for business consulting provided by the Small Business Development Center will help address workforce recruitment, retention, and training needs. City support for affordable housing production will help address workforce housing needs. City support for public infrastructure improvements will help address business expansion needs.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Chico Housing Element 2022-2030	City of Chico	In the City's 2025-2029 Consolidated Plan, the Strategic Plan Section (SP-05) outlines how the City's Priority Areas and Goals support the critical goals of the City's 2022-2030 Housing Element as follows: Action 1.1.1: Assist Habitat for Humanity of Butte County's single-family self-help project on Wisconsin and Bucher Streets in Census Tract 13. Five estimated units will be made available to low income households; Action 1.3.1: Expand existing fair housing workshops to include an annual Legal Services of Northern California-led workshop for the Sierra North Valley Realtors Association and lenders on fair housing in lending regarding people with low-incomes and people of color; Action 1.3.4: Collaborate with Legal Services of Northern California to update the "Fair Housing and You: Your Rights and Responsibilities" 2011 booklet written by LSNC for community use; Action 1.4.1: To the extent feasible, invest CDBG funds in public facility and infrastructure projects that improve quality of life for residents and prioritize resources for displacement risk areas and areas of high segregation and poverty. Action 5.1.3: Continue Tenant Based Rental Assistance (TBRA) to serve an estimated 120 households at risk of homelessness by providing deposit and monthly rental assistance for up to 24 months; Action 6.2.2: Provide funding to support the conservation of existing multi-family affordable housing projects with City affordability covenants; Action 6.3.1: Continue the City's program that connects low-income owner-occupied units to City sewer primarily in Nitrate Compliance areas; Action 6.4.1: Continue the City's Code Enforcement efforts to preserve existing neighborhoods.
10 Year Strategy to End Homelessness (2014 and 2018)	Butte Countywide Homeless Continuum of Care	The Butte CoC updated their 10-Year Strategy to End Homelessness in 2018. In the City's 2025-2029 Consolidated Plan, the Strategic Plan Section (SP-05) outlines how the City's Priority Areas and Goals support the critical goals of the 10-Year Strategy to End Homelessness, as follows: Priority Area: Affordable Housing; Goal: Development of multi-family units, including those targeted at extremely low incomes and the inclusion of supportive housing units. Priority Area: Homelessness Prevention; Goals: Tenant Based Rental Assistance and Public Services for those at risk of homelessness. Priority Area: Homeless Services; Goals: Homeless Public Services and Homeless Public Facilities. Overall, the City will prioritize the use of CDBG Public Services funds for services for those experiencing homelessness and services for the prevention of homelessness at the same time that it pursues the development of affordable housing units.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Narrative (optional):

The City is breaking ground in 2025 on Municipal Broadband through a partnership with North Valley Fiber, funded by a \$12 million grant, that will provide fiber internet at an affordable price. Installation will begin in the Chapman Mulberry Neighborhood and then move into the downtown area, with longer-term plans to expand more broadly throughout the City.

In November 2021, the City updated its Climate Change Vulnerability Assessment (originally adopted in 2018) to incorporate new data and guidance from the State of California. Prior to this, the City's CivicSpark Fellow completed community and stakeholder engagement for SB 379 in July 2021. The City has used this feedback, along with the updated Vulnerability Assessment, to develop goals, policies, and actions for incorporation into the General Plan's Safety Element. The draft is now complete and pending submission to the California Board of Forestry for review and approval.

Additionally, the City has received the Local Responsibility Fire Severity Zone maps, which are being integrated into the draft Safety Element as required by SB 379. City staff anticipate submitting the General Plan Safety Element Update for SB 379 compliance to the California Board of Forestry in Spring 2025, with City Council adoption expected in Fall 2025.

The City completed a Community Wildfire Protection Plan: <https://chico.ca.us/City-Services/Public-Safety/Fire-Department/Community-Wildfire-Protection-Plan-CWPP/index.html> and the Fire Department updated the City's Annex to Butte County's Natural Hazard Mitigation Plan which included resiliency planning related to natural disasters.

The City participates in various regional economic development initiatives, including:

- North State Planning and Development Collective;
- The Economic Development District for the Comprehensive Economic Development Strategy (CEDS); and
- Butte County 2030 Economy Project.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Chico solicited broad participation in the Consolidated Plan from a variety of groups, including low-income residents, persons with disabilities and special needs, housing and service providers, homeless individuals and advocates, and citizens in general. Outreach was facilitated through public service announcements, posts on the City website and social media accounts, and flyer distribution through public agencies, housing projects, service provider offices, City offices, and the public library. Outreach materials were provided in both English and Spanish.

Online Survey: The City conducted a community wide survey using the online Survey Monkey tool. The survey was provided in both English and Spanish. The survey consisted of 14 questions which gathered basic residency and demographic data from the survey respondents and then asked them to provide input on priorities in the areas of infrastructure, neighborhood services, community services, housing services, community facilities and economic development activities. There were 405 people who took the survey (404 in English and 1 in Spanish). Because this was a community-wide survey, respondents from across Chico answered the questions. The survey results showed that the majority of respondents are not low-moderate income and do not reside in a low-income census tract and therefore would not be beneficiaries of CDBG or HOME. In total, approximately 23% of survey respondents are low-income and 13.6% live in a low-income census tract. The answers from those survey respondents who are low-income and/or who live in a low-income census tract were filtered to use this input in goal setting, while responses from other residents were also considered but given less weight.

Public Workshops: The City held two public workshops that were attended by about 30 individuals in total. One session was a community-wide workshop held at a community center in a low-income census tract, and one was held at an affordable multi-family housing project. The workshops were structured to prioritize the greatest low-income needs, and the most important goals or solutions to meet those needs. In the meeting location, facilitators posted flipcharts viewable by all the participants categorized by the following 3 subjects: Needs, Goals, and Current Activities. The facilitators listed categories beneath the Needs topic, including potential indicators to describe current conditions in that category. The Goals charts were left blank. The Current Activities column listed current HUD-funded City programs.

Workshop facilitators started by describing the purpose of the Consolidated Plan, and the purpose of the workshop. This was followed by an overview of Consolidated Plan constraints, which included a summary of the HUD budget status, and funding use restrictions for both CDBG and HOME. The facilitators then shared background information about the City's Low-Income needs and currently operating HUD-funded programs, as summarized on the flip charts. In addition, participants were provided with a handout that covered this material.

In both sessions, participants were given sticky notes on which they were asked to write the highest priority need in the City with respect to Low-Income households. They then placed this sticky note on

the flipchart beneath the appropriate category. After reviewing the sticky notes as a group, participants were also given three stickers, which they placed on the charts with needs that they felt were most important. The facilitator then led a discussion in which the highest priority needs were reviewed and grouped in categories, and the group then prioritized goals to address the stated needs.

The workshops concluded with a summary of next steps in the Consolidated Plan process, including the schedule for drafting, reviewing and adopting the plan document.

Findings from the survey and public workshops are summarized below. The detailed notes from both the survey and workshops are attached to Section AD-25 (Appendix).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted & reasons	URL (If applicable)
1	Online Survey	Non-targeted/broad community	The City developed and published an online survey using “Survey Monkey” to obtain input from the greater community on the needs of low-income households, individuals and neighborhoods and the types of activities residents would like to see prioritized. The survey was made available in both English and Spanish.	405 people took the survey (404 in English, 1 in Spanish). The highest priority areas were identified as Infrastructure, Housing and Homelessness.	Comments from those who are higher income and do not live in a low-income census tract were considered but not provided as much weight.	
2	Internet Outreach	Non-targeted/broad community. Press release was sent to media.	Announcement of the community workshop and schedule for drafting, reviewing and adopting the Consolidated Plan was posted on the City’s website and on the City’s social media accounts.	No comments received.		https://chico.ca.us/Departments/Community-Development/Housing-Division/News-and-Updates/index.html
3	Public Meeting on 10/17/24	Residents of assisted housing	10 members of the public were in attendance. Identified Goals: Provide funding for small housing projects/infill/ADUs and funding for housing rehabilitation, continue operational support for shelters and TBRA, continue to fund public services and encourage family support services to apply, fund infrastructure improvements in key low-income neighborhoods, partner with Workforce Alliance and support funding for vocational training programs	The rank order of greatest needs were: #1 Affordable Housing; #2 Substance Use Services, #3: Job Training/Apprenticeships, #4 Family Support Services, #5 Street Improvements	N/A	
4	Public Meeting on 10/24/24	Non-targeted/broad community	20 members of the public were in attendance. Identified Goals: continue to invest in affordable housing, to continue funding shelter operation and alternative shelter types, to continue to fund public services, to continue to fund the Small Business Development Center, and to work with City Public Works on projects that can use CDBG funding	The rank order of greatest needs were: #1: Housing Affordability (both rental and ownership), #2 Sidewalks and Visible Crosswalks #3 Housing Rehabilitation for Seniors #4 Managed Shelter Sites, #5 Family Support Services #6 Lighting in Neighborhoods #7 More Tiny Homes/Pallet Shelters		

5	Public Notice Published in Newspaper and on City website 3/31/25	Non-targeted/broad community	Notice of draft Plan and City Council Public Hearing on April 15, 2025, to consider draft Plan and receive public comment for 30 days, with final consideration of the Plan on June 3, 2025 (subject to change)	TBD		www.chicoca.gov/housing
6	Website Posting 4/11/25	Non-targeted/broad community	Draft Plan and Staff Report for City Council Public Hearing on April 15, 2025. At hearing, City Council to consider draft Plan and receive public comment for 30 days, with final consideration of the Plan on June 3, 2025 (subject to change)	TBD		
7	Public Hearing on 04/15/25	Non-targeted/broad community	Public Hearing on draft Plan on April 15, 2025	TBD		
8	Public Hearing	Non-targeted/broad community	Public Hearing on final Plan on June 3, 2025 (subject to change).	TBD		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment identifies the City's greatest non-housing community development needs, the most significant housing issues in Chico, and the most significant needs for persons with a disability, public housing residents, homeless individuals, and non-homeless persons with special needs. The most pervasive issues which continue to affect the City after the 2018 Camp Fire and global pandemic are housing availability and housing affordability.

Availability: The shortage of housing supply overall is reflected in the vacancy rate for rentals and rapid escalation in housing costs. Vacancy rates for residential units were at 1.25% as of the third quarter of 2024 (Valassis Lists, Q3 2024). Section MA-15 in the Market Analysis documents how median contract rent increased by 31.1% between 2019 and 2023, and median home values increased by 38.9% over the same period. By comparison, median income increased by 27.4% from 2019 and 2023. The rapid increase in housing costs relative to income is an additional factor contributing to rent burdens, discussed below. Publicly subsidized housing units restrict rent to affordable levels for Low Income households. In Chico, there are 2,834 publicly assisted rental units, not including shelter and transitional housing beds. In addition, the Housing Authority of the County of Butte (HACB) administers 976 Section 8 Housing Choice Vouchers held by Chico residents, which allow voucher holders to pay 30% of their income for rent. When the combined publicly assisted units and Housing Choice Vouchers are compared to the need for affordable housing of roughly 11,859 households earning less than \$35,000 annually, there is a shortfall of approximately 8,049 affordable units.

Affordability: As of 2023, an estimated 13,281 households (32% of all Chico households) earning less than \$50,000 (which is close to the median income of \$67,929) paid more than 30% of their income toward housing. As of 2020, an estimated 7,360 households in Chico (of which 6,060 were renter households) experienced severe housing cost burden, paying more than 50% of income towards housing costs. Renter households with single individuals, non-related individuals and seniors were the most impacted by housing costs, making up nearly 75% of the renter households who are severely cost burdened. Extremely Low-Income households earning less than 30% of Area Median Income paying more than 50% of income to rent are particularly at risk of becoming homeless and there were an estimated 6,825 households in this category in 2020 (2016-2020 HUD CHAS).

Additional Narrative

The 2023 Point-In-Time Homeless Census (PIT) counted 965 sheltered or unsheltered homeless persons in Chico, which made up nearly 75% of the total counted for Butte County. The 2023 PIT illustrated that American Indian/Alaska Native, Black/African American, and Native Hawaiian/Pacific Islander individuals

in Chico are disproportionately affected by homelessness. For example, American Indians/Alaska Natives make up 0.7% of Chico's overall population, but account for 8% of homeless persons residing in Chico.

The most significant types of Non-Homeless Special Needs households in Chico include persons with disabilities, seniors, single-parent families, and persons with HIV/AIDS. Common challenges for most of these households are fixed and low incomes. On-site supportive services are critical for housing persons who have experienced homelessness, as well as those with disabilities, seniors and persons with HIV/AIDS. Access to affordable childcare is important for housing single-parent families.

The City's Housing Conditions Inventory, completed in 2012, documented that the City has significant housing rehabilitation needs in its older, lower income neighborhoods. Parts of these neighborhoods have high concentrations of substandard housing and/or inadequate public infrastructure. Overall, census tracts covering the Chapman-Mulberry neighborhood, the Barber neighborhood, and in the central city area have older homes with greater rehabilitation needs than other parts of the city. Given the annexation of the remainder of the Chapman-Mulberry neighborhood into the City in 2020, the City completed an updated Housing Conditions Survey for the neighborhood which included an inventory of public infrastructure. This inventory found three key target areas in Chapman-Mulberry that lack sidewalks and gutters, as well as houses in need of rehabilitation.

These studies, combined with consultations with the City Department of Public Works, and the general public revealed that the greatest non-housing community development needs include:

- Infrastructure in support of affordable housing development, such as streets, sewer, storm drainage, sidewalks, and lighting;
- Accessibility improvements to address barriers to mobility experienced by individuals with disabilities; and
- Safety improvements in Low-Income neighborhoods, including sidewalks, lighting, marked crosswalks and visible corners

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

This section summarizes Chico's housing needs, including a review of demographics, housing problems, cost burdens, and overcrowding. It also includes an analysis of housing needs for particular populations, such as single households, victims of domestic violence, Low Income households, and families at risk of homelessness. The data used in this section comes from two main sources: the 2016-2020 CHAS data, provided by HUD, and the 2019-2023 American Community Survey (ACS).

Demographics	Base Year: 2009	Most Recent Year: 2023	% Change
Population	88,455	102,032	15.35%
Households	34,790	41,934	20.53%
Median Income	\$42,342.00	\$67,929	60.43%

Table 1 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2019-2023 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,825	5,135	5,705	3,200	16,770
Small Family Households	1,570	1,405	1,840	1,295	7,385
Large Family Households	235	220	145	215	1,235
Household contains at least one person 62-74 years of age	1,135	925	885	470	4,000
Household contains at least one person age 75 or older	705	750	660	335	1,265
Households with one or more children 6 years old or younger	585	650	810	410	1,674

Table 2 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	85	20	80	35	220	15	15	10	0	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	4	10	130	174	4	15	10	0	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	150	165	70	45	430	0	0	45	4	49
Housing cost burden greater than 50% of income (and none of the above problems)	3,965	1,810	265	20	6,060	745	315	190	50	1,300
Housing cost burden greater than 30% of income (and none of the above problems)	485	1,220	2,040	485	4,230	215	375	455	450	1,495
Zero/negative Income (and none of the above problems)	540	0	0	0	540	190	0	0	0	190

Table 3 – Housing Problems Table

Data Source: 2016-2020 CHAS

Consolidated Plan

CHICO

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,225	2,000	425	230	6,880	760	350	250	60	1,420
Having none of four housing problems	1,250	1,820	3,485	1,715	8,270	580	965	1,545	1,195	4,285
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 4 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,115	915	610	2,640	115	185	260	560
Large Related	185	110	29	324	40	35	15	90
Elderly	795	740	355	1,890	610	400	195	1,205
Other	2,565	1,405	1,420	5,390	195	90	185	470
Total need by income	4,660	3,170	2,414	10,244	960	710	655	2,325

Table 5 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	360	360	85	125	0	210
Large Related	0	0	15	15	40	15	0	55
Elderly	580	445	50	1,075	445	165	55	665
Other	0	2,375	1,010	3,385	175	0	0	175
Total need by income	580	2,820	1,435	4,835	745	305	55	1,105

Table 6 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	125	169	70	155	519	0	0	45	4	49
Multiple, unrelated family households	50	0	0	4	54	4	0	10	4	18
Other, non-family households	25	0	10	15	50	0	15	0	0	15
Total need by income	200	169	80	174	623	4	15	55	8	82

Table 7 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 8 – Crowding Information – 2/2 (Data unavailable)

Consolidated Plan

CHICO

Describe the number and type of single person households in need of housing assistance.

As of 2023, it was estimated that 29% of the 41,934 households in Chico were single households living alone. Of the estimated 12,156 single households living alone in Chico, 4,721 are 65 years old and over (U.S. Census, 2019-2023 American Community Survey). Typically, single households have less income than larger households due to the fact that they rely on a single income. For example, in 2023, one-person households in Chico had a median income of \$35,572, while two-person households in Chico had a median income of \$76,075 (U.S. Census, 2023 American Community survey). As of 2023, an estimated 96% of Chico households that earned less than \$20,000 paid 30% or more of their income in housing costs. Which demonstrates a greater housing affordability need for single households.

Lack of affordability is exacerbated by the limited supply of small units in the City relative to the number of single householders. As of 2023, there was an estimated 6,033 units in Chico with no bedroom (such as a studio or single-room occupancy) or one-bedroom. By comparison, there were an estimated 12,156 single households living alone in Chico, exceeding the supply of small units by almost 2 to 1. Studios, single-room occupancies (SROs) and other low-cost micro-housing types can help address this need (U.S. Census, 2019-2023 American Community Survey).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Catalyst Domestic Violence Services has the only housing programs specifically for victims of domestic violence (including dating violence and sexual assault and stalking within intimate relationships) in Butte County and assists approximately 193 people per year in their housing programs. This includes a 28-bed emergency housing shelter, 3 single-family bridge housing units and multiple scattered sites. Approximately 69 people per year request emergency housing but cannot get housing because the program is at capacity (Anastacia Snyder, Executive Director, March 2025).

Far Northern Regional Center (FNRC) provides services and supports to people with developmental disabilities. FNRC currently has 40 individuals that need housing assistance that may also have had trauma or possible addiction history (Melissa Gruhler, Executive Director, FNRC, March 2025).

Disability Action Center (DAC) reports having an annual caseload of 2,000 households in Butte County of which approximately 90-95% are in Chico. DAC reports that 30-50 % of all cases or approximately 600-1,000 people have housing-related needs. The primary housing issues that their clients face are affordability and accessibility. Most of their clients (90%) live at the poverty level and it is difficult for them to save enough money to afford move-in deposits. DAC and the City of Chico Housing Division collaborate to maintain a list of rental units in Chico with ADA accessibility, which is updated on an as-needed basis. After the Camp Fire and global pandemic, DAC saw an increase in requests for housing assistance for people with disabilities and people experiencing homelessness. DAC administers two grants which provide short-term rental assistance and case management, and will begin a new housing

supports program funded by CalAIM in 2025. DAC's caseload demographics are similar to the racial/ethnic composition of the City of Chico as a whole. (Evan LeVang, Executive Director, Disability Action Center, March 2025).

As another data point of reference, the Housing Authority of the County of Butte (HACB) has approximately 1,942 households on its waiting list with a disability (Tamra Young, Deputy Executive Director, Housing Authority of the County of Butte, March 2025).

What are the most common housing problems?

Housing affordability and availability are the most common housing problems in Chico. As of 2023, an estimated 13,281 households (32% of all Chico households) earning less than \$50,000 (which is close to the median income of \$67,929) paid more than 30% of their income toward housing. As of 2020, an estimated 8,300 households had one or more severe housing problems that include: severe cost burden; severe overcrowding; and lack of kitchen or complete plumbing. The Housing Problems table (Table 3) above shows that the large majority of households with a severe housing problem experienced a housing cost burden of greater than 50% of income (Source: 2016-2020 HUD CHAS).

There are 2,834 publicly assisted rental units in Chico. In addition, there are 976 Chico households with Section 8 Housing Choice Vouchers and 214 Chico households with VASH Vouchers. Overall, about 3,810 Chico households are living in publicly subsidized housing. By comparison, there are an estimated 11,859 Chico households earning less than \$35,000, which is roughly equivalent to 50% of Area Median Income for a two-person household (2019-2023 U.S. Census, American Community Survey; 2024 U.S. Department of Housing and Urban Development). A two-person household earning \$35,000 can afford a rent of \$875, while in comparison, the Fair Market Rent for a one-bedroom unit in Butte County is \$1,126 (2025 U.S. Department of Housing and Urban Development). Section MA-15 describes how households at this income level cannot afford Chico market rents. In addition to publicly assisted housing units in general, there is a need for housing units for seniors and persons with disabilities. It would be most beneficial if these units are studios or one-bedrooms as most of these households are one-person households that cannot afford larger units. In addition, wheelchair accessibility and access to supportive services are needed.

Are any populations/household types more affected than others by these problems?

Renter households earning less than 50% of Area Median Income experienced more housing problems than any other group. As of 2020, an estimated 4,450 of these households paid more than 50% of their income toward housing. An estimated 2,550 of these households were single, or non-related households with more than one member (categorized as Other in the Cost Burden > 50% Table 4 above). Elderly Households have the second highest proportion of renter households that paid more than 50% of income toward housing, with an estimated 1,635 households in this category (2016-2020 HUD CHAS).

A significant proportion of these households are single householders or two-person households, which are also impacted by the limited supply of smaller units as described above.

Describe the characteristics and needs of Low-Income individuals and families with children (especially Extremely Low-Income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Characteristics and Needs of Low-Income Individuals and Families with Children

According to 2020 Census estimates, there were 17,665 Low-Income Households in Chico earning up to 80% of Area Median Income, which is almost half of all Chico households, at 42%. Of these households, 11,960 were Very Low Income (50% of Area Median Income), and 6,825 were Extremely Low Income (30% of Area Median Income) (2016-2020 HUD CHAS). As shown in the Housing Problems Table above, Low-Income households have much higher housing cost burdens than higher income households (2016-2020 HUD CHAS). Households with severe cost burdens are at-risk of becoming unsheltered.

Interviews with housing, education and social service providers indicate that families with children who are currently housed but are at imminent risk of becoming homeless face a multitude of challenges. These families often come from generations who have been in poverty; many do not have family members who have been gainfully employed. Their educational attainment tends to be high school or less (often dropouts who did not attain their GED). They may have been subjected to abuse, family violence, and have turned to drugs and alcohol to cope, resulting in substance addiction. Developmental disabilities and mental health conditions are common, such as ADHD, general learning disabilities, bipolar disorder, depression, and schizophrenia. Many have a dual-diagnosis of an addiction disorder and a mental illness. They may lack resources or support to learn parenting or job skills and may have low self-esteem.

These families often need supportive housing for at least two years. They need assistance in how to properly access and use community resources for themselves and their children. In addition, the following services are critical: behavioral health services, parenting skills, relationship skills, formal education, job training, job search skills, recovery support, and childcare.

Formerly Homeless Families and Individuals Who Are Receiving Rapid Re-housing Assistance

Case management that is tailored to the participants' needs is essential for Rapid Re-housing recipients to maintain housing. This case management must involve initial and periodic assessment, even with a Housing-First model. Accurate and regular case management assessment allows the case manager to integrate supportive services into the recovery and stabilization plan. Without continued investment in intensive case management, many Rapid Re-housing recipients will fall back into homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The following housing characteristics have been linked with instability and an increased risk of homelessness: housing cost burdens of greater than 50%; overcrowding from sharing housing with other individuals and/or families; and poor housing history that includes evictions. In addition, a lack of supportive services can increase risk of homelessness, especially for populations with special needs.

Discussion

As of 2020, the City of Chico had an estimated 11,960 Low-Income households earning less than 50% of Area Median Income (29% of all Chico households). Most of these households paid a high portion of their income to housing. About 79% of households earning less than 50% of Area Median Income spent more than 30% of their income to housing. About 37% of households in this category spent over half of their income to housing. Extremely Low-Income households earning less than 30% of Area Median Income paying more than half of income to rent are particularly at risk of becoming homeless, and there were an estimated 1,325 Extremely Low-Income households in this category as of 2020. Housing cost burden is the most significant housing problem faced by Chico household. (2016-2020 HUD CHAS).

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section provides an analysis of Housing Problems experienced by residents in Chico. "Housing Problems" as defined by HUD for the Consolidated Plan include: lack of complete kitchen facilities; lack of complete plumbing facilities; more than one person per room; and payment of greater than 30% of income toward housing costs. HUD provides 2016-2020 CHAS data to complete this analysis, which includes detailed information on race/ethnicity and Area Median Income (AMI). To compare this data to the City of Chico's overall racial composition, the authors use 2019-2023 ACS data from the U.S. Census Bureau.

Black/African American households experience Housing Problems at a more disproportionate rate when compared to other racial or ethnic groups in Chico. There is an 87% probability that Black/African American households will have one or more housing problems. American Indian/Alaska Native households also experience Housing Problems at a disproportionately high rate. There is an 80% probability that American Indian/Alaska Native households will have one or more Housing Problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,685	1,130	0
White	4,025	860	0
Black / African American	385	4	0
Asian	165	85	0
American Indian, Alaska Native	55	0	0
Pacific Islander	0	0	0
Hispanic	875	160	0

Table 9 - Disproportionately Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,945	1,185	0
White	2,795	940	0
Black / African American	150	30	0
Asian	230	25	0
American Indian, Alaska Native	45	0	0
Pacific Islander	0	0	0
Hispanic	645	165	0

Table 10 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,170	2,535	0
White	2,330	2,055	0
Black / African American	10	45	0
Asian	75	85	0
American Indian, Alaska Native	14	4	0
Pacific Islander	0	0	0
Hispanic	570	350	0

Table 11 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,225	1,975	0
White	1,010	1,425	0
Black / African American	30	4	0
Asian	44	65	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	100	430	0

Table 12 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

HUD provides 2016-2020 CHAS data for the fields above regarding percentage of Area Median Income (AMI) by race/ethnicity. According to the 2019-2023 ACS, the racial/ethnic composition of Chico is approximately 72.3% White, 20.7% Hispanic/Latino, 5.2% Asian, 2.0% Black/African American, 1.0% American Indian/Alaska Native, and 0.4% Native Hawaiian/Pacific Islander (please note: these percentages add up to more than 100% as the Hispanic/Latino ethnic group may also identify with a racial group).

"Housing Problems" as defined by HUD for the Consolidated Plan include: lack of complete kitchen facilities; lack of complete plumbing facilities; more than one person per room; and payment of greater than 30% of income toward housing costs.

Black/African Americans and American Indians/Alaskan Natives have a disproportionate share of Housing Problems as compared to the rest of the ethnic groups in the City of Chico. Of all households earning less than 100% of AMI that have one or more Housing Problems, Black/African Americans are 1.32 times more likely to have housing problems compared to that of non-Black/African American groups. American Indians/Alaskan Natives are 1.20 times more likely to have housing problems compared to that of non-Native Indian groups.

This disproportionate share is most pronounced among American Indian/Alaskan Native households earning 30%-50% AMI, in which all households are likely to have one or more Housing Problems. Black/African American households earning less than 30% AMI are 98.97% likely to have one or more

Housing Problems. In the 50%-80% group, American Indian/Alaskan Native households are 77.87% likely to have one or more Housing Problems. Among households earning 80%-100% AMI, Black/African Americans are 88.24% likely to have one or more Housing Problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

“Severe Housing Problems” as defined by HUD for the Consolidated Plan include: lack of complete kitchen facilities; lack of complete plumbing facilities; more than 1.5 persons per room; or payment of over 50% of income toward housing cost. Black/African American households experience a disproportionately greater rate of Severe Housing Problems than other racial or ethnic group in Chico. In addition, American Indian/Alaskan Native, Asian, and Hispanic households also experience disproportionate shares of Severe Housing Problems. These disproportionate Severe Housing Problems are described in more detail below.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,985	1,830	0
White	3,540	1,345	0
Black / African American	290	100	0
Asian	125	125	0
American Indian, Alaska Native	55	0	0
Pacific Islander	0	0	0
Hispanic	840	195	0

Table 13 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,350	2,785	0
White	1,610	2,120	0
Black / African American	130	50	0
Asian	190	70	0
American Indian, Alaska Native	30	15	0
Pacific Islander	0	0	0
Hispanic	350	460	0

Table 14 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	675	5,030	0
White	440	3,945	0
Black / African American	0	55	0
Asian	14	145	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	175	745	0

Table 15 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	290	2,910	0
White	235	2,200	0
Black / African American	15	19	0
Asian	14	95	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	10	525	0

Table 16 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

HUD provides 2016-2020 CHAS data for the fields above regarding percentage of Area Median Income (AMI) by race/ethnicity. To analyze these figures against the City of Chico's overall racial composition, the authors used 2019-2023 ACS data. According to the 2019-2023 ACS, the racial/ethnic composition of Chico is approximately 72.3% White, 20.7% Hispanic/Latino, 5.2% Asian, 2.0% Black/African American, 1.0% American Indian/Alaska Native, and 0.4% Native Hawaiian/Pacific Islander (please note: these percentages add up to more than 100% as the Hispanic/Latino ethnic group may also identify with a racial group).

“Severe Housing Problems” as defined by HUD for the Consolidated Plan include: lack of complete kitchen facilities; lack of complete plumbing facilities; more than 1.5 persons per room; or payment of over 50% of income toward housing cost. Black/African American households are disproportionately affected when it comes to Severe Housing Problems. Of households earning less than 100% of AMI that have one or more Severe Housing Problems, Black/African American are 1.55 times more likely than non-Black/African American ethnic groups to have Severe Housing Problems, and American Indian/Alaska Natives are 1.55 times more likely than non-American Indian/Alaska Native households to have Severe Housing Problems.

Asian and Hispanic households are also disproportionately impacted when it comes to Severe Housing Problems. Asian households are 1.12 times more likely to experience one or more Severe Housing

Problems than non-Asian households, and Hispanic households are 1.06 times more likely to experience one or more Severe Housing Problems than non-Hispanic households.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden is defined by HUD as the percentage of household income that is paid toward housing costs. In general terms, Black/African American and American Indian/Alaska Native households have a disproportionately greater Housing Cost Burden than other Chico households. To a lesser extent, Hispanic also have a disproportionately greater Housing Cost Burden than other Chico households.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,015	7,155	7,695	760
White	17,635	5,400	5,520	535
Black / African American	210	140	420	0
Asian	700	255	250	75
American Indian, Alaska Native	45	29	85	0
Pacific Islander	35	0	0	0
Hispanic	2,775	1,050	1,220	125

Table 17 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

HUD provides 2016-2020 CHAS data for Housing Cost Burden. According to the 2019-2023 ACS, the racial/ethnic composition of Chico is approximately 72.3% White, 20.7% Hispanic/Latino, 5.2% Asian, 2.0% Black/African American, 1.0% American Indian/Alaska Native, and 0.4% Native Hawaiian/Pacific Islander (please note: these percentages add up to more than 100% as the Hispanic/Latino ethnic group may also identify with a racial group).

Housing Cost Burden is the percentage of household income paid toward housing costs.

Housing Cost Burden greater than 50%: 54.55% of all Black/African American households and 53.46% of American Indian/Alaska Native households also experience a Housing Cost Burden greater than 50%. For each of these two ethnic groups, more than half of the households in the respective groups experience a

Housing Cost Burden greater than 50%, which means that more than ½ of their income goes toward their housing costs.

Housing Cost Burden 30%-50%: 33.12% of Hispanic households have Housing Cost Burden of 30%-50% of household income.

Housing Cost Burden less than or equal to 30%: 100% of Pacific Islander households are in this category, 54.59% of Asian households are in this category, and 60.62% of White households are in this category.

White Households:

White households are 1.86 times more likely than non-White households to experience a Housing Cost Burden less than or equal to 30%. The percentages of White households with Housing Cost Burden are listed below.

<=30% Housing Cost Burden: 60.62%

30-50% Housing Cost Burden: 18.56%

>50% Housing Cost Burden: 18.98%

Black/African American Households:

Black/African American households are 2.60 times more likely than non-Black/African American households to experience a Housing Cost Burden of greater than 50%. Percentages of Black/African American households by percent Housing Cost Burden are listed below.

<=30% Housing Cost Burden: 27.27%

30-50% Housing Cost Burden: 18.18%

>50% Housing Cost Burden: 54.55%

Asian Households:

Asian households are generally less likely than non-White non-Asian households to experience a Housing Cost Burden in each of the three categories listed below, and experience nearly the same rate of Housing Cost Burdens as White Households.

<=30% Housing Cost Burden – 54.69%

30-50% Housing Cost Burden – 19.92%

>50% Housing Cost Burden – 19.53%

American Indian/Alaska Native Households:

American Indian/Alaska Native households are 2.48 times more likely than non-American Indian/Alaska Native households to experience a Housing Cost Burden of greater than 50%. Percentages of American Indian/Alaska Native households by percent Housing Cost Burden are listed below.

<=30% Housing Cost Burden: 28.30%

30-50% Housing Cost Burden: 18.24%

>50% Housing Cost Burden: 53.46%

Pacific Islander Households:

Pacific Islander households are 1.85 times more likely than non-Pacific Islander households to experience a Housing Cost Burden less than or equal to 30%. Percentages of Pacific Islander households by percent Housing Cost Burden are listed below.

<=30% Housing Cost Burden: 100%

30-50% Housing Cost Burden: 0%

>50% Housing Cost Burden: 0%

Hispanic Households:

Hispanic households are 1.78 times more likely than non-Hispanic households to experience a Housing Cost Burden of 30%-50%. Hispanic households are also 1.92 times more likely than non-Hispanic households to experience a Housing Cost Burden of greater than 50%. Percentages of Hispanic households with Housing Cost Burden are listed below.

<=30% Housing Cost Burden: 24.45%

30-50% Housing Cost Burden: 33.12%

>50% Housing Cost Burden: 38.49%

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

With regard to Housing Problems:

- Black/African American households experience Housing Problems most disproportionately when compared to other racial or ethnic groups in Chico.
- American Indian/Alaska Native households also experience Housing Problems at a disproportionately high rate.

With regard to Severe Housing Problems

- Black/African American households experience a disproportionately greater rate of Severe Housing Problems than other racial or ethnic group in Chico.
- American Indian/Alaskan Native, Asian, and Hispanic households also experience disproportionate shares of Severe Housing Problems.

With regard to Housing Cost Burden:

- Black/African American households are 2.6 times more likely than non-Black households to experience a Housing Cost Burden of greater than 50%.
- American Indian/Alaskan Native households are 2.48 times more likely than non-American Indian/Alaskan Native households to experience a Housing Cost Burden of greater than 50%.
- Pacific Islander households are 1.85 times more likely than non-Pacific Islander households to experience a Housing Cost Burden that is equal to or lesser than 30%.
- Hispanic households are 1.92 times more likely than non-Hispanic households to experience a Housing Cost Burden greater than 50%, and 1.78 times more likely than non-Hispanic households to experience a Housing Cost Burden between 30-50%.

If they have needs not identified above, what are those needs?

The needs summarized above primarily represent affordability and housing cost challenges for Black/African American, American Indian/Native Alaskan, Asian, Pacific Islander, and Hispanic groups. To a lesser extent, some of these groups also experience disproportionate challenges with other Housing Problems such as overcrowding, or inadequate kitchen or bathroom facilities.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

In general, downtown and areas adjacent to the south and west have more racial and ethnic minorities than areas on the east and north sides of the City. These areas also have concentrations of Low-Income households. The area made up of Census Tracts 5.02, 6.04, 6.03, 10.00, and 12.00 has an estimated

population of 21,388 as of 2020 (U.S. Census, 2020 Decennial Census). Within this area, 35.1% of the population was non-White by race, and 25.84% of the population is Hispanic by ethnicity. By comparison, for the City of Chico as a whole, as of 2020, 29.63% of the population was non-White by race, and 20.34% of the population was Hispanic by ethnicity (U.S. Census, 2020 Decennial Census).

NA-35 Public Housing – 91.205(b)

Introduction

There are 145 public housing units in Chico of which 18 units (5% of the City's public housing units) are Section 504 compliant for ADA accessibility. All of the City's public housing units are owned by the Housing Authority of the County of Butte (HACB). In addition, HACB administers 976 Housing Choice Vouchers and 172 Project Based Vouchers for Chico residents. HACB's service area, which includes both Butte and Glenn Counties. The table below shows 345 public housing units and 2,154 Section 8 and Project Based Vouchers, which are used throughout the service area.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			345	2,154	338	1,816	214	10	0
# of accessible units			18						

Table 18 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	\$20,173	\$13,531	\$15,668	\$15,271	\$9,504	0
Average length of stay	0	0	7.1 yrs.	5 yrs.	1.3 yrs.	4.8 yrs.	0	0
Average Household size	0	0	3	2	1	2	1	0
# Homeless at admission	0	0	137	1	114	74	1	0
# of Elderly Program Participants (>62)	0	0	126	388	71	740	1	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	171	933	161	1,145	15	0
# of Families requesting accessibility features	0	0	22	N/A	N/A	N/A	N/A	0
# of HIV/AIDS program participants	0	0	N/A	N/A	N/A	N/A	N/A	0
# of DV victims	0	0	N/A	N/A	N/A	N/A	N/A	0

Table 19 – Characteristics of Public Housing Residents by Program Type

Data Source: Housing Authority of the County of Butte, March 4, 2025 (N/A above, data not collected)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	592	2,245	316	1,929	127	4	0
Black/African American	0	0	70	348	39	309	9	0	0
Asian	0	0	63	440	34	406	0	0	0
American Indian/Alaska Native	0	0	22	79	8	71	2	0	0
Pacific Islander	0	0	12	21	1	20	2	0	0
Other	0	0	77	408	61	347	9	1	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 20 – Race of Public Housing Residents by Program Type

Data Source: Housing Authority of the County of Butte, March 4, 2025

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	301	698	107	591	14	0	0
Not Hispanic	0	0	45	1,456	231	1,225	200	10	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 21 – Ethnicity of Public Housing Residents by Program Type

Data Source: Housing Authority of the County of Butte, March 4, 2025

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority of the County of Butte (HACB) operates 345 public housing units in Butte County which includes the cities of Chico, Oroville, Gridley and Biggs. Of the 145 public housing units in Chico, 5%, or 18 units, are Section 504 compliant and ADA accessible. HACB has a waiting list of approximately 22 applicants for accessible units. Accessible units, in general, are in very high demand in Chico. About 86% of people that HACB serves are elderly and/or have a disability (Tamra Young, Deputy Executive Director, Housing Authority of the County of Butte, March 2025).

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

HACB's waiting list for one-bedroom Public Housing apartments has been closed since June 2003. There is an inadequate supply of these apartments in Chico to meet the needs of elderly and/or persons with disabilities. In addition, voucher holders are in immediate need of the following services:

1. Need improved access to public transportation: more routes and more affordable transit fares.
2. Need improved access to quality, affordable childcare.
3. Need increase in capacity of job training programs.
4. Need financial assistance for certificate training offered through adult education and ROP programs.

For Public Housing residents, there is an immediate need for accessible one-bedroom and two-bedroom units in Chico. This is due to the large portion of Public Housing residents that are elderly and/or have a disability (Tamra Young, Executive Director, Housing Authority of the County of Butte, March 2025).

How do these needs compare to the housing needs of the population at large

HACB has reported a high demand among Housing Choice voucher holders and applicants, and Public Housing residents, for accessible one-bedroom units (Tamra Young, Executive Director, Housing Authority of the County of Butte, March 2025). This high demand is reflected in the broader apartment market by vacancy rate trends. Vacancy rates for apartments were 2.5% in 2019 (Reis, 2020).

Contributing factors include: the demand from college students, which make up almost a quarter of the Chico population; demand from seniors; and overall demand from individuals looking for lower rents (City of Chico 2014 Housing Element).

A significant portion of the Chico population has a disability with an estimated 14,693 persons with a disability, which is about 14.5% of the total civilian non-institutionalized population (U.S. Census Bureau, 2023 American Community Survey). However, this proportion is much smaller than the proportion of HACB's clients that have a disability, as 50% of their public housing residents and 63% of their voucher holders have a disability. There appears to be a much higher need for accessible units among HACB's clients than for the population at large.

Discussion

Consultation with the Housing Authority of the County of Butte (HACB), and market research, shows that there is a high need for accessible one-bedroom or studio apartments in Public Housing, among Housing Choice voucher holders, and among the population at large. Data collected from the caseload at Disability Action Center confirms this conclusion.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The 2023 Point-In-Time Homeless Census (PIT) counted 559 sheltered and 366 unsheltered homeless persons in Chico, a total of 925 people, which was nearly 75% of the total counted for all of Butte County. This was an increase of 40 persons from the 2022 Point-In-Time Homeless Census, which counted 885 individuals sheltered or unsheltered homeless persons in Chico.

Population	Estimate the # of persons experiencing homelessness on a given night	Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
Persons in Households with Adult(s) and Child(ren)	125	0	0	0	
Persons in Households with Only Children	43	0	0	0	
Persons in Households with Only Adults	752	0	0	0	
Chronically Homeless Individuals	261	0	0	0	
Veterans	51	0	0	0	
Unaccompanied Child	43	0	0	0	
Persons with HIV	6	0	0	0	

Data Source: Butte CoC, 2023 PIT Executive Summary. Columns showing "0" data not available/collected

Length of Time	Persons	% of Total
0-3 months	86	9%
4-11 months	126	14%
12-23 months	84	9%
24-35 months	58	6%
36+ months	178	19%
Total	532	100%

Data Source: Butte CoC, 2023 PIT Executive Summary (Note: not all individuals counted during the PIT answered this question)

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The 2023 PIT did not collect information on the number of days that persons experience homelessness for each of the categories above. However, the PIT did collect information on length of homelessness for the homeless population at large. For those in Chico who answered the question, 19% of survey respondents indicated they had been homeless for 3 or more years, and 15% of survey respondents indicated they had been homeless for 1-3 years.

The 2023 PIT did not collect information on the number of persons entering and exiting homelessness each year for each for the categories above. However, a PIT was also completed in 2022, facilitating an analysis of trends between the two years. The comparison of the 2022 and 2023 PIT Homeless Census Surveys are discussed for each of the categories below.

Chronically Homeless Individuals and Families

The Butte County PIT does not distinguish between Chronically Homeless individuals and Chronically Homeless families; it only counted Chronically Homeless individuals. The 2022 PIT counted 222 Chronically Homeless individuals in Chico whereas the 2023 PIT counted 261 Chronically Homeless individuals in Chico. This was a 17.5% increase between the 2022 and 2023 PIT surveys.

The relatively small increase in the overall number of people identified as Chronically Homelessness between 2022 and 2023 PIT data is likely statistically insignificant, given the variability of PIT counts from year to year which are dependent on factors such as number of volunteers and participation rates by those being surveyed. During this time, great strides were made in Butte County using funding from the California Housing and Homelessness Assistance and Prevention Program (HHAP), applying Housing First principles to rapidly rehousing individuals, especially in Chico. Service providers in recent years have focused on master lease programs in shared housing models which have moved many people into housing that had experienced chronic homelessness. When comparing the communities, a larger percentage of people in The Ridge Area are experiencing homelessness for 2 or more years, when compared to Chico.

Families with Children

The 2022 PIT counted 157 homeless persons in households with children in Chico. The 2023 PIT counted

168 homeless persons in households with children in Chico. This was a 7% increase between the 2022 and 2023 surveys. This slight increase is likely due to extra efforts made by the CoC to count homeless families with children.

Veterans and Their Families

The 2022 PIT counted 43 homeless veterans in Chico. The 2023 PIT counted 51 homeless veterans in Chico. This was a 18.6% increase between the 2022 and 2023 surveys.

Unaccompanied Youth

The 2022 PIT counted total 144 homeless youth, but did not separate out a figure for those who were “unaccompanied youth” in Chico. The 2023 PIT surveyed ‘unaccompanied youth’ were 53 in Chico, and a total of 157 homeless youth. This is most likely a low count of homeless youth overall.

Youth for Change operates the 6th Street Center for Youth in Chico, which is a service center for homeless youth. The 6th Street Center’s Housing Programs are focused on youth ages 18 above, with 34 dedicated permanent housing beds/units for these youth. The Drop-in Service Center does assist clients who are younger than 18 years old to connect with appropriate services. They currently assist about 40 youth under age 18 each year. It is estimated that this is only a portion of the homeless youth in Chico, as there are likely others that do not receive services at the 6th Street Center (Nancy Jorth, Director of Social Services, Youth for Change, February 2025).

Nature and Extent of Homelessness:

Race/Ethnicity	Number	% of Total
American Indian/Alaska Native	67	8%
Asian	10	1%
Black/African American	47	5%
Native Hawaiian/Other Pacific Islander	2	0%
White	677	78%
Other Multi Racial	64	0%
Refused/Unknown	6	0%
Total	873	100%
Hispanic/Latino	127	11%

Source: Butte CoC, 2023 PIT Executive Summary

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2023 PIT counted 125 homeless persons belonging to families with children and that 82 of those persons are ages 17 and under.

The 2023 PIT Report states that the PIT count is not intended to represent a complete count of homeless persons in the area. Additional sources of data can help provide context to homelessness in the region. The Butte County Office of Education reported to the community in 2022-23 that 1,653 children in public schools were homeless (Josh Indar, BCOE School Ties, March 2025). By taking the proportion of total Chico homeless persons to Butte County homeless persons counted in the 2023 PIT (about 75%),

Butte County Office of Education data would indicate that in addition to the 82 children counted in the PIT there are more homeless children in Chico, for a total of about 1,240 children.

The 2023 PIT counted 51 homeless veterans in Chico (6% of homeless survey respondents). The Chico Veterans Resource Center (VRC) served 154 households for the grant period of October 2023-September 2024. VRC provides services through their Supportive Services for Veterans and Their Families Program. VRC tracked about the same number of veteran households that had housing needs but did not enroll in the grant program. This was a mixture of single veterans and veterans with families. VRC has a target goal of serving 150 veterans and so far in the grant period for 2024-25, VRC has served 110 veterans (Melissa Frohrip, Site Director, Chico Veterans Resource Center, March 2025).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Chico residents are approximately 72.3% White, 20.7% Hispanic/Latino, 5.2% Asian, 2% Black/African American, 1% American Indian/Alaska Native, and 0.4% Native Hawaiian/Pacific Islander (2018-2023 American Community Survey).

American Indian/Alaska Natives, and Black/African Americans are disproportionately affected by homelessness. Overall, American Indians/Alaska Natives make up 1% of Chico's overall population, but account for 8% of homeless persons residing in Chico. Likewise, Black/African Americans make up 2% of the overall population, but account for 5% of homeless persons. In addition, a new trend for those who identify as White began in the last few years. In 2023, White residents make up roughly 72% of Chico's overall population, and account for 78% of homeless persons. In recent years, Chico's proportion of residents who are White has been steadily declining, from 83% in 2018 to 72% in 2023, while the number of persons who identify as White and Homeless has been steadily increasing, from an average of 73% for many years to 78% in 2023.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2023 Point-In-Time Homeless Census (PIT) did not collect information on the number of sheltered vs. unsheltered persons for each of the categories in the Homeless Needs Assessment Table above. However, the following information was collected in response to the question: "Where did you stay last night?" These results show that 559 persons, or 60% of total persons counted, stayed the previous night in some type of shelter, while 366 persons, or 40% of total persons counted, stated that they stayed the previous night in non-housing (on the streets, park, car, bus station, camps, vacant buildings, etc.).

Discussion:

The total number of homeless persons counted in Chico in the Point-In-Time Homeless Census (PIT) increased by 4.5% from 885 in 2022 to 925 in 2023. There were changes for subpopulations from 2022 to 2023 as well.

In 2022, 222 of the 885 homeless persons in Chico were Chronically Homeless, which is 25%. In 2023, this proportion increased to 28%, with 261 Chronically Homeless individuals of the total 925 homeless persons.

The total number of homeless persons identifying as victims of domestic violence increased by 295%, with 70 persons in 2022 compared to 277 persons in 2023. This is likely due to the fact that there were significantly improved response rates to the survey questions about experiencing domestic violence in 2023 as compared to 2022.

The proportion of children under five and youth ages 18 to 24 remained flat from 2022 to 2023. Thirty-seven persons under five years old were counted in the 2022 PIT, which is about 4% of total homeless persons. In 2023, 40 persons under five years old were counted, which is about 4% of total homeless persons. Likewise, 38 youth ages 18 to 24 were counted in 2022, about 4% of total homeless persons. In 2023, 51 youth ages 18 to 24 were counted, which is about 6% of total homeless persons.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section describes the housing and services needs of persons with disabilities, seniors, single-parent families, and persons with HIV/AIDS.

Describe the characteristics of special needs populations in your community:

There are an estimated 14,693 persons in Chico with a disability, which is about 14.5% of the total civilian non-institutionalized population. Of persons with a disability, an estimated 4,873 have an independent living difficulty, meaning they need assistance with daily living activities. The following is a list of other disability types. Multiple disabilities can be co-occurring for the same individual and are all counted in the data below.

- Ambulatory difficulty: 5,588, 5.8%
- Cognitive difficulty: 7,575 persons, 7.8%
- Self-care difficulty: 2,876 persons, 3.0%
- Hearing difficulty: 2,864 persons, 2.8%
- Vision difficulty: 2,036 persons, 2.0%
- Source: U.S. Census Bureau, 2023 American Community Survey

Seniors

There are an estimated 14,419 seniors of 65 years and over in Chico. This is 14.1% of the Chico population. Of Chico seniors, an estimated 5,611 are of 75 years and over and an estimated 1,819 are over age 85. An estimated 3,723 seniors have a disability which is approximately 32% of all seniors (2023 American Community Survey). Of householders of 65 years and over, about 39%, or 3,756 persons, earn less than \$45,000 annually. About 27%, or 2,541 persons, earn less than \$30,000 annually (2023 American Community Survey). As of 2023, there are an estimated 12,156 single households living alone in Chico, and 4,721 of those individuals are 65 years old and over (U.S. Census, 2019-2023 American Community Survey). An estimated 68% of the 9,518 senior households with the householder over age 64 are homeowners.

Single-Parent Families

Typically, single parent households have less income than larger households due to the fact that they rely on a single income. For example, in 2023, one-person households in Chico had a median income of \$35,572, while two-person households in Chico had a median income of \$76,075 (U.S. Census, 2023 American Community Survey). Of Chico's 41,934 households, 7,104 (16.9%) are single-parent households (2023 American Community Survey). Of single-parent households, 4,654 have a female householder with no husband present. Of the 4,654 people in single, female householder families in Chico, 28% are in poverty. This proportion of persons in female single-parent family households in poverty is almost twice that of all family households.

What are the housing and supportive service needs of these populations and how are these needs determined?

Persons with Disabilities

Persons with disabilities have particular housing needs, which include: rent affordable to fixed incomes; unit design and construction accommodations; safe paths of travel; and supportive services that assist with transportation and referral to healthcare specialists. These needs were determined through City staff collaboration with housing and service providers, and focus groups and workshops involving persons with disabilities for planning purposes such as the Housing Element and Consolidated Plan.

Seniors

Housing for seniors must be customized to their needs, which include: rent affordable to fixed incomes; accommodations for disabilities and mobility impairment; and flexibility in design and programming to allow seniors to age in place as their circumstances change. On-site or off-site daily support with a goal of maintaining independence can prevent loss of housing, hospitalization and other more high-risk situations. Rising housing costs are a concern for many seniors, including maintenance and rehabilitation expenses for homeowners. These needs were determined through City staff collaboration with senior housing and service providers, and focus groups and workshops involving seniors for planning purposes such as the Housing Element and Consolidated Plan.

Single Parent Families

Single-parent families that have Low-Incomes need affordable housing with a safe and healthy environment for children. They also need access to affordable childcare. These needs were determined through City staff collaboration with family housing and service providers, and workshops held at affordable family housing complexes for planning purposes such as the Housing Element and Consolidated Plan.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

There is no official count of persons living with HIV/AIDS (PLWHA) within the Chico Metropolitan area. HIV/AIDS diagnosis reports are made by the Butte County Public Health Department to the California Department of Public Health. In 2022 there were a reported 273 people living with previously diagnosed HIV in Butte County (Of the 273 cases, 78.4% were in care, and 14.3% were virally suppressed. From 2018-2022, 41 PLWHA died in Butte County, with the fewest deaths per year at six deaths in 2018. Sixteen people were newly diagnosed with HIV infection in Butte County in 2022 (The California HIV Surveillance Report, California Department of Public Health February 9, 2024).

Ampla Health is a local Federally Qualified Health Center (FQHC) that provides case management services for people living with HIV/AIDS (PLWHA). Ampla Health currently has about 20 people (households) receiving services in the City of Chico. The Ampla Health staff's caseload is comprised of a variety of individuals, each with their own unique history and needs. Some clients are veterans or

survivors of domestic violence, some have co-occurring mental health disorders or history of drug/alcohol use, to name a few. This adds complexity to how staff assists their clients. These issues paired with limited incomes can be difficult since all clients are living with incomes that are less than 80% of the Area Median Income (AMI) as defined by HUD. A large majority of clients are disabled and receive a monthly income of about \$900. Clients have faced many challenges in securing and maintaining adequate and accessible housing. With the current shortage of housing and limited financial resources, many clients fear that they will no longer be able to afford to live in the area. This poses a problem due to their need for regular and frequent doctor appointments. If they relocate it is very possible that they will no longer have access to care. Staff currently assist people that have opted to live on the streets or in homeless shelters in order to ensure they are able to access treatment. Staff believe there are more people who may need services in Chico but are not currently enrolled due to fear of stigma and discrimination associated with being HIV positive. (

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

The type of housing appropriate for Non-Homeless Special Needs households varies depending on particular needs. Persons with disabilities and seniors may require housing that is wheelchair accessible, with on-site supportive services that help them access healthcare and transportation. Single-parent households benefit from affordable childcare options. Persons with HIV/AIDS will require case management and support customized to their needs. Most of the Non-Homeless Special Needs households have fixed and low incomes, necessitating access to permanently affordable housing.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The most recent, large-scale, CDBG-funded public facility project in Chico was the 2014 expansion of the Torres Community Shelter, which is the City's year-round shelter for single individuals. The shelter is now able to operate on a 24/7 basis as both an overnight shelter and day center with funding from the State of California. The City of Chico also provided CDBG-CV funding to assist with the start-up costs of the Genesis Shelter operated by The Jesus Center. The Genesis Shelter provides 177 "pallet"-style individual units (non-congregate shelter) for persons experiencing homelessness on city-owned land. The Genesis Shelter has greatly contributed to addressing non-sheltered homelessness in Chico.

Addressing homelessness emerged as the highest priority need during the current Consolidated Plan outreach process. Citizen input stressed the need for low-barrier shelter beds and housing navigation services. This input is consistent with the findings of needs identified in the Butte Countywide Homeless Continuum of Care 10-Year Strategy to End Homelessness, which was created in 2014 and updated in 2018. While the Torres Shelter has transitioned to 24/7 operations with lower barriers, providing shelter at night and services and respite during the day, additional low-barrier shelter beds that accommodate persons under the influence of drugs or alcohol, are needed to address the increased numbers of people who are without homes. True North Housing Alliance, which operates the Torres Shelter, is currently undertaking construction on a Housing Navigation Center where they can offer case management support immediate and long-term housing solutions, providing crisis management, accessing benefits important to housing stability, case management, and referrals to medical, mental health and substance use disorder services.

How were these needs determined?

The public facilities needs were identified through the Consolidated Plan public outreach process and the Butte CoC 10 Year Strategy public outreach process. The 2025-2029 Consolidated Plan public workshops were conducted with citizens, Low-Income beneficiaries, formerly homeless families, seniors and homeless service providers. The 10-Year Strategy involved housing and service providers, public agencies, businesses, civic groups and citizens in multiple public workshops. Citizen input stressed the need for low-barrier shelter beds and housing navigation services.

Describe the jurisdiction's need for Public Improvements:

The Housing Conditions Inventory, completed in 2012, surveyed the housing and public improvement conditions of Chico's older, central city neighborhoods. A surveyed property was categorized as having "Limited Infrastructure" if adjacent public improvements did not include streetlights; if the street had potholes, broken pavement, or unpaved sections; poor water drainage; no curb or gutter; no sidewalk; or sidewalk inaccessible by wheelchair. Compared to other surveyed areas, the Chapman Neighborhood had high numbers of properties with Limited Infrastructure. The South Campus area east of Ivy Street

between 5th and 9th Streets also had high numbers of properties with Limited Infrastructure relative to the rest of the areas surveyed.

Through its Housing and Public Works planning and budgeting process, the City has identified the following public improvement needs:

- Infrastructure to support the development of affordable housing, such as sewer, storm drainage, sidewalks, and other necessary frontage improvements.
- Safety features, such as street lighting and sidewalks in older neighborhoods.
- Citywide implementation of pedestrian and ADA access where infrastructure deficiency exists, or existing paths of travel have been damaged by City street trees.

The 2025-2029 Consolidated Plan public outreach meetings collected input on the need for sidewalk, storm drainage and ADA accessibility improvements in the Chapman Mulberry Neighborhood, and overall upgrades to public infrastructure in the City's older neighborhoods.

How were these needs determined?

The City identified Public Improvements needs through a Housing Conditions Inventory of its older neighborhoods, its 10-Year Capital Improvements Program, and Consolidated Plan outreach. The Housing Conditions Inventory was a visual survey of conditions for 1,438 housing units and surrounding public improvements in a survey area with 3,037 residential properties.

The Capital Improvement Program (CIP) defines the scope, schedule and budget for the program and individual projects. The 10-Year Capital Improvements Program is generally defined by the City's General Plan, and further detailed in its Improvement Standards. The agency annually updates its 10-year CIP during the budget process and it is a component of the City's budget. Input is received towards the projects that ultimately are programmed in CIP. This occurs at many steps along the way, including when the General Plan is developed through the Public Facilities Plan; during the annual budget process; and during the project development of the individual projects through community outreach with the project environmental review. All of this effort occurs for the City's general population. Additional input is received from the targeted needs of citizens that reside in low/moderate income areas of the City or have disabilities during this overall process and also on a case by case basis so that even the needs of one citizen can be considered for improvements if the benefits are positive in relation to the costs. Finally, discussion about capital improvements was conducted during public workshops for the 2025-2029 Consolidated Plan. This input helped the City identify public improvement needs.

Describe the jurisdiction's need for Public Services:

Consolidated Plan public workshops and agency interviews facilitated input on needed Public Services. Participants included Low-Income and homeless residents, as well as nonprofit and government service providers. The most frequently stated and emphasized needs included: all types of homeless services; support services for seniors and individuals with disabilities; support for families with children; and behavioral health services.

How were these needs determined?

The needs were determined during by reviewing demographic data and the 2025-2029 Consolidated Plan public outreach process, including interviews with agencies representing both the nonprofit and government sectors that assist Low-Income populations, homeless advocacy groups, and homeless individuals. The outreach also included two community meetings attended by community members.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis section assesses the City environment for affordable housing, homeless facilities and services, special needs facilities and services, jobs and economy, broadband access, and hazard mitigation. A particular emphasis for this analysis is placed on the needs of Low Income and vulnerable populations.

With regard to the City's housing market, the most critical condition is the shortage of affordable units relative to the need. There are an estimated 11,859 Chico households earning less than \$35,000, which is roughly equivalent to 50% of Area Median Income for a two-person household (2019-2023 U.S. Census American Community Survey; 2024 U.S. Department of Housing and Urban Development). A household earning \$35,000 can afford a rent of \$875, paying 30% of income. By comparison, the 2024 Fair Market Rent for a two-bedroom unit in Chico was \$1,239 (2024 U.S. Department of Housing and Urban Development). It follows that a high proportion of Low Income households are rent burdened, as documented in the Needs Assessment.

Publicly subsidized housing units restrict rent to affordable levels for Low Income households. In Chico, there are 2,834 publicly assisted rental units, not including shelter and transitional housing beds. In addition, the Housing Authority of the County of Butte (HACB) administers 976 Section 8 Housing Choice Vouchers held by Chico residents, which allow voucher holders to pay 30% of their income for rent. When the combined publicly assisted units and Housing Choice Vouchers are compared to the need for affordable housing of roughly 11,859 households earning less than \$35,000 annually, there is a shortfall of approximately 8,049 affordable units (City of Chico 2025, Housing Authority of the County of Butte 2025, 2019-2023 U.S. Census American Community Survey).

The shortage of housing supply overall is reflected in the vacancy rate for rentals, and rapid escalation in housing costs. Vacancy rates for residential units were at 1.25% as of the third quarter of 2024 (Valassis Lists, Q3 2024). Section MA-15 documents how median contract rent increased by 31.1% between 2019 and 2023, and median single family home values increased by 38.9% over the same period. By comparison, median income increased by 27.4% from 2019 and 2023 (2019-2023 U.S. Census American Community Survey). The rapid increase in housing costs relative to income is an additional factor contributing to rent burdens.

One of the principal goals of the City's 2030 general plan and zoning code amendments was to increase the housing supply. The policies and procedures enacted to this end are described in Section MA-40. Since the 2030 general plan was adopted, additional measures have been taken since 2015 to increase

housing availability and affordability as directed by the 2022-2030 Housing Element and new State laws, as also detailed in this section.

The affordable housing shortage and housing cost burdens disproportionately impact vulnerable populations, including homeless individuals, the elderly, and persons with disabilities. As documented in Section NA-40, the 2023 Butte CoC Homeless Census counted 925 homeless individuals living in Chico, while the actual current number of homeless individuals living in Chico is likely higher due to the known limitations of annual PIT counts. These limitations are due to variables such as an adequate number of volunteers and the ability to find all persons experiencing homelessness on the selected day. The number of transitional and supportive housing beds has increased significantly over the last five years, while the need has also grown due to the impact of the Camp Fire and the overall affordable housing shortage. In total, there are 1,064 emergency shelter and transitional beds, and 249 permanent supportive housing beds in Chico, with 44 additional permanent supportive housing beds currently under development, as shown in MA-30. The elderly and people with disabilities also make up a significant proportion of the Chico population, as documented in NA-45 (U.S. Census, 2019-2023 American Community Survey). An estimated 14.5% of the civilian non-institutionalized population in Chico has a disability (14,693 persons). An estimated 14.1% of the population in Chico are seniors 65 years and over (14,419 persons). Therefore, the City has incorporated goals to address the needs of vulnerable populations into its Strategic and Annual Plan, as described in Section MA-35.

Economic and employment conditions are analyzed in Section MA-45. The largest business sector in Chico is Education and Health Care Services, which is anchored by Chico State University, Butte College, and Enloe Medical Center, followed by Arts, Entertainment, Recreation, Accommodation and Food Services. The greatest workforce and infrastructure needs of the business community include: workforce recruitment and retention; workforce training; and housing production. Economic development initiatives that may be coordinated by the City of Chico with this Consolidated Plan include: business development through the Butte College Small Business Development Center (SBDC); support for the ChicoStart business incubator start-up space; and targeting of CDBG and CDBG-DR funds for rebuilding of housing and infrastructure.

Concentrations of Housing Problems, racial or ethnic minorities, or Low Income households were analyzed in Section MA-50. The census tracts with these characteristics were concentrated in the downtown and adjacent census tracts to the northwest, north, and south.

Broadband needs of Low and Moderate Income Households are assessed in Section MA-60. In general, broadband service has expanded significantly in Chico over the last five years. Still, some Low and Moderate Income households are not able to access broadband due to cost.

The City's increased natural hazard risks associated with climate change are explored in Section MA-65. It describes how Low and Moderate Income Households have greater exposure to the impacts of extreme heat days. The City's largest high-risk Special Flood Hazard Area runs through some of the City's majority Low Income census tracts that border Little Chico Creek. Wildfire hazard risks are also

described in this section, showing that census tracts with the greatest risk of negative impacts from wildfires are located on the northeast and southeast ends of the City.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Chico has a total of 2,834 publicly assisted units, not including shelter and transitional housing beds, which is an increase of 1,136 publicly assisted units in the past five years. The current total number of publicly assisted units makes up 6.2% of all residential units in the City. Most of these units are targeted to Low Income families and individuals in general, with some more specifically targeted to seniors, persons with disabilities, homeless individuals, and Extremely Low Income households. Despite making significant progress in providing affordable housing and recovering from the Camp Fire of 2018, there continues to be a shortage of affordable units to meet the needs of the population. This finding is substantiated by the City's low rental unit vacancy rate and rent increases that have outpaced incomes. In particular, there is a shortage of accessible, affordable units for seniors and persons with a disability, as indicated by waiting lists for Section 8 Housing Choice Vouchers with the Housing Authority of the County of Butte (HACB). An estimated 55.7% of occupied housing units in the City are renter-occupied, so the availability of affordable rental units, and affordable entry-level for-sale units, are critical needs (U.S. Census, 2019-2023 American Community Survey).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	23,483	51.7%
1-unit, attached structure	1,862	4.1%
2-4 units	6,641	14.6%
5-19 units	6,472	14.3%
20 or more units	4,994	11.0%
Mobile Home, boat, RV, van, etc	1,999	4.4%
Total	45,451	100%

Table 1 – Residential Properties by Unit Number

Data Source: 2019-2023 ACS

Occupied Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	39	0.2%	1,335	5.7%
1 bedroom	293	1.6%	4,366	18.7%
2-3 bedrooms	13,684	73.6%	15,311	65.6%
4 or more bedrooms	4,574	24.6%	2,332	10.0%
Total	18,590	100%	23,344	100%

Table 2 – Unit Size by Tenure

Data Source: 2019-2023 ACS

Units by Number of Bedrooms

Bedrooms	Estimate	Percent
No bedroom	1,445	3.2%
1 bedroom	5,609	12.3%
2 bedroom	13,748	30.2%
3 bedroom	17,205	37.9%
4 bedroom	6,787	14.9%
5 or more bedroom	657	1.4%
Total	45,451	100%

Table 3 – Units by Number of Bedrooms

Data Source: 2019-2023 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Chico has a total of 2,834 rental units publicly assisted with federal, state and local programs. These are permanent units and do not include shelter beds or transitional (temporary stay) beds or units. The targeted income level for the 2,834 publicly assisted permanent units break down as follows:

Low Income	767
Very Low Income	1,458
Extremely Low Income	609

The targeted tenant type for the City's publicly assisted units are as follows:

Targeted Tenant Type	Number of Units
Families and Individuals	1,775
Seniors	372
Seniors and Persons w/ Disabilities	179
Families and Persons w/ Disabilities	284
Persons w/ Disabilities	41
Extremely Low Income Individuals	55
Farmworkers	33
Homeless and Persons w/ Disabilities	95
Total	2,834

Source: City of Chico 2022-2030 Housing Element, Figure 32.3, updated by City of Chico, 2025

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

During the 2025-2029 Planning Period, only one development may be lost from the affordable housing inventory. Longfellow Apartments is a 24-unit affordable housing project with City of Chico RDA and CalHFA regulatory agreements recorded against the property. The City of Chico RDA Regulatory Agreement restricts 10 of the units to rents affordable to households earning 50% of Area Median Income, and restrict 12 of the units to households earning 80% of Area Median Income. The CalHFA Regulatory Agreement restricts 40% of the units to households earning 50% of Area Median Income, and restricts 40% of the units to Special Needs Households for persons with developmental disabilities. These regulatory agreements expire in August 2031 for the City of Chico RDA Regulatory agreement, and in September 2031 for the CalHFA Regulatory Agreement.

Local nonprofit ARC of Butte County owns Longfellow Apartments. The City of Chico will work with the owner to explore options to sell the property to an experienced affordable housing developer who can recapitalize and rehabilitate the project, and extend affordability covenants, prior to 2030.

There are no other units expected to be lost from the affordable housing inventory in the next five years. In the 2022-2030 City of Chico Housing Element (Figure 31 on page 270) identifies projects with rent restriction contracts and expiration dates ranging from 2042 to 2072. Longfellow Apartments was erroneously placed on this list but was determined to have contracts expiring in 2031.

Does the availability of housing units meet the needs of the population?

Very low vacancy rates within the city indicate that there is inadequate rental housing to meet the needs of the Chico population. Vacancy rates for residential units were at 1.25% as of the third quarter of 2024 (Valassis Lists, Q3 2024). Balanced housing markets typically have vacancy rates around 5%. Low vacancy rates have driven a rapid increase in rents. Chico median rent increased by 31.1% between 2019 and 2023, from \$1,100 to \$1,442. By comparison, median income increased by 27.4% over that time period, from \$53,324 to \$67,929 (2019-2023 ACS). Rents increased at a faster pace than incomes between 2019 and 2023. This is another indication of the need for more affordable rental units in the City.

Describe the need for specific types of housing:

Characteristics of the Housing Authority of the County of Butte (HACB) Section 8 Housing Choice Voucher waiting list and current participants indicate that there is a shortage of accessible, affordable units for seniors and persons with a disability. Of applicants to the Housing Choice Voucher program as of March 4, 2025, 63.5% were either single-person households or disabled households. Of participants in the Housing Choice Voucher program as of March 4, 2025, 40.8% were elderly (62 years or older) and 63.05% were disabled, with overlap between those two categories as many participants are elderly and disabled. Most of these households are one-person households, pointing to a need for affordable single-room occupancy units (SROs), studios and one-bedroom apartments. Table 2 shows that there are 7,054

studio or one-bedroom units in Chico (2019-2023 ACS). This is an increase of 766 studio and one-bedroom units in Chico in the last five years (2014-2018 ACS). However, there is still a need for this type of housing, as there are about 12,156 one-person households in Chico (U.S. Census Bureau, 2019-2023 ACS), an increase of 597 households from five years ago (2014-2018 ACS). An estimated 55.7% of occupied housing units in the City are renter-occupied, so the availability of affordable rental units, and affordable entry-level for-sale units, are critical needs. Just over a quarter of units are occupied by households earning less than \$35,000, and an estimated 75.9% of these households are renters. (U.S. Census, 2019-2023 American Community Survey).

Discussion

There are 2,834 publicly assisted rental units in Chico. In addition, there are 976 Chico households with Section 8 Housing Choice Vouchers. Overall, about 3,810 Chico households are living in publicly subsidized housing. By comparison, there are an estimated 11,859 Chico households earning less than \$35,000, which is roughly equivalent to 50% of Area Median Income for a two-person household (2019-2023 U.S. Census, American Community Survey; 2024 U.S. Department of Housing and Urban Development). A two-person household earning \$35,000 can afford a rent of \$875, while in comparison, the Fair Market Rent for a one-bedroom unit in Butte County is \$1,126 (2025 U.S. Department of Housing and Urban Development). Section MA-15 describes how households at this income level cannot afford Chico market rents. In addition to publicly assisted housing units in general, there is a need for housing units for seniors and persons with disabilities. It will be most beneficial if these units are studios or one-bedrooms as most of these households are one-person households that cannot afford larger units. In addition, wheelchair accessibility and access to supportive services is needed.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction:

There is a shortage of housing units affordable to households earning less than 50% of Area Median Income (Low Income Households) in Chico, and a severe shortage for households earning less than 30% of Area Median Income (Extremely Low Income Households). Median home values and rents increased between 2018 and 2023 at a similar rate to median income (43.43%). However, income rose at an unusually high rate between 2018 and 2019. Between 2019 and 2023, income rose at a slower rate than housing costs, as discussed below.

Cost of Housing

	Base Year: 2018	Most Recent Year: 2023	% Change
Median Home Value	305,300	455,300	49.13%
Median Contract Rent	1,044	1,442	38.12%

Table 4 - Cost of Housing

Data Source: 2014-2018 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

Rent Paid	Number of Units	%
Less than \$500	623	2.7%
\$500-999	3,535	15.6%
\$1,000-1,499	8,221	36.2%
\$1,500-1,999	5,987	26.4%
\$2,000 or more	4,350	19.2%
Total	22,716	100.0%

Table 5 - Rent Paid

Data Source: 2019-2023 ACS (most recent year)

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	815	No Data
50% HAMFI	3,255	810
80% HAMFI	12,140	1,624
100% HAMFI	No Data	2,783
Total	16,210	5,217

Table 6 - Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	893	941	1,239	1,761	2,110
High HOME Rent	738	791	952	1,091	1,198
Low HOME Rent	582	623	748	865	965

Table 7 – Monthly Rent

Data Source: HUD 2023 FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a shortage of housing units affordable to households earning less than 50% of Area Median Income. Table 5 shows that there are an estimated 4,880 units in Chico affordable to households earning less than 50% of Median Family Income. This does not include units that receive rents from Section 8 vouchers. There are an estimated 11,859 Chico households earning less than \$35,000, which is roughly equivalent to 50% of Area Median Income for a two-person household (2019-2023 U.S. Census American Community Survey; 2024 U.S. Department of Housing and Urban Development).

There is a severe shortage of housing units affordable to households earning less than 30% of Area Median Income. Table 5 shows that there are an estimated 815 units in Chico affordable to households earning less than 30% of Median Family Income. By comparison, there are about 8,426 Chico households earning less than \$25,000 annually, which is roughly equivalent to 30% of Median Area Income for a three-person household (2019-2023 U.S. Census American Community Survey; 2024 U.S. Department of Housing and Urban Development).

How is affordability of housing likely to change considering changes to home values and/or rents?

Table 3 shows that median contract rent increased from \$1,044 in 2018 to \$1,442 in 2023, an increase of 38.12%. By comparison, median income increased from \$47,359 in 2018 to \$67,929 in 2023, an increase of 43.43%. While median income increased by 27.4% between 2019 and 2023, median income jumped by 12.6% between 2018 and 2019, from \$47,359 to \$53,324. This 2018-2019 increase in median income appears to be an anomaly in comparison to recent trends, as median income increased by an average annual rate of 5.5% between 2019 and 2023. By comparison, median rent increased by an average annual rate of 6.2% over this period. Based on these recent trends, and trends prior to 2018, it is likely that median rent will continue to moderately outpace income over the next five years.

Table 3 shows that median home values increased from \$305,300 in 2018 to \$455,300 in 2023, an increase of 49.13%. By comparison, median income increased from \$47,359 in 2018 to \$67,929 in 2023, an increase of 43.43%. The continuing trend of home values increasing more rapidly than median income will put home ownership further out of reach of households earning less than median income.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents are the rents paid by HUD to landlords that participate in the Section 8 program. HOME Rents are the maximum rent that can be charged for units assisted with HUD HOME funds. At least 90% of units assisted with City of Chico HOME funds must have Low HOME Rents, per HUD regulations.

Table 6 above shows HUD Fair Market Rent, HOME High Rent, and HOME Low Rent as of 2023. The 2023 HUD Fair Market Rent was \$1,239 for a two-bedroom apartment. The 2023 HUD HOME High Rent for a two-bedroom was \$1,184. By comparison, the 2023 Median Contract Rent for all units was \$1,442 according to the U.S. Census 2019-2023 ACS.

Since Median Contract Rent is significantly higher than High HOME Rents, the City may target some HOME-assisted units at the High HOME Rent level. Since Fair Market Rent is also significantly lower than Median Contract Rent, this may present challenges for the preservation of units at risk of losing their affordability covenants. Additional local subsidy may be necessary to incentivize preservation of affordable units. The City will coordinate closely with HUD and the Housing Authority of the County of Butte to extend HUD assistance for projects with expiring HUD contracts.

Discussion:

There is a shortage of units affordable to households earning less than 50% of Area Median Income in Chico. This mismatch of housing supply to demand has resulted in a large proportion of Chico households paying over 30% and 50% of their income toward housing, as detailed in Section NA-10. The City will need to continue to use HOME funds, combined with other federal, state and local funding sources, to facilitate the creation of more units affordable to Very Low-Income Households. In addition, the City will need to partner with HUD and the Housing Authority of the County of Butte to preserve affordable housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City has a large number of older residential units. Most of these older units are located in central city neighborhoods that also have higher proportions of Low Income households. Within parts of these neighborhoods there are concentrations of substandard residential structures. This section describes these conditions in more detail.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The term "Condition" as stated in the table below is defined as a unit that: 1) lacks complete plumbing facilities; 2) lacks complete kitchen facilities; 3) is occupied by more than one person per room; or 4) where the household has a housing cost burden greater than 30% of income. The City defines a unit in "Standard Condition" as a unit that has complete plumbing and kitchen facilities, and meets City code. The City defines a unit in "Substandard Condition but suitable for rehabilitation" that lacks complete plumbing or kitchen facilities, or does not meet City code, but is not dilapidated to the extent that it would be economically infeasible to perform rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,314	23.21%	12,820	54.92%
With two selected Conditions	134	0.72%	563	2.41%
With three selected Conditions	10	0.05%	64	0.27%
With four selected Conditions	0	0%	0	0%
No selected Conditions	14,132	76.02%	9,897	42.40%
Total	18,590	100%	23,344	100%

Table 8 - Condition of Units

Data Source: 2019-2023 ACS (most recent year)

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,130	24%	3,250	16%
1980-1999	5,270	31%	7,945	39%
1950-1979	5,900	35%	7,005	34%
Before 1950	1,800	11%	2,335	11%
Total	17,100	101%	20,535	100%

Table 9 – Year Unit Built

Data Source: 2016-2020 CHAS

Year Unit Built

Year Unit Built	Units	Percent
2020 or later	573	1.3%
2010 to 2019	4,245	9.3%
2000 to 2009	5,759	12.7%
1980 to 1999	6,693	14.7%
1960 to 1979	11,035	24.3%
1940 to 1959	6,431	14.1%
1939 or earlier	2,903	6.4%
Total	45,451	100.0%

Date Source: 2019-2023 ACS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,802	42%	11,148	48%
Housing Units built before 1980 with children present	2,925	17%	1,295	6%

Table 10 – Risk of Lead-Based Paint

Data Source: 2019-2023 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 11 - Vacant Units

Need for Owner and Rental Rehabilitation

Table 7 shows a significant proportion of Owner-Occupied (23.21%) and Renter-Occupied Units (54.92%) have a “Condition” as defined above. The percentage of Owner-Occupied Units with a Condition has decreased slightly from 2015 to 2023, from 27% to 23%, while it has remained about the same for Renter Occupied Units, at 55%. U.S. Census and HUD data indicates that the predominant Condition is housing cost burden greater than 30% of income (see Section NA-10). More specific information about housing conditions in the City’s older neighborhoods is provided below.

Chico has a large number of older residential units, as shown in Tables 8 and 9. Table 9 was included because it includes more recent and detailed data than Table 8. According to the U.S. Census American Community Survey, as of 2023 just under half of all units (45%) were built before 1980. A significant number of occupied units were built before 1960 as well — 9,334 units, or 20.5% of all occupied units. Older units tend to have greater rehabilitation and maintenance needs.

The City's oldest units are located in central city neighborhoods. The **Percent of Housing Units Built Before 1940 Map** (Appendix, pg 2) shows that over half of the housing units in the downtown Census Tract 10.00 (52.78%) were built before 1940. Census Tracts with more than 20% of the housing units built before 1940 include Census Tract 12.00 south of downtown (27.83%), Census Tract 6.03 north of downtown and west of Esplanade (24.19%), and Census Tract 13.00 covering the Chapman Mulberry Neighborhood (22.24%).

The **Percent of Housing Units Built Before 1980 Map** (Appendix, pg 3) shows that 84.57% of all housing units built in the downtown Census Tract 10.00 were built before 1980. This is followed by Census Tract 6.03 north of downtown and west of Esplanade with 80.57% of housing units built before 1980. Census Tracts 8.00 and 7.00 have a large proportion of units built between 1940 and 1980, with 78.14% and 77.88% built prior to 1980 respectively. Census Tracts 1.02, 2.02, 11.00, 12.00, and 13.00 have 60%-67% of housing units built before 1980.

The **Risk of Lead Exposure Map** (Appendix, pg 4) shows a lead risk index for census tracts. The lead risk index is used to rank census tracts based on relative risk of exposure to lead. These categories correspond to quartiles based on the raw lead exposure score. Tracts marked "High" are in the top 25% of tracts nationwide according to the risk of lead exposure. Risk factors for lead exposure include age of housing stock and area poverty rate. This map shows that Census Tracts 5.02, 6.04, 10.00, 11.00, 12.00, and 13.00 have High Risk of Lead Exposure (U.S. Census ACS 2020, Washington State Department of Health, Vox Media, PolicyMap).

The City conducted a Housing Conditions Inventory in 2012 to better understand rehabilitation needs in the City's older neighborhoods. The study area included the North Campus, South Campus, Southwest Chico, Chapman and Mulberry-East of Park Neighborhoods. This inventory included a visual survey of 1,438 properties out of 3,037 residential properties in the study area. Each surveyed property was identified as Vacant, Limited Infrastructure, Substandard Structures, and/or High Risk Structures, depending on responses to uniform survey questions.

Of the 1,438 properties surveyed, 307 properties (21%) were identified as having Substandard Structures, which included 1-2 of the following conditions: damaged roof/missing shingles; uneven or sagging roof; missing or broken window frames; cracked, broken or missing window panes; loose or unsecured front door; gaps between the door and doorframe. Of the 1,438 properties surveyed, 141 properties (10%) were identified as having High Risk Structures, which included a visibly unstable chimney or holes in the roof or three or more of the Substandard Structures characteristics.

The study identified sub-areas within neighborhoods that had high concentrations of Substandard, High Risk and Vacant structures. Within the North Campus neighborhood, the sub-area just north of the Chico State University campus, west of the Esplanade, and south of West 4th Avenue had 49 properties with Substandard Structures (43% of properties surveyed in that sub-area), and 24 properties with High Risk Structures (21% of properties surveyed in that sub-area). Within the South Campus neighborhood, the sub-area roughly bordered by West 5th Street on the north, Hazel and West 14th Streets on the south, Ivy Street on the west, and Salem Street on the east had 61 properties with Substandard Structures (33% of properties surveyed in that sub-area). Within the Chapman neighborhood, the sub-area roughly bordered by 9th Street on the north, Cleveland Avenue on the south, Martin Street on the west, and Guill Street on the east had 17 Vacant properties (19% of properties surveyed in that sub-area) and 19 properties with High Risk Structures (24% of properties surveyed in that sub-area). (Source: Housing Conditions Inventory, City of Chico 2012)

More recently, in August 2023, the City conducted an updated Chapman Mulberry Housing Conditions Study. The majority of the survey area for the study was in Census Tract 13.00, with a small portion within the southeast corner of Census Tract 10.00, bounded by Aspen Street on the southwest, the mid-block between East 9th Street and East 10th Street on the northwest, State Route 99 on the northeast, and Little Chico Creek on the southeast.

The study found that 121 housing units (10.7% of total units) in Chapman Mulberry had a Moderate Rehabilitation Need. Moderate Rehabilitation Need was defined as up to three moderate repairs needed, such as patching and/or painting of siding, replacement of worn roof shingles, or window replacement, and/or at least one major repair needed, such as whole roof replacement or repair of foundation. The estimated cost of repairs would be more than \$10,000.

The study found that 56 housing units (5.0% of total units) in Chapman Mulberry had a Substantial Rehabilitation Need. Substantial Rehabilitation Need was defined as repairs needed to all surveyed items, including foundation, roof, and siding, and at least a portion of windows and doors. The structure is in very poor condition, but is still occupied or “livable”.

The study found that 25 housing units (2.2% of total units) in Chapman Mulberry were Dilapidated. Dilapidated was defined as uninhabitable, where the cost of repair would likely exceed the cost of replacement.

In comparing the 2012 and 2023 studies for the Chapman Mulberry neighborhood, housing conditions appear to have improved somewhat. Despite the improvements, significant rehabilitation needs remain, with 177 housing units identified as having Moderate or Significant Rehabilitation needs, and 25 housing units identified as being Dilapidated.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the U.S. Census American Community Survey, as of 2023 just under half of all units (45%) were built before 1980. This is an indication of risk of lead paint hazard, lead paint became widely used prior to 1978. Use of lead paint became illegal after 1978 due to its health impacts, especially on children. Table 8 a shows that just under half of housing units in the City were built prior to 1980. As of 2020 according to HUD CHAS data, about 17% of Owner Occupied units had children present and about 6% of Renter Occupied units had children present.

There is not any data available on how many of these units are occupied by Low or Moderate Income Families earning less than 80% of Area Median Income. However, an estimate can be derived by using U.S. Census data for annual income. As of 2023, there were 16,658 households earning less than \$50,000 annual income in Chico, which is roughly equivalent to 80% of Area Median Income for a two-person household. The number of households earning less than \$50,000 was 40% of all households (U.S. Census, 2019-2023 American Community Survey). By applying this proportion to the number occupied units built prior to 1980, it is estimated that at least 7,580 of these units are occupied by Low or Moderate Income Families with children. This is a conservative estimate because Low and Moderate Income families are more likely to live in lower cost, older housing in poor condition than higher income families.

The **Map: Percent of Housing Units Built Before 1980** (Appendix, pg 3) shows that more than 70% of housing units in Census Tracts 10.0, 6.03, 8.00, and 7.00 were built before 1980, and 60% to 70% of housing units in Census Tracts 11.00, 12.00, and 13.00 were built before 1980. Census Tracts 6.03, 10.00, 12.00, and 13.00 should be areas of concern because over half of all households in those census tracts are Low or Moderate Income.

Discussion

The City of Chico has significant housing rehabilitation needs due to the age of its housing stock, particularly in its older neighborhoods. Some blocks within these neighborhoods have high concentrations of properties with housing units that have Moderate or Substantial Rehabilitation Needs. Also due to the age of the City's housing stock, there are a significant number of units in the City built before 1980 that are occupied by Low- and Moderate-Income Families. These units are at greater risk for containing lead-based paint.

Additionally, the contamination of groundwater in the Chico Urban Area by nitrate, a form of nitrogen forced the City and Butte County to prepare the "Chico Urban Area Nitrate Compliance Plan (Plan)" in response to the problem in 2000. The discharge from individual septic systems has been cited by the Central Valley Regional Water Quality Control Board (Regional Board) as the primary source of groundwater nitrate contamination that exceeds drinking water standards set by the U.S. Environmental Protection Agency and the State Water Resources Control Board (State Board). Nitrate levels that exceed the standard have been established as a threat to the public health and is subject to regulation.

The Plan includes the installation of sewer main lines, and laterals to individual properties within the designated affected areas. Individual property owners can then initiate connection to their lateral at their own cost. In recent years, the City has operated a sewer lateral grant program funding through CDBG funds that subsidized this cost for Low and Moderate Income homeowners.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction:

There are 145 public housing units in Chico of which 18 units (5% of the City's public housing units) are Section 504 compliant for ADA accessibility. All of the City's public housing units are owned by the Housing Authority of the County of Butte (HACB). In addition, HACB administers 976 Housing Choice Vouchers held by Chico residents and 172 Project Based Vouchers housing Chico residents. The table below shows 345 public housing units and 2,154 Section 8 and Project Based Vouchers, which are used throughout HACB's service area, which includes all of Butte and Glenn Counties.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			345	2,154	338	1,816	214	10	0
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 12 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The 145 Public housing units in Chico are broken down as: 18 one-bedrooms, 65 two-bedrooms, 54 three-bedrooms and 8 four-bedrooms. Households earning up to 80% of Area Median Income are eligible to rent these units. Rents are set at 30% of tenant income. One hundred of the units were built in 1961 as one-story duplexes. These units are scattered among the following sites:

- 694 A&B East 12th Street— 2 units
- 1233-1239 Ivy Street— 4 units
- 1201-1248 Hazel Street— 28 units
- 1152-1198 Humboldt Avenue— 14 units
- 1-22 La Lieta Court— 22 units
- 1-30 Natoma Court— 30 units

Forty-five units were built in 1988 as two-story townhomes. These units are scattered among the following sites:

- 1-49 Rhodes Terrace— 36 units
- 961-977 Ivy Street— 9 units

The public housing properties' physical condition is in fair to good condition, are well-maintained, and reflect positively in their neighborhoods. The properties are older and aging, requiring special attention to energy and systems related upgrades to maintain currency. The properties regularly score well in HUD's annual property inspections. The HACB consistently receives "High Performer" status for operation of its HUD-funded Public Housing. Rhodes Terrace and Shelton Oaks are scheduled to have the following improvements: HVAC replacement, roof replacement, remodeling kitchens, refinishing bathtubs, new exterior painting and tree trimming.

Public Housing Condition

Public Housing Development	Average Inspection Score
345 Units	91

Table 13 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Current restoration and revitalization needs for Chico-area Public Housing (145 units) include the following:

- Ongoing (if needed) implementation of physical accessibility improvements, including site paths of travel and accessible parking, and interior accessibility upgrades;
- Ongoing (if needed) implementation of water conservation upgrades, including metering of individual units, installation of low-water plant materials, and installation of water-conserving devices (showerheads, toilets, and faucets);
- Ongoing replacements of devices with energy conserving alternatives (HVAC units, water heaters, appliances, and windows); and
- Ongoing replacement of electrical fixtures to achieve energy conservation.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

- Maintain the currency of housing provided: systematically upgrade older structures and/or systems to extend useful life, particularly in regard to implementation of energy-conservation measures (utility billings comprise the single most fruitful factor for achieving operational savings).
- Optimize relationships and workings with area service providers, to deliver the following service-enriched housing programs to clientele:
 - HACB works with Community Action Agency of Butte County to deliver energy improvements via the Weatherization Program, food distribution via the Commodities Program, and tax-filing assistance via the IRS VITA Program.
 - The HACB maintains a Resident Advisory Council (RAC), to solicit and receive input from Public Housing residents regarding their tenancies, needs, and interests, such input solicited once a year at a minimum.
 - Include residents in the governance of the HACB: the Board of Commissioners includes two (2) Commissioners that must be residents of HACB-owned properties.
- Seek grant and other funding opportunities that will advance and further the initiatives described above.

- Promote optimization of self-sufficiency by participants, while accommodating requests by special needs population served.

Discussion:

There are a variety of Public Housing units disbursed throughout the city in a range of sizes that are in fair to good condition. As most of these units are more than 50 years old, the HACB has implemented a restoration and revitalization plan that includes upgrades to physical conditions and service amenities. This plan focuses on accessibility, systems and energy efficiency improvements, as well as community service partnerships.

HACB has made a concerted effort to increase the supply of affordable housing in the City by partnering with developers to build and operate projects, and manage a project-based voucher program that currently includes 172 vouchers housing Chico residents. In the coming years, HACB will have less funding that it has had in the past to make project-based vouchers available for new projects. Therefore, HACB will seek to preserve existing affordable housing, make needed rehabilitation improvements, and operate its current projects effectively and efficiently.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Chico offers a wide variety of housing and services for homeless individuals and families, which are documented in this section. These services are coordinated at a county/local level by the Butte Countywide Homeless Continuum of Care (CoC) Council. Table 13 below shows bed counts for different kinds of facilities targeted at homeless households. The Chronically Homeless Households and Veterans rows are a subset of the Households with Only Adults row. Over the last five years, funding from the State of California specifically directed to address immediate homeless needs has been used to augment services in Chico. The City and the CoC, and its nonprofit partners, have greatly expanded shelter, transitional housing, and permanent supportive housing beds over this period. From 2020 to 2025, the number of Year Round Emergency Shelter Beds increased by 418, the number of Transitional Housing Beds increased by 57, and the number of Permanent Supportive Housing Beds increased by 31, with another 45 Permanent Supportive Housing beds currently Under Development. As documented in Section NA-40, there is a need to direct housing and services to Chronically Homeless persons, including persons with mental illness and substance abuse issues. Recently completed Creekside Place and The Foundation now provide 34 Permanent Supportive Housing units for homeless seniors and individuals with a mental illness. An additional Permanent Supportive Housing project, Oleander Community Housing, will provide 37 units for homeless individuals with a mental illness and is planned for completion in June 2025. In addition, three housing providers (True North Housing Alliance, Chico Housing Action Team, and the Jesus Center) are all utilizing a successful master-lease approach to provide transitional and permanent housing for chronically homeless individuals, including those with mental illness and substance use disorders.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	88		120	81	
Households with Only Adults	609	35	210	164	44
Chronically Homeless Households				35	1
Veterans			15	4	
Unaccompanied Youth			2	4	

Table 14 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

- Butte County— County Departments: Children’s Services, Behavioral Health, Employment and Social Services, Public Health
- Butte County Office of Education- homeless youth outreach and support in the local schools
- Butte 211— toll-free phone number, text line, and HelpCentral website providing referral to no-cost and low-cost services
- Caminar, Inc.— supportive housing for persons with mental illness, counseling, job training and placement, life skills development, transportation
- Catalyst Domestic Violence Services--shelter, transitional and rapid rehousing, case management for all victims of domestic violence (all genders)
- Chico Housing Action Team— master-leased transitional and permanent housing for homeless individuals and families, case management
- Chico Rescue Mission—transitional housing, substance use disorder services
- Community Action Agency of Butte County— Esplanade House transitional and supportive housing beds, on-site case management and supportive services
- Enloe Medical Center— health care
- Housing Authority of the County of Butte— rental assistance through partnerships with the Butte County SEARCH program, Community Action Agency of Butte County and Veterans Affairs
- Disability Action Center— accessibility services and advocacy for persons with disabilities
- Jesus Center— meals, resource center, job training and placement, shelter for women and children, master-leased transitional housing programs
- NAMI of Butte County— advocacy and peer support for persons with mental illness
- Northern Valley Catholic Social Services— supportive housing for persons with mental illness and disabilities, family and children’s services, counseling for Torres Shelter guests, talk line, Iverson Wellness & Recovery Center with mental health services
- Orchard House— transitional housing and substance abuse services
- Salvation Army— transitional housing and substance abuse services, peer support
- Shalom Free Clinic— free health clinic, health management, preventative services, nutrition counseling
- Safe Space Winter Shelter--low-barrier winter shelter
- South Chico Community Assistance Center – food and clothing pantry, resiliency resource center
- Stonewall--support, resources, outreach and advocacy for LGBTQ+ community
- True North Housing Alliance— Torres Shelter, Aurora House transitional housing for families, case management and master-leased transitional and permanent supportive housing
- VA Chico Outpatient Clinic— health services
- VECTORS— transitional housing, peer support and advocacy for homeless veterans
- Veteran's Resource Center--case management, housing and support for veterans
- Youth and Family Programs— foster care and Transitional Age Youth services
- Home and Heart – Homeshare Program

- Youth for Change— 6th Street Center for homeless youth, foster care and Transitional Age Youth services, school based counseling, transitional and permanent supportive housing

Most shelters, transitional housing and supportive housing have on-site case management that is combined with referral partnerships to other case management, health, mental health and employment services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

These facilities assist Chronically Homeless Individuals and Families:

- Torres Shelter- 195-bed homeless shelter with case management and on-site supportive services, including case management, operated by True North Housing Alliance
- Genesis Pallet Shelter- 354-bed non-congregate homeless shelter with on-site supportive services, including case management, operated by the Jesus Center
- Sabbath House- 60-bed homeless shelter with case management and supportive services, operated by Jesus Center
- Renewal Center- 60-bed homeless shelter for adults and children, with case management and supportive services, operated by Jesus Center
- Aurora House- 30 beds of transitional housing for families with case management and on-site supportive services
- Ann and Emmitt Skinner TLP- 16-bed transitional housing facility with substance abuse programs, operated by Salvation Army
- Rescue Mission and Friends House- 56 beds of transitional housing with substance abuse programs and employment training and placement, operated by True North Housing Alliance
- Jesus Center Transitional Housing- 56 beds of transitional housing with substance abuse programs and employment training and placement, operated by Jesus Center
- Walker Center- 50-bed transitional housing facility with substance abuse programs, operated by Salvation Army
- Chico Housing Action Team- 172 beds of scattered site transitional and permanent housing
- Orchard House- 6-bed transitional housing facility with substance abuse programs
- Esplanade House- 26 units of Transitional Housing and 33 units Permanent Supportive Housing for families with case management and on-site supportive services, operated by Community Action Agency of Butte County
- Avenida Apartments- 14 units of permanent supportive housing for families, operated by Caminar
- Valley View Apartments- 14 units of permanent supportive housing for individuals, operated by Northern Valley Catholic Social Service

- True North Permanent Supportive Housing- 8 units of permanent supportive housing in Friends House and James Place
- Creekside Place- 15 units of permanent supportive housing within a 100-unit housing project for seniors and persons with disabilities, operated by Community Housing Improvement Program

Butte County Behavioral Health PSH Program- 6 units of scattered-site permanent supportive housing (SEARCH II and III) These organizations provide services for Chronically Homeless Individuals and Families, as described in more detail above: Butte County, Butte 211, Caminar, Chico Rescue Mission, Enloe Medical Center, Housing Authority of the County of Butte, Disability Action Center, Jesus Center, Legal Services of Northern California, NAMI of Butte County, Northern Valley Catholic Social Services, Orchard House, Salvation Army, Shalom Free Clinic and True North Housing Alliance.

The following facilities assist Homeless Families with Children:

- Aurora House- 30 beds of transitional housing for families with case management and on-site supportive services
- Esplanade House- 26 units of Transitional Housing and 33 units Permanent Supportive Housing for families with case management and on-site supportive services
- Catalyst Haven and Cottages- 28-bed shelter facility and 4 transitional housing cottages with case management and on-site supportive services
- Jesus Center Transitional Housing- 56 beds of transitional housing with substance abuse programs and employment training and placement, operated by Jesus Center
- Renewal Center- 60-bed homeless shelter for adults and children, with case management and supportive services, operated by Jesus Center
- Chico Housing Action Team Scattered Sites- 13 beds of transitional housing for families
- Ann and Emmitt Skinner TLP- 16-bed transitional housing facility for families with substance abuse programs, operated by Salvation Army

The following organizations provide services for Homeless Families with Children: Butte County, Butte 211, True North Housing Alliance, Community Action Agency of Butte County, Enloe Medical Center, Jesus Center, Legal Services of Northern California, Northern Valley Catholic Social Services. In addition, Catalyst Domestic Violence Services offers case management and counseling for victims of domestic violence, as well as a help line.

The VECTORS housing facility assists Homeless Veterans by providing a 15-bed facility with peer support programs.

The following organizations provide services that assist Homeless Veterans and their Families:

- Housing Authority of the County of Butte— works with the local Veterans Affairs Office and the Veterans Resource Center to offer rental assistance vouchers and supportive services to 44 homeless veterans through the VASH Program
- Veterans Affairs Office of Chico— provides case management, VASH supportive services, assistance in accessing VA and mainstream benefits, and referral to community resources
- Veterans Resource Center— provides supportive services for the VASH and Supportive Services for Veterans and their Families (SSVF) programs
- Nation's Finest – case management, bridge housing, mental health services, homeless prevention, employment services, permanent supportive housing assistance, mobile service units and behavioral health services
- Butte County Department of Employment and Social Services— assistance in accessing benefits, education and career path counseling

The following organizations provide services that assist Homeless Unaccompanied Youth:

- Butte County Department of Behavioral Health— case management and counseling, mental health services, substance abuse treatment, Outpatient Center, foster care support, Transitional Age Youth services, homeless emergency runaway services
- Butte County Department of Employment and Social Services— foster care services and financial assistance
- Butte County Office of Education – foster youth services, educational case management, transportation arrangement, mentoring, tutoring, resource referrals
- Youth for Change— 6th Street Center for homeless youth, foster care and Transitional Age Youth services, school based counseling

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section describes the City's facilities and services for Special Needs populations, including the elderly and frail elderly, persons with disabilities, persons with alcohol and other drug addictions, persons with HIV/AIDS, and public housing residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

See attachment AD-25 for this information.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Butte County Behavioral Health (BCDBH) operates a broad housing continuum, ranging from transitional placements to permanent supportive housing. Programs are tailored to meet individuals' level of care needs as they move toward independent living. This includes:

- **Emergency and Transitional Housing Supports**
 - Emergency Housing Assistance Program (EHAP) provides short-term housing support, including one-time rental assistance.
 - Behavioral Health Housing Assistance Program (BHHAP) offers transitional rental assistance for individuals stepping down from institutional settings, as well as for those needing short-term rental assistance (typically up to six months).
 - Everhart Village offers up to six months of transitional housing in individual tiny homes for BCDBH clients who are homeless and on Coordinated Entry.
- **Permanent Supportive Housing**
 - BCDBH partners with multiple housing providers to secure permanent supportive housing for eligible clients with serious mental illness.
- **Tenant-Based Rental Assistance (TBRA)**
 - In partnership with the City of Chico and the Housing Authority, TBRA provides temporary rental assistance to eligible individuals and families.
- **Support Services**
 - Intensive case management, Mental health counseling, Life skills development, Pre-release planning, Linkage to housing and benefits through the SEARCH (Support, Employment, Assistance, Recovery, Consumer Housing) team
- **Behavioral Health Bridge Housing (BHBH)**

Through BHBH grant funding, BCDBH is working to expand access to interim housing for individuals experiencing homelessness with behavioral health needs who require board-and-care level support.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will continue to support organizations that assist persons who are not homeless but have other special needs, as identified in Goal 7 of the Strategic Plan. This will involve providing CDBG Public Services financial support and/or other forms of assistance or in-kind support to organizations such as the Housing Authority of Butte County, Community Action Agency of Butte County, Northern Valley Catholic Social Services, Legal Services of Northern California, Salvation Army, Caminar, Work Training Center, Catalyst Domestic Violence Services, Disability Action Center, and Chico Meals on Wheels. These organizations provide housing and/or supportive services to public housing residents, elderly and frail elderly persons, persons with disabilities, persons with alcohol or other drug addiction, and persons with HIV/AIDS and their families.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

The City of Chico conducted an in-depth analysis of governmental constraints as part of its 2022-2030 Housing Element. Below is a summary of this analysis, which can be found in full in the Chico Housing Element: Chapter 6: Constraints Analysis (pgs. 353-396), and Appendix D: Planning Review Process-Minor Discretionary Projects: <https://chico.ca.us/documents/Departments/Community-Development/Housing%20Division/HE%20Update%202022/Chico%20Housing%20Element%202022%20Update.pdf>.

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. The City of Chico's residential zoning districts allow for a broad range of housing types. Allowable densities range from 7 units per acre for Low Density Residential (R1) to 70 units per acre for High Density Residential (R4). The range of density, particularly at the high end, has been increased with the adopted 2030 General Plan, helping the City to better meet local housing needs.

Zoning districts also allow for a great amount of flexibility, encouraging mixed-use development and special housing types. There are five commercial zoning districts that allow residential development. In addition, residential care homes, live/work units, boarding houses, and single-room occupancies are allowed in various commercial zoning districts. The Traditional Neighborhood Development (TND) zone, encompassing approximately 271 acres, is intended to create compact and complete neighborhoods with defined neighborhood centers, promoting a mix of housing types that can accommodate a variety of household sizes, incomes and life stages. Overlay Zones also allow greater flexibility for multifamily development, and encourage higher densities along commercial corridors near public transit and the downtown area.

The City's comprehensive Municipal Code Update reduced parking standards. In addition, the Code allows for further parking reductions with the incorporation of Smart Growth principles in project design, projects in the Corridor Opportunity Site Overlay, and for small units with rents restricted for low-income households.

In compliance with State Law, the City has expanded opportunities for use of emergency shelters and supportive and transitional housing. The updated City Code allows emergency shelters without a discretionary permit in the Public/Quasi-Public Zoning District. The updated City Code also allows both supportive and transitional housing as permitted uses in all zoning districts that allow residential uses.

The 2022-2030 Housing Element includes Actions to further expand opportunities for emergency shelters, and supportive and transitional housing, in order to comply with new State Law. Action 8.1.1

will amend the Chico Municipal Code to require parking only for staff working at an Emergency Shelter and not guests of the shelter, as required by AB 139. Action 8.1.2 will amend the Chico Municipal Code to allow Low Barrier Navigation Centers by-right in areas zoned for mixed use and non-residential zones permitting multi-family uses, as required by AB 101. Action 8.1.3 will amend the Chico Municipal Code to identify one or more zoning districts that permit residential uses where Emergency Shelters will be allowed by-right.

The 2022-2030 Housing Element also includes Actions to remove barriers to the development of housing affordable to Low and Moderate Incomes. Action 8.1.4 directs the City to expedite processing of subdivisions, lot splits, and development agreements that will facilitate the creation of new developable parcels on all sites, including sites greater than 10 acres included in the Lower Income Site Inventory, as well as housing for special needs and farmworker households. In addition, proposals that provide Low Income affordable, special needs, and farmworker housing on these sites will benefit from priority project processing, deferral of development impact or permit fees, flexibility in development standards, and support for infrastructure upgrades. Action 3.3.1 updates the City's Density Bonus Ordinance to increase the allowable density bonus for affordable housing from 35% to 50% per AB 2345, and up to 80% for projects with all units restricted to Low Income affordable rents. Action 3.3.6 amends the Chico Municipal Code to increase allowable density from 20 or 22 dwelling units per acre to 30 dwelling units per acre if a minimum of 15% of the units are rent restricted to levels affordable to Moderate Income households (80% AMI or less). Action 3.3.7 amends the Chico Municipal Code to allow residential uses by-right in the Industrial Office Mixed Use (IOMU) zoning district, with allowable densities of up to 35 residential units per acre.

Site Improvement Requirements

City staff and consultants analyzed the City's Design Criteria and Improvement Standards found in Title 18R of the Municipal Code. It establishes lot configurations and makes provision for public utility easements. In addition, it sets engineering and design standards for streets, storm drains, sewer, water supply, fire hydrants, street lights, street trees and landscaping. The analysis concluded that the City's on-site and off-site improvement standards are typical of other similar size communities in California, and do not present an undue burden on developers.

Building Codes

The City of Chico has adopted the California Codes consisting of the Uniform Building, Fire, Plumbing and Electric Codes. The City enforces the California Codes and the California Energy and Green Codes, as mandated by the State.

Fees and Exactions

Development fees can be assessed against residential projects as a means of providing funding for capital improvements necessitated by the cumulative demand of residential development.

Improvements frequently considered for financing through development fees include schools, parks, storm drainage and transportation facilities.

The City adopted a new Impact Fee Ordinance in October 2018, which included a new tiered fee schedule based on the number of bedrooms and bathrooms in units. Fees for multi-family units with fewer than two bedrooms were reduced by 30%, while fees for multifamily units with four or more bedrooms were increased by 30%. Fees for single-family units with two or fewer bedrooms were reduced by 30%, while fees for single-family units with four or more bedrooms were increased by 30%. Fee deferrals were also made available for units affordable to Low and Moderate Income households.

The 2022-2030 City of Chico Housing Element included a Fee Cost Reasonableness analysis to determine if the City's permit and impact fees were placing a significant constraint on the production of housing. This analysis looked at the percentage of total development costs made up by City permit and impact fees and school district impact fees, for typical housing projects in Chico, and compared City of Chico impact fees to the Cities of Redding and Davis. It was estimated that for a typical 1,500 square-foot single-family home built in Chico, permit and impact fees accounted for 7.0% of the total land and construction costs. It was estimated that for a typical 900 square foot, two-bedroom apartment built in Chico, city and school district fees accounted for 6.6% of total land and construction costs. City of Chico impact fees were estimated at \$18,560 for a typical 1,500 square-foot home, and \$15,450 for a typical two-bedroom 900-square foot apartment. These costs were less than the City of Redding impact fees: by \$4,023 for the single-family home; and by \$3,035 for the apartment. These costs were more than the City of Davis impact fees: by \$904 for the single-family home; and by \$3,137 for the apartment. The analysis concluded that fees in the City of Chico do not represent a significant constraint on the construction of new housing. The tiered impact fee schedule and impact fee payment deferrals for affordable housing help alleviate constraints on housing production and incentivize the production of smaller and more affordable dwelling units.

Permit Processing Procedures

The 2022-2030 City of Chico Housing Element determined that compared with other cities in Northern California, Chico's project review process ranks similarly in terms of processing time. While project review has become an increasingly complex process, Chico continues to seek ways to make this process more efficient without sacrificing the public's welfare or safety. A Development Review Committee is available at applicant's option to review preliminary project proposals prior to submittal of a formal application. The goal of this consultation is to anticipate issues before they surface in the formal review process and save the applicant time and resources. The City has also initiated additional modifications to the review process to provide ministerial review, rather than discretionary Planning Commission review, of certain affordable housing projects in adherence to State law.

Constraints to Housing Persons with Disabilities

As required by State Law, the 2022-2030 City of Chico Housing Element governmental constraints analysis was required to analyze constraints upon the development, maintenance and improvement of housing for persons with disabilities. The City's regulations and processes meet or exceed those typical of other communities throughout the state in limiting constraints to housing for persons with disabilities. Three of the City's most significant provisions in this regard are described below.

In accordance with State Law, residential care homes for six or fewer residents are permitted as a matter of right in all residential districts, and in the Office Residential and Neighborhood Commercial Districts. The definition of "residential care homes" includes "transitional" and "supportive" housing. Residential care homes for seven or more persons are permitted in most residential districts, and in office residential and commercial districts with a conditional use permit. There are no development standards that regulate the concentration or spacing of residential care homes.

Action 5.1.6 in the 2022-2030 City of Chico Housing Element was revised as part of the City's Residential Readiness Program Code Amendments in June 2024. The City's reasonable accommodation procedure provides greater transparency and objectivity for requests through a ministerial review that does not involve approval from an elected or appointed body, as is the case for variances, conditional use permits, or special use permits.

In the Corridor Opportunity Sites (COS) overlay zone, ground floor residential units are allowed by-right if they are constructed to serve people with disabilities. If the ground floor residential units are not accessible to persons with disabilities, a Conditional Use Permit for first-floor residential units is required. In addition, ground-floor accessible residential units are permitted by-right in Commercial zoning districts.

Conclusion

Over the past 10 years, the City of Chico has continually made adjustments to the zoning code, permitting process, and fee schedules, that have reduced barriers to affordable housing. In summary, these have included:

- Adoption of a 2030 General Plan that increased flexibility for higher density residential development and a variety of housing types, including new zoning districts such as the Traditional Neighborhood Development (TND) zone and the Corridor Opportunity Sites (COS) overlay zone;
- Implemented a range of zoning code amendments to incentivize the production of affordable housing, many of them in compliance with new State law, including expansion of the density bonus ordinance; reduced parking requirements; provisions for by-right development of emergency shelters, navigation centers, residential care homes, transitional and supportive

housing, and Single-Room Occupancy (SRO) units; and expedited processing and reduced fees for Accessory Dwelling Units (ADUs);

- Implemented a Development Review Committee to improve efficiency in permit processing; and
- Implemented a tiered impact fee schedule based on the number of bedrooms and bathrooms in units, which reduces financial burden on smaller and more affordable units.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This Section describes the City’s business activity and its workforce and infrastructure needs. Economic development initiatives that involve a variety of public and private partners can help address these needs. A primary strategy of the City and its partners is to attract and maintain a workforce that can help its industries grow sustainably into the future, with a focus on innovative clusters where it has a competitive advantage. These innovative clusters include construction, healthcare, craft food and beverages, energy products and services, travel and tourism, agriculture and natural resource management. A key strategy for attracting and maintaining a workforce is the provision of a variety of affordable housing options.

Economic Development Market Analysis

Business Activity

Business Sector	Number of Workers	Percent of Workers
Agriculture, Mining, Oil & Gas Extraction	1,050	2.0%
Arts, Entertainment, Recreation, Accommodation and Food Services	7,188	13.7%
Construction	2,202	4.2%
Education and Health Care Services	15,461	29.4%
Finance, Insurance, and Real Estate	3,056	5.8%
Information	1,386	2.6%
Manufacturing	2,378	4.5%
Other Services	2,682	5.1%
Professional, Scientific, Management, Administrative Services	5,495	10.5%
Public Administration	1,838	3.5%
Retail Trade	6,423	12.2%
Transportation and Warehousing	1,980	3.8%
Wholesale Trade	1,400	2.7%
Total	52,539	100.0%

Table 15 - Business Activity

Data Source: 2019-2023 ACS

Labor Force (16 years and over)

Civilian Labor Force	56,238
Civilian Employed	52,539
Unemployment Rate	6.6%

Table 16 - Labor Force

Data Source: 2019-2023 ACS

Occupations by Sector	Number of People
Management, business, science, and arts	22,382
Service	11,644
Sales and office	11,678
Natural resources, construction, and maintenance	2,880
Production, transportation, and material moving	3,955

Table 17 - Occupations by Sector

Data Source: 2019-2023 ACS (most recent year)

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	37,443	83.8%
30-59 Minutes	5,362	12%
60 or More Minutes	1,876	4.2%
Total	44,681	100%

Table 18 - Travel Time

Data Source: 2019-2023 ACS

Education:

Educational Attainment by Employment Status (Population 25 to 64 Years)

	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,916	180	1,171
High school graduate (includes equivalency)	4,892	424	1,874
Some college or Associate's degree	12,556	685	3,878
Bachelor's degree or higher	16,385	468	2,164

Table 19 - Educational Attainment by Employment Status

Data Source: 2019-2023 ACS

Educational Attainment by Age (25 Years and Over)

	Number of Persons	Percent of Total
Less than 9th grade	1,754	2.9%
9th to 12th grade, no diploma	2,408	3.9%
High school graduate, GED, or alternative	9,804	16.0%
Some college, no degree	15,118	24.8%
Associate's degree	6,772	11.1%
Bachelor's degree	16,405	26.9%
Graduate or professional degree	8,814	14.4%
Total	61,073	

Table 20 - Educational Attainment by Age

Data Source: 2019-2023 ACS

Educational Attainment – Median Earnings in the Past 12 Months (25 Years and Over)

	Median Earnings in the Past 12 Months
Less than high school graduate	\$30,949
High school graduate (includes equivalency)	\$36,923
Some college or Associate's degree	\$40,639
Bachelor's degree	\$56,851
Graduate or professional degree	\$81,250

Table 21 – Median Earnings in the Past 12 Months

Data Source: 2019-2023 ACS (most recent year)

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest business sector in Chico is Education and Health Care Services, which is anchored by Chico State University, Butte College, and Enloe Medical Center. This sector had an estimated 15,461 workers in 2023 (29.4% of all workers), which is 8,273 more workers than the next largest business sector— Arts, Entertainment, Recreation, Accommodation and Food Services, with an estimated 7,188 workers (13.7% of all workers). The third largest business sector is Retail Trade, with an estimated 6,423 workers. The fourth largest business sector is Professional, Scientific, Management, and Administrative Services, with an estimated 5,495 workers. Between 2018 and 2023, Education and Health Care Services saw the greatest growth with an increase of 3,108 workers. Arts, Entertainment, Recreation, Accommodation and Food Services grew by 1,410 workers, and Professional, Scientific, Management, and Administrative Services grew by 811 workers over this period. Retail Trade lost 587 workers over this period.

Describe the workforce and infrastructure needs of the business community:

The City consulted with the following entities to understand the business community's workforce and infrastructure needs of the business community:

- City of Chico Deputy City Manager
- Butte College Small Business Development Center
- 3CORE, a local Community Development Financial Institution
- Alliance for Workforce Development
- North State Planning and Development Collective

The following themes emerged through interviews as primary workforce and infrastructure needs:

- Human resource training and support for small businesses;
- Recruitment and training for skilled trades workers, working with local contractors association;
- Recruitment and training for specialized healthcare, manufacturing, and agriculture positions;
- Expansion of nursing training programs at Chico State and Butte College for City residents;
- Need to increase enrollment at Chico State University (facing budget cuts in coming year);
- Production of a wide range of housing types at various affordability levels;
- Adequate land and facility space for business expansion through infill development and redevelopment (Hagen Lane, Meriam Park, Chico Airport);
- Climate change sustainability infrastructure (i.e. energy independence systems, EV charging stations); and
- Tribal partnerships for workforce placement and training.

The following goals that address workforce and infrastructure needs were identified through a review of the economic development plans described below:

- Strengthen region-wide partnerships with all education levels to ensure that the needs of employers are met by educational and vocational training curriculum;
- Focus workforce development programs on long-term employment;
- Leverage federal and state resources to improve the transportation network;
- Promote place-based initiatives to highlight the cultural, environmental, and historical values;
- Restore commercial air service to the Chico Municipal Airport;
- Continue to expand broadband internet service; and
- Strengthen countywide workforce development efforts by reviving Advance North State and establishing a Community Talent Concierge Program.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The North State Planning and Development Collective (the Collective) offers economic development-related resources to businesses, governments, and residents of the North State Region (Counties of Butte, Glenn, Lassen, Modoc, Plumas, Shasta, Sierra, Siskiyou, Tehama, and Trinity). The Collective partnered with the Sierra Institute for Community and Environment to develop a vision and implementation plan for economic growth, as laid out in the North State Regional Strategies. The vision recognizes enterprise and entrepreneurialism as economic cornerstones; supports forests, wildernesses, farms, and ranches as foundational to economic growth; fosters access to education, training, mentoring, and jobs access; supports the caring economy; models a resilient recovery economy that responds to disasters and climate impacts; and encourages stewardship of ecosystems and communities.

The *North State Regional Strategies Regional Plan, Part 2 (September 2024)* recognizes trends of the 2019-2022 period that was impacted by the pandemic and devastating wildfires. These include: a population decline of 11,000 people in the North State Region; an increase in persons living in poverty from 15% to 16.2%; median gross rents increasing at a rate 5.4% faster than median household income; annual inflation in Butte and Shasta Counties averaged 5.3%, which was 1.7% faster than statewide annual inflation. It should be noted that while population in the North State Region declined by 11,000 over this period, the City of Chico population increased by 8,261.

The North State Regional Strategies Regional Plan recommends development of the region's innovative clusters focused on its competitive advantages: construction, healthcare, craft food and beverages, energy products and services, cannabis production, travel and tourism, agriculture and natural resource management, and shifts to remote work to attract young professionals. Strategies were outlined for the natural resources, agriculture, tourism, and health sectors. Foundational elements to healthy job sectors that were identified included: job development and career pathways; physical infrastructure; and social infrastructure. Within job development and career pathways, notable strategies include: support region-wide partnerships with all education levels to ensure that the needs of employers are met by educational and vocational training curriculum; focus workforce development programs on long-term employment; partner with local labor affiliations to support workers; and expand technical assistance for small businesses. Within physical infrastructure, notable strategies include: expansion of broadband internet services to underserved rural areas; leverage federal and state resources to improve the transportation network; and build workforce and fire-safe housing. Within social infrastructure, notable strategies include: partner with tribes on economic development and land stewardship efforts; foster environmental justice; and promote place-based initiatives to highlight the cultural, environmental, and historical value of communities.

3CORE is the nonprofit Economic Development District serving Butte, Glenn and Tehama Counties and the nine member cities located within them. The City of Chico is this region's largest city and is considered its economic hub, as it is home to Chico State University and several large employers. Development of the *2022-2027 Comprehensive Economic Development Strategy (CEDS)* for this area was

led by 3CORE. This strategy document provides guidance to regional leaders across industry, government, nonprofits, and educational institutions in framing actions that have strategic economic value for the region. It also positions the region for grant funding and technical assistance from the U.S. Department of Commerce, Economic Development Administration.

The CEDS identifies attracting a labor force that locates long-term in the region and is properly trained as a primary challenge that must be addressed. It recognizes that the region's labor force declined after the 2018 Camp Fire and pandemic of 2020-21, and it has not fully recovered. A secondary challenge is the housing shortage, as Butte County lost more than 25,000 structures in the Camp Fire, and there was a housing shortage before the fire. Significant progress has been made in the City of Chico in particular in rebuilding housing, but much work remains.

The CEDS includes a Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis. Strengths include educational institutions such as Chico State University and Butte College, a productive workforce, business assistance resources, and a collaborative environment. Weaknesses include a need for a larger labor force, new infrastructure, housing, workforce skills, and population decline (population has declined in the region over the last five years but the population of Chico has increased over this period). Opportunities include funding for new housing, ability to recapture visitors, diversification of industry, and improving downtowns. Threats include wildfires, drought, housing shortage, labor decline, escalating costs, and limited capacity.

Goal objectives of the CEDS are: 1) replace 4,280 jobs and \$1.64 billion in Gross Regional Product lost in the pandemic and support impacted businesses; 2) address pressing needs of construction, manufacturing, agriculture, forest products, education, healthcare, and hospitality sectors; and 3) advance projects that bring significant and long-term economic growth, resilience, and stability for the region. These objectives are supported by: Foundational Initiatives such as workforce development, business assistance, economic development centers, policies and resources; Industry Sector Initiatives; and Transformative Initiatives such as broadband internet expansion, infrastructure and housing development, I-5 Corridor enhancements, strengthening the talent development pipeline, and forest resiliency and innovation.

Within the Transformative Initiatives, CEDS actions address: broadband, housing, and infrastructure. The broadband actions identify and close gaps in service, supports adoption of local policies that facilitate deployment, and supports funding applications. The housing actions supports innovative new construction methods such as 3-D building and supports regional efforts to increase housing production at all levels. The infrastructure actions apply for CDBG-DR Economic Revitalization funding to support an "Upskilling Academy" serving multiple industry sectors, apply for funding of improvements along the I-5 corridor, and support efforts to restore commercial air service to the Chico Municipal Airport.

The *Butte County 2030 Economy Project* is a report on a convening initiative of the North Valley Community Foundation. The convening focused on the interdependent economic components of workforce, housing, and quality-of-life amenities in Butte County. Under the workforce component, a projected 11,000 job openings could be available by 2030 that will need to be filled. Under the housing

component, there will be a need for about 14,000 additional units by 2030 above the current projected State estimates. Top strategic actions were identified for each of these economic components. For developing the workforce: 1) revive the ADVANCE North State model to build a strong talent pipeline; and 2) launch a Community Talent Concierge Program to support worker recruitment and retention. ADVANCE North State, an intermediary organization directed by the Butte County Office of Education, involves personal outreach to businesses to inform goals and programming for workforce development. The Community Talent Concierge Program would help new hires and job candidates transition smoothly into the community. For expanding housing: strengthen public-private partnerships to align housing goals with workforce demands. For enhancing quality of life: improve recreational and community amenities through partnerships. Quality of life partnership actions include: 1) identify immediate, cost-effective infrastructure upgrades; 2) develop new indoor and outdoor recreational facilities to meet the growing demand for sports programming; and 3) increase programming opportunities to host more regional sports tournaments and recreational events.

In terms of investments and initiatives within the City of Chico, roadway construction, broadband expansion, and planned commercial airport service may increase job and business growth in the next five years. The City of Chico has completed or initiated construction on a number of major capital improvements projects over the past five years, funded in part by Measure H funds, including: Cohasset Road widening near the airport, Bruce Road reconstruction, Rio Lindo Avenue reconstruction, Notre Dame Boulevard reconstruction, Esplanade Corridor safety and accessibility improvements, and SR-99 Corridor bikeway improvements. The City is breaking ground in 2025 on Municipal Broadband through a partnership with North Valley Fiber, funded by a \$12 million grant, that will provide fiber internet at an affordable price. Installation will begin in the Chapman Mulberry Neighborhood (a low/mod census tract) and then move into the downtown area, with longer-term plans to expand more broadly throughout the City. The City is also establishing a revenue guarantee program to incentivize return of commercial air service to the Chico Airport, and have also budgeted funds to improve the terminal.

The City coordinates the activities of a local economic development collaborative called Team Chico, comprised of nine different organizations. Team Chico provides services for business and workforce development. They implement these services by conducting direct outreach, organizing forums, and carrying out surveys.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The most common skill shortages in the Butte County area include:

- 1) Advanced Technical or Management Degree candidates. Despite having a regional university in the City, employers are struggling to find graduates with advanced degrees in healthcare, engineering, manufacturing, agriculture, and other industries, who are interested in staying in this area to work.
- 2) Candidates with technical skills that match rapidly changing technology in manufacturing, IT, and remote customer service. Employers in the manufacturing sector are experiencing a shortage of workers

able to operate and program latest generation automated manufacturing tools, as CNC programming and robotic assembly technologies have changed rapidly in the last twenty years. Due to housing shortages and lower wages, it is difficult to attract talent skilled in these technologies from other areas, and cost restrictions can make vocational training at local community colleges and adult schools prohibitive.

3) Construction skills. Builders and general contractors are facing a severe deficit of candidates with both basic and journey level skills in construction trades.

4) Employability skills. Often known as "soft skills", these are the interpersonal skills that make a "successful" worker in any industry. Time management, team work, interpersonal communication, multi-generational cooperation, and diversity awareness are examples of soft skills. Many Chico employers as well as nationwide point to a need for more soft skill development in primary and adult education. Also, there is a demand for workers who are willing to work on-site and in-person, as many employees prefer to work from home.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The following is a listing of workforce training initiatives offered to Chico residents:

- Work Based Learning Programs— funded by federal Workforce Innovation and Opportunity Act (WIOA) grants and CalWORKs Subsidized Employment Program (AB 74)
- Temporary Job Creation programs— providing income for temporarily laid-off workers to provide clean up and repairs following 2023 and 2024 Severe Winter Storms, funded by National Dislocated Worker Grants
- California Opportunity Youth Apprenticeships (COYA)— develops California registered apprenticeship programs, currently being piloted by the Alliance for Workforce Development for the healthcare industry
- Workforce Accelerator 12 Funding Program— training and English language learning to develop untapped labor pools and assist with language acquisition in the workplace
- Helping Justice-Involved Reenter Employment Program (HIRE)— helps justice-involved individuals secure employment and reduce the rate of recidivism
- Back 2 Work – Funded by the Butte County Office of Education offers pre-apprenticeship programs, community resources, and other support to help low income and justice involved individuals gain employment or further their education.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Local Community Development Finance Institution 3CORE guides development of the 5-Year CEDS for the District that includes Butte, Glenn and Tehama Counties. The planning process includes local governments, economic development entities and community colleges. The resulting document guides regional economic development efforts. 3CORE utilizes the CEDS to prioritize public works and other economic development projects for member jurisdictions. The most recent Comprehensive Economic Development Strategy (CEDS) was completed in 2021. *(Source: Comprehensive Economic Development Strategy for 2022-2027, 3CORE)*

As described above in the summary of the 2022-2027 CEDS, the plan's objectives are supported by: Foundational Initiatives such as workforce development, business assistance, economic development centers, policies and resources; Industry Sector Initiatives; and Transformative Initiatives such as broadband internet expansion, infrastructure and housing development, I-5 Corridor enhancements, strengthening the talent development pipeline, and forest resiliency and innovation. Within these Initiatives, the Consolidated Plan can be coordinated to help move forward the following actions:

- **Foundational Initiatives:** to assist with business development, the City of Chico has used CDBG funds to support the Small Business Development Center (SBDC) Microenterprise Counseling Program. This program provides counseling and training to small businesses with low-income owners. Operated through Butte College, the SBDC offers one-on-one counseling and a wide variety of business courses at no cost to participants. In addition, the City has also collaborated with Innovate North State to develop ChicoStart, which is an incubator providing space, resources and mentorship to startup businesses. ChicoStart is located within the City Municipal Building in former City offices. ChicoStart has already helped a number of startups expand and graduate from the incubator space.
- **Transformative Initiatives:** to rebuild housing lost in the wildfires, the City has administered CDBG-DR Multifamily Housing Program (CDBG-DR MHP) funds to subsidize the development of four housing projects. The City has also coordinated with Butte County to use its CDBG-DR MHP funds to support the development of three additional housing projects. Of the CDBG-DR MHP projects funded by the City and County, one of the projects has been completed and is in operation, three of the projects are under construction, and three of the projects are in pre-development with planned completion by 2027. The completed project also utilized City HOME and CDBG funds. The City can continue to coordinate its resources with CDBG-DR funds to rebuild housing. In addition, the City can strategically identify opportunities to utilize CDBG funds to meet infrastructure improvement needs, potentially combining these funds with \$11 billion in State funds for road improvements, as well as federal funds.

Discussion

The City of Chico benefits from being home to important regional educational institutions, industry clusters, and collaborative economic development networks. Chico State University and Butte College are critical institutions for generating economic growth, and meeting the training and job placement needs of area employers. Primary industry clusters include: a medical cluster anchored by Enloe Medical Center, agricultural and food/beverage producers, manufacturing, tourism, and construction. Collaborative economic development networks can be leveraged to address the City's needs, including Team Chico, the Economic Development District led by 3CORE, the North State Planning and Development Collective, NoRTEC, and the Alliance for Workforce Development.

The City must collaborate with economic development networks and educational institutions to leverage its local assets and address its current needs, as well as challenges to future growth. The greatest needs and challenges as identified through interviews and a review of economic planning documents include:

- Workforce recruitment and retention;
- Workforce training; and
- Housing production.

Through its Consolidated Plan, the City of Chico can support efforts to address these needs by continuing to fund Butte College's Small Business Development Center, leveraging CDBG funds to construct infrastructure improvements, and leveraging HOME and CDBG funds to produce affordable rental and homeowner housing. The City may consider workforce recruitment, retention, and training needs in its allocation of CDBG public services grants.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing Problems, as defined by HUD, include: unit lacks complete kitchen facilities; unit lacks complete plumbing facilities; more than one person per room (overcrowding); and paying more than 30% of income toward housing (rent burdened). HUD's substandard housing category is a unit that lacks complete kitchen or plumbing facilities. The source of the data presented in this section is the U.S. Census American Community Survey for the 2019-2023 period, which is presented geographically by PolicyMaps in this section.

As described in Section NA-10, housing cost burden is the predominant Housing Problem in Chico. Housing cost burdened households pay more than 30% of income toward gross rent. The **Housing Cost Burdened Renter Households Map** (Appendix A, pg 5) in this section shows that the census tracts with the highest proportions of housing cost burdened renter households are Census Tracts 5.02 in the west CSU campus area around Nord Avenue (79.75%), 6.03 north of downtown and just west of Esplanade (76.57%), and 12.00 south of downtown (74.16%). Severely housing cost burdened households pay more than 50% of income toward gross rent. The **Severely Housing Cost Burdened Renter Households Map** (Appendix A, pg 6) in this section shows the census tracts with the highest proportions of severely housing cost burdened renter households are Census Tracts 10.00 in downtown (51.23%), 8.00 east of Highway 99 (49.91%), 5.02 in the west CSU campus area around Nord Avenue (48.93%), and 6.03 north of downtown and just west of Esplanade (46.3%).

The **Housing Cost Burdened Homeowner Households Map** (Appendix A, pg 7) in this section shows that the census tracts with the highest proportions of housing cost burdened homeowner households are Census Tracts 11.00 west of downtown (39.57%) and 13.00 Chapman Mulberry Neighborhood (38.52%). The **Severely Housing Cost Burdened Homeowner Households Map** (Appendix A, pg 8) in this section shows the census tracts with the highest proportions of severely housing cost burdened homeowner households are Census Tracts 13.00 Chapman Mulberry Neighborhood (28.31%) and 3.00 (north end of the city east of Esplanade and west of Highway 99 (23.33%).

Severe overcrowding is defined by HUD and the U.S. Census as more than 1.5 occupants per room. According to the U.S. Census American Community Survey, overcrowding is not a widespread problem in Chico as a whole, with an estimated 1.57% of all Chico renter households severely overcrowded and 0.28% of all Chico homeowner households severely overcrowded, but the proportion of renter households in severely overcrowded housing is highest in the downtown Census Tract 10.00 (6.10%), followed by Census Tract 6.01 (4.60%). See the **Renter Households in Severely Overcrowded Conditions Map** (Appendix A, pg 9) in this section. The proportion of homeowner households in severely overcrowded housing is also highest in the downtown Census Tract 10.00 (4.13%), followed by Census Tract 5.02 (2.61%). See the **Homeowner Households in Severely Overcrowded Conditions Map** (Appendix A, Pg 10) in this section.

The percent of occupied housing units that lack complete plumbing facilities was reviewed by census tract. The only census tract with more than 1% of occupied housing units lacking complete plumbing facilities was 6.03 north of downtown and just west of Esplanade, with 1.92%. The percent of occupied housing units that lack complete kitchen facilities was also reviewed by census tract. The census tracts with more than 1.5% of occupied housing units lacking complete kitchen facilities included 6.03 north of downtown and just west of Esplanade (1.92%), 1.04 in northeast Chico (1.91%), and 2.02 adjacent to 1.04 in northeast Chico (1.81%).

The **Renter-Occupied Housing Units with Two or more Housing Problems Map** (Appendix A, pg 11) shows that Census Tract 1.02 has the highest percent of units in this category with 14.22%, followed by Census Tracts 10.00, 1.04, 5.02, and 11.00 with 5.00%-6.00% of units in this category. The **Owner-Occupied Housing Units with Two or more Housing Problems Map** (Appendix A, pg 12) shows that Census Tract 3.00 has the highest percent of units in this category with 7.96%, followed by Census Tract 10.00 with 4.13% and Census Tract 2.01 with 2.81%.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For purposes of this Chico Consolidated Plan analysis, a "concentration" of racial or ethnic minorities, or low-income families, are census tracts with at least one of the following characteristics:

- less than 50% of households are White non-Hispanics
- more than 50% of households are Low Income
- more than 30% of households are Extremely Low Income

The **Percent of Population who are non-Hispanic White Map** (Appendix A, pg 13) shows that Census Tract 5.02 is the only census tract where less than 50% of the population is non-Hispanic White (49.58%). In general, the downtown and areas adjacent to the south and west have more racial and ethnic minorities than areas on the east and north sides of the City. Census Tract 2.02 on the northeast end of the City is an outlier with 56.67%.

The **Households with Income < \$50,000 Map** (Appendix A, pg 14) shows the census tracts where 50% or more of households earn less than \$50,000, which is generally Low Income for Chico. Census Tracts with 50% or more of households earning less than \$50,000 are concentrated in the central, west, and south parts of the City (Census Tracts 6.03, 10.00, 6.04, 5.02, 13.00, 12.00, 11.00). Four census tracts in the downtown and adjacent to the northwest around the Chico State campus have more than 60% of households earning less than \$50,000, including Census Tracts 6.03, 10.00, 6.04, and 5.02.

The **Households with Income < \$25,000 Map** (Appendix A, pg 15) shows the census tracts where 30% or more of households earn less than \$25,000, which is generally Extremely Low Income for Chico. Census Tracts with 30% or more of households earning less than \$25,000 are concentrated in the downtown and adjacent census tracts to the northwest, north, and south (Census Tracts 10.00, 5.02, 6.04, 6.03, and 12.00).

Census Tract 5.02 is the only census tract that has concentrations of racial or ethnic minorities, Low Income households, and Extremely Low Income households, where “concentration” is defined as above. All of the census tracts that have concentrations of Extremely Low Income Households also have concentrations of Low Income Households: 5.02, 6.03, 6.04, 10.00, and 12.00.

What are the characteristics of the market in these areas/neighborhoods?

Census Tract 5.02 is located adjacent and to the west of the Chico State campus, surrounding Nord Avenue and generally south of West Sacramento Avenue. There were an estimated 4,900 people in the census tract as of 2020 (U.S. Census, 2020 Decennial Census). Other than White Hispanic and non-Hispanic (58.71%), the largest ethnic or racial group is Hispanic at 28.29%. About one-third of the population earns less than \$25,000 annually, and 63.77% earn less than \$50,000 annually. Small apartment buildings with 3-49 units make up the largest category of housing type (48.83%), with only 21.74% of housing units in single-family detached homes. Only 16.98% of households owned their own home as of 2023 (U.S. Census 2019-2023 ACS). The residential vacancy rate in Census Tract 5.02 as of the third quarter of 2024 was 0.3%, lower than Butte County at 1.36% (Valassis Lists, Q3 2024). An estimated 45.81% of all rental units in the census tract have three or more bedrooms, while 33.87% have two bedrooms, and 20.31% have zero or one bedroom. An estimated 1,493 renter households in Census Tract 5.02 were cost burdened, which was 66.21% of all households in the census tract (U.S. Census 2019-2023 ACS). Only 10 home loans were originated in 2023 in the census tract (PolicyMap, FFIEC 2023).

Census Tracts 5.02, 6.04, 6.03, 10.00, and 12.00 have concentrations of Extremely Low Income and Low Income households. They are located in downtown and adjacent to downtown to the northwest and north, and adjacent to downtown to the south/southwest. This area had an estimated 21,388 people as of 2020 (U.S. Census, 2020 Decennial Census). Other than White Hispanic and non-Hispanic (64.90%), the largest ethnic or racial group is Hispanic at 25.84%. Just over one-third of the population earns less than \$25,000 annually, and 62.35% earn less than \$50,000 annually. Small apartment buildings with 3-49 units make up the largest category of housing type (41.08%), with 37.76% of housing units in single-family detached homes. Only 17.37% of households owned their own home as of 2023 (U.S. Census 2019-2023 ACS). The residential vacancy rate in the area as of the third quarter of 2024 was 2.09%, higher than Butte County at 1.36% (Valassis Lists, Q3 2024). An estimated 36.48% of all rental units in the area have three or more bedrooms, while 36.69% have two bedrooms, and 26.83% have zero or one bedroom. An estimated 5,503 renter households in the area were cost burdened, which was 59.28% of all households in the area (U.S. Census 2019-2023 ACS). There were 53 home loans originated in 2023 in the area, 11 of which were government-insured purchase loans and 7 of which were FHA purchase loans (PolicyMap, FFIEC 2023).

Are there any community assets in these areas/neighborhoods?

Within Census Tracts 5.02, 6.04, 6.03, 10.00, and 12.00, there are three bank branches and three credit union branches located in the downtown area (Census Tract 10.00), but none outside of downtown in any other parts of the area. There is only one full-service grocery store in this area, which is the Safeway

on Nord Avenue in Census Tract 5.02. Two different weekly farmers markets are held downtown in Census Tract 10.00. Public parks in the area include: Lower Bidwell Park and Sycamore Field, City Plaza, Junction Park, and Humboldt Park, all located in downtown Census Tract 10.00. There is a need to locate more community assets in neighborhoods with concentrations of low-income families that are outside the downtown area.

Census Tracts 5.02 and 6.04 are near the Chico State University campus. The large percentage of college students living in this area drives the high share of renter tenancy, the high proportion of rent-burdened households, and low median incomes. However, the CSU campus can also be an asset to these neighborhoods by providing opportunities for employment and college/community collaborations to address neighborhood problems. Chico High School, Citrus Elementary and Enloe Hospital are also near these census tracts, while not within their boundaries.

Are there other strategic opportunities in any of these areas?

Census Tract 13.00, which includes the Chapman Mulberry-Neighborhood, was not identified as a census tract with concentrations of Low Income households in this analysis, although it has been identified in previous Consolidated Plans. As of 2023, 53.15% of households in Census Tract 13.00 had incomes less than \$50,000, in comparison to 62.35% of households in the area with concentrations of Extremely Low Income and Low Income households described above (Census Tracts 5.02, 6.04, 6.03, 10.00, and 12.00). Also as of 2023, 23.36% of households in Census Tract 13.00 had incomes less than \$25,000, in comparison to 34.26% of households in the area with concentrations of Extremely Low Income and Low Income households described above (Census Tracts 5.02, 6.04, 6.03, 10.00, and 12.00). Between 2018 and 2023, the percent of households in Census Tract 13.00 with incomes less than \$50,000 decreased by 16.77%, and the percent of households in Census Tract 13.00 with incomes less than \$25,000 decreased by 13.54%. While Census Tract 13.00 continues to have a high proportion of Low Income resident households, concentrations of these households have been declining in recent years.

These changes in concentrations of Low Income and Extremely Low Income households within Census Tract 13.00 could provide a model for effecting similar changes in Census Tracts 5.02, 6.04, 6.03, 10.00, and 12.00. The Chapman-Mulberry Neighborhood that is located within Census Tract 13.00 has benefitted from a number of public investments in recent years, including: the construction of new homes for Low Income first-time homebuyers by Habitat for Humanity of Butte County in the area of 16th to 20th Streets, between C and D Streets; new street and gutter infrastructure in this area; new homes for Low Income first-time homebuyers on 11th Street just east of Park Avenue; and new pathway and road improvements around Chapman Elementary School as part of the Safe Routes to School Program. The Chapman-Mulberry Neighborhood is also home to the Dorothy F. Johnson Community Center, which provides community-based programs, space for community gatherings, and recreational opportunities for youth. Targeting HUD entitlement funds toward affordable home ownership and infrastructure projects in Low Income neighborhoods has proved to be effective in addressing concentrations of poverty, and the City will research opportunities to replicate these strategies in key areas within Census Tracts 5.02, 6.04, 6.03, 10.00, and 12.00.

The extent to which the reductions in concentrations of Low Income households in Census Tract 13.00 is due to gentrification and displacement, versus internal wealth creation, should be a focus of further research. In terms of ethnic make-up, the percent of households in Census Tract 13.00 that were White non-Hispanic increased by 8.78% between 2018 and 2023. PolicyMaps uses census data to measure diversity through a Diversity Index, which is the probability that two individuals chosen at random would be of different races or ethnicities. In 2023, the Diversity Index for Census Tract 13.00 was the second highest in the City at 62.90%, following only Census Tract 5.02 at 65.97%. Still, the Diversity Index in Census Tract 13.00 fell slightly between 2018 and 2023, by 3.96%. Interestingly, the Diversity Index of Census Tract 5.02 increased by 5.75% over that same time period.

There are some potential opportunities for investment and lowering concentrations of Low Income households in Census Tracts 5.02, 6.04, 6.03, 10.00, and 12.00. Census Tract 12.00 is adjacent to Park Avenue along its eastern border, which has been the beneficiary of some recent public and private investment. This has included construction of the new affordable housing project called The Foundation at 1297 Park Avenue, as well as new homes constructed by Habitat for Humanity of Butte County on 11th Street just east of Park Avenue. Streetscape improvements are being implemented by the City of Chico along Park Avenue as well, funded by the City's Measure H. New private investment has also occurred at various properties along Park Avenue in the form of new restaurants, stores, and offices. This new development has been facilitated by the creation of Corridor Opportunity zones within the zoning code to encourage higher density and mixed-use projects. There may be future opportunities to build on this momentum to transition Park Avenue to higher value uses than what has existed there historically. In addition, a large new planned development is being planned in the Barber Neighborhood on the former Diamond Match property in the southwest portion of Census Tract 12.00. This will provide an opportunity for significant private and public investment in the neighborhood. Some of the new housing should be targeted to Low and Moderate Income households, and first-time homebuyers.

In Census Tract 6.04 the City has set aside funds and begun planning for streetscape improvements on North Cedar Street between West Sacramento Avenue and West 4th Street, just west of downtown. The improvements will include new street pavement surface, drainage, curbs, sidewalks, and frontage improvements. Construction is planned to begin in the summer of 2026, with completion in the fall of that year. The City is breaking ground in 2025 on Municipal Broadband through a partnership with North Valley Fiber, funded by a \$12 million grant, that will provide fiber internet at an affordable price. Installation will begin in the Chapman Mulberry Neighborhood (Census Tract 13.00) and then move into the downtown area, with longer-term plans to expand more broadly throughout the City.

Census Tracts 5.02, 6.03, and 6.04 surround the Chico State campus. There may be potential opportunities for the City to partner with Chico State to building new housing and improve infrastructure in these neighborhoods. In addition, there may be opportunities for Chico State and the City to collaborate to help build neighborhood associations and organizations in these neighborhoods by means of student and teacher volunteer time, and financial investments. Similar to Park Avenue, the Esplanade is a major thoroughfare through the City that is receiving public and private investment. The City is currently in construction to restructure and improve the south Esplanade with a new bicycle/pedestrian path, roundabout, traffic signals for pedestrian crossings, and ADA accessible ramps

and sidewalks. In addition, other private/public investments have recently occurred along the Esplanade, including a new Gateway Science Museum, a new Museum of Northern California Art, and Enloe Medical Center upgrades. There may be opportunities to build upon these investments to make further improvements for residents of adjacent Census Tract 6.03.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Cable and DSL internet is currently available to all areas within the City's jurisdiction except the area around the airport. Fiber internet is now available in parts of the City, including much of the area immediately north of downtown and around the Chico State campus, most of the areas south of downtown including the Chapman neighborhood, and parts of the southeast, northwest, and far north areas of the City (California Business and Economic Development, Applied Geographic Solutions 2023). Overall, broadband coverage has expanded rapidly over the last five years. There are also plans for expansion of affordable fiber internet service. The City is breaking ground in 2025 on Municipal Broadband through a partnership with North Valley Fiber, funded by a \$12 million grant, that will provide fiber internet at an affordable price. Installation will begin in the Chapman Mulberry Neighborhood and then move into the downtown area, with longer-term plans to expand more broadly throughout the City.

The Households with Internet Access Map shows the percent of households with internet access as of 2023 by census tract. It shows that all census tracts in the City have at least 90% of households with internet access. The census tracts with the lowest internet access, between 90% and 94% of households, are 9.04, 2.01, 2.02, and 1.02. Of these census tracts, only Census Tract 2.02 has a concentration of Low Income households, with 59.74% of households earning less than \$50,000. Census Tracts 2.01 and 1.02 have just under half of households earning less than \$50,000, at 48.36% and 45.09% respectively.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Broadband internet service providers in Chico offering speeds of at least 1,000 Mbps include: Xfinity, AT&T, and DigitalPath. Other internet providers include: Viasat, HughesNet, T-Mobile, Frontier Communications, UScellular, and VSAT (SmartMove, 2024). Competition from internet service providers has increased over the past five years, particularly among broadband internet providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In November 2021, the City updated its Climate Change Vulnerability Assessment (originally adopted in 2018) to incorporate new data and guidance from the State of California. Prior to this, the City's CivicSpark Fellow completed community and stakeholder engagement for SB 379 in July 2021. The City has used this feedback, along with the updated Vulnerability Assessment, to develop goals, policies, and actions for incorporation into the General Plan's Safety Element. The draft is now complete and pending submission to the California Board of Forestry for review and approval.

Additionally, the City has received the Local Responsibility Fire Severity Zone maps, which are being integrated into the draft Safety Element as required by SB 379. City staff anticipate submitting the General Plan Safety Element Update for SB 379 compliance to the California Board of Forestry in Spring 2025, with City Council adoption expected in Fall 2025.

The Climate Change Vulnerability Assessment identifies the climate change impacts predicted for Chico based upon the California Adaptive Planning Guide. The predicted direct impacts are: 1) An increase in average temperature and 2) changes in annual precipitation. The secondary impacts are: 1) Increased frequency, intensity, and duration of extreme heat days and heat waves/events; 2) Increased flooding; 3) Increased wildfire; and 4) Loss of snowpack and decreased water supplies.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

In general, populations that are socially and economically vulnerable often bear the disproportionate burden of climate effects. They are more likely to experience insufficient financial reserves, infrastructure limitations, are more likely to have one or more chronic health conditions exacerbated by worsening environmental conditions, and less likely to own cars or have access to transportation that can provide the mobility needed in cases of evacuation from their homes.

Increase in temperature/extreme heat days: Many low-moderate income households do not use, or even own air conditioning, because they cannot afford to pay the utility bill. These households often live in aging buildings with poor insulation and ventilation, leading to higher costs associated with air conditioning. Homeless populations are especially vulnerable to heat-related illnesses in periods of excessively high heat, as refuge from high temperatures may be not accessible. Higher temperatures can worsen air quality through increased air pollution, especially from ozone formation and particulate matter generation from wildfire smoke. The Climate Change Vulnerability Assessment projects the number of "extreme heat days" for Chico where temperature is 103.9 degrees or higher in 2050 and 2090. Historically, Chico has experienced an average of four extreme heat days annually. Under the Low-Emissions Scenario, Chico is projected to experience an average of 18 extreme heat days by 2050 and 24

extreme heat days by 2090 (Cal-Adapt, 2021). Under the High-Emissions Scenario, Chico is projected to experience an average of 21 extreme heat days by 2050 and 44 extreme heat days by 2090 (Cal-Adapt, 2021). A rise in the number of extreme heat days increases cases of heat related illnesses and exacerbates pre-existing health conditions.

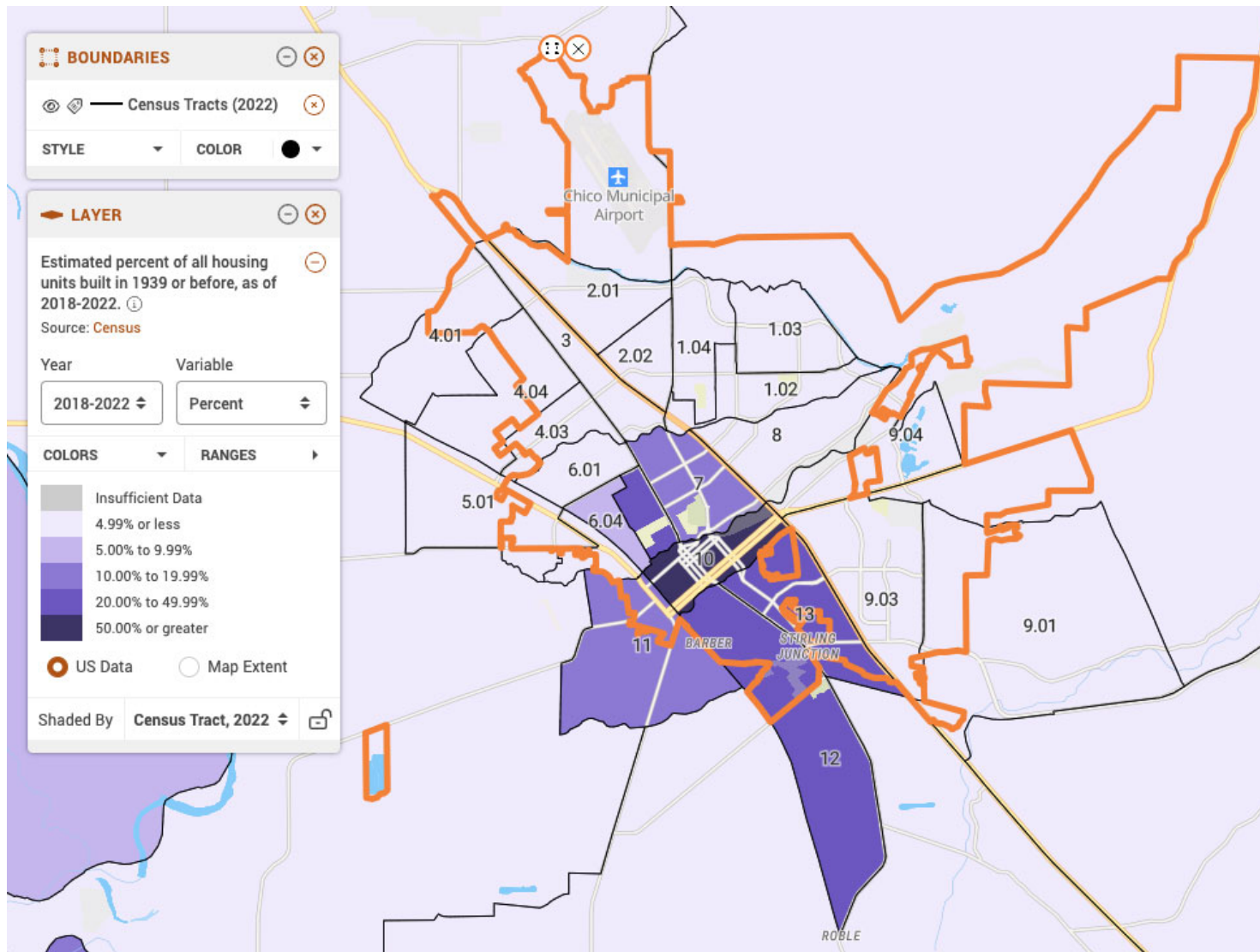
Changes in precipitation/increase in flooding: Low-moderate income households generally suffer higher mortality rates and their homes sustain greater damage due to the quality, age and location of the housing stock they occupy. These households may not be able to afford structural upgrades or flood insurance to mitigate the effects of flooding. These households may also lack transportation and other resources to respond to or evaluate during a flood event. The **FEMA Flood Zones Map** (Appendix A, pg 16) shows the highest risk flood zones in red, and moderate risk flood zones in yellow. The largest high-risk Special Flood Hazard Area (Zone AO) in Chico borders portions of areas along Little Chico Creek, including areas adjacent to the south of the creek, continuous from just east of Highway 99 to the west end of downtown, and areas to the north of the creek on the west end of downtown. These areas runs through some of the City's majority Low Income census tracts, including Census Tracts 13.00, 12.00, and 10.00. There are more limited Special Flood Hazard Areas around Big Chico Creek, Rio Lindo Channel, Sycamore Creek, and Dead Horse Slough that run through the City (Federal Emergency Management Agency, 2024 FIRM Maps).

Increase in wildfire: Increased temperatures, changes in precipitation patterns, and reduced moisture content in vegetation during dry years associated with climate change are expected to increase the potential severity of wildland fire both within and beyond the immediate boundaries of Chico. The forests to the east of the City will be more prone to catastrophic fire, as was experienced in the Camp Fire in 2018. When the Camp Fire began in nearby Paradise/Magalia and Concow, it resulted in as many as 20,000 people relocating to Chico in the span of a few hours. The fire destroyed approximately 14,500 residential structures, and burned to the southeastern edge of Chico, causing many Chico residents to evacuate. Chico's low and moderate income households were already challenged in finding enough affordable housing before the fire; the rental vacancy rate in Chico in 2017 was approximately 1%, with just under 3,000 subsidized units available for the nearly 11,000 households earning \$25,000 or less annually. After this event, due to the huge demand for housing from those displaced by the fire, the competition for housing units became even more significant, with an effective vacancy rate of 0% for months after the fire. The long-term impacts from the fire on housing availability in Chico cannot be overstated. With such extremely low vacancy rates and the lack of affordable units, lower-income households cannot compete with higher income households for even the lowest cost market rate units. These households increasingly are placed at risk of being marginally housed or becoming homeless. The **CalFire Fire Hazard Map** (Appendix A, pg 17) shows High Fire Hazard in orange and Extreme Fire Hazard in red. These areas are outside of the City of Chico jurisdiction, but border its east boundaries. The **FEMA Wildfire Risk Map** (Appendix A, pg 18) shows the qualitative ranking of risk to wildfires compared to other communities in 2023. The risk index rating for Wildfires is determined by assessing a community's expected annual losses (EAL) from Wildfires, as well as its general social vulnerability and community resilience. A community has a high EAL from Wildfires if there is a high concentration of people, buildings, or agriculture at risk from Wildfires in that community. A higher EAL

and greater social vulnerability increases the risk index, while community resilience lowers the risk index. This map shows that Census Tract 1.03 on the northeast end of the City, and Census Tract 9.03 on the southeast end of the City, have Relatively High fire risk. These Census Tracts have lower proportions of households earning less than \$50,000, at 23.27% for Census Tract 1.03 and 37.16% for Census Tract 9.03. Census Tract 13.00 has a Relatively Moderate fire risk, and this census tract has one of the higher proportions of households earning less than \$50,000 in the City, at 53.15%. The other census tracts in the City have Relatively Low risk or No Rating (Federal Emergency Management Agency, 2023).

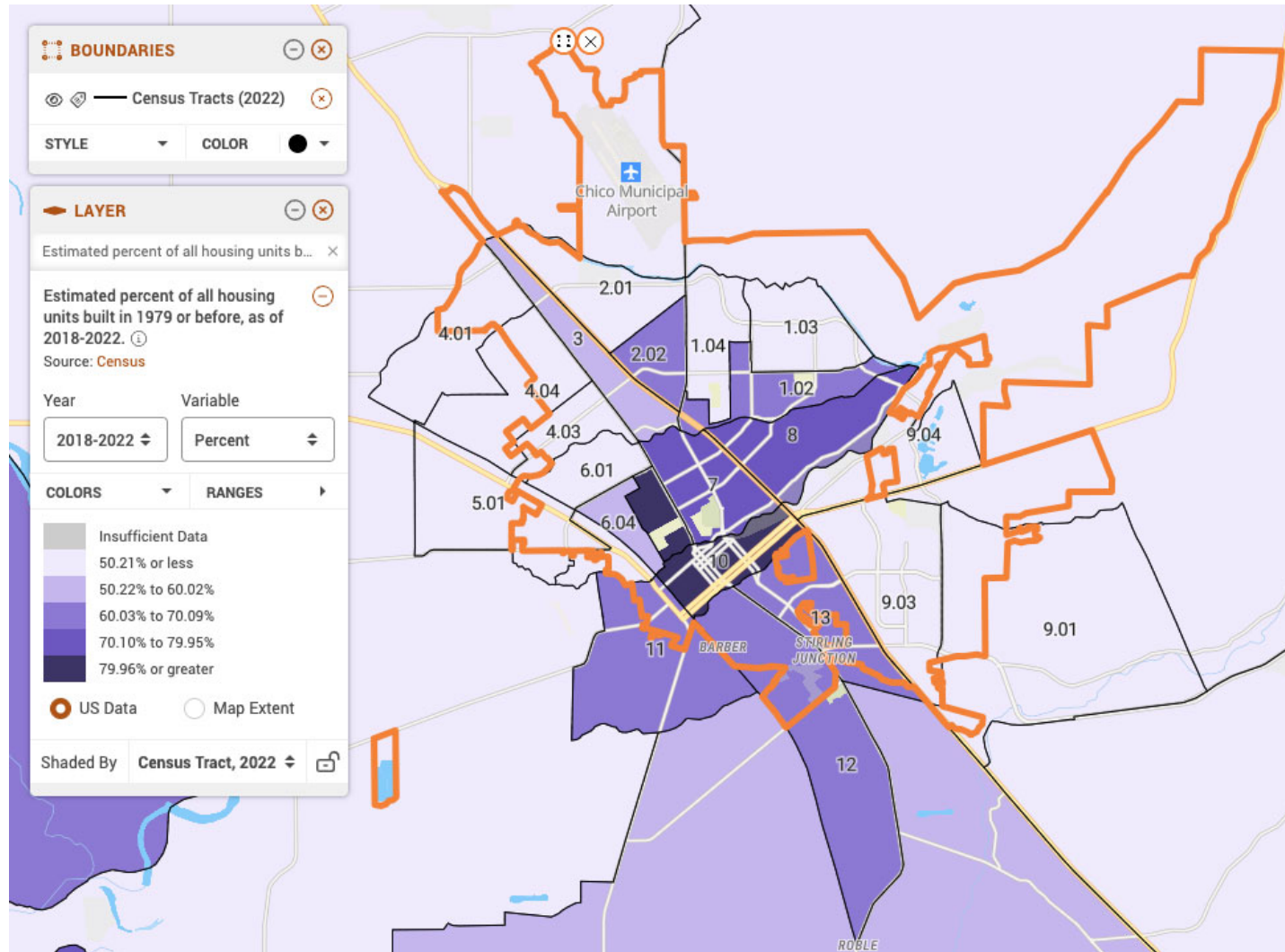
Housing Market Analysis Appendix A

Percent of Housing Units Built Before 1940 Map



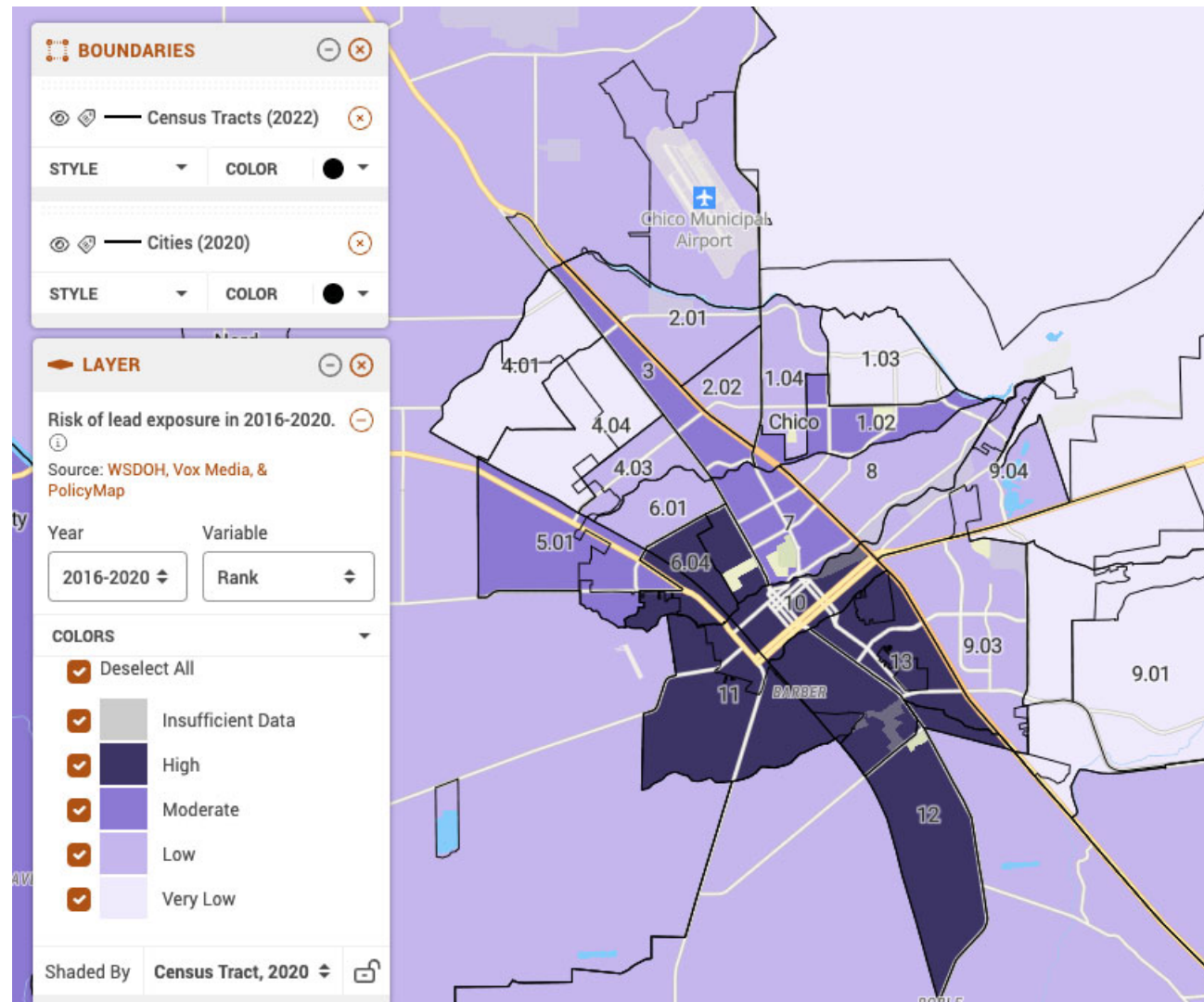
Source: PolicyMap. (n.d.). Estimated percent of all housing units built in 1939 or before, as of 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

Percent of Housing Units Built Before 1980 Map



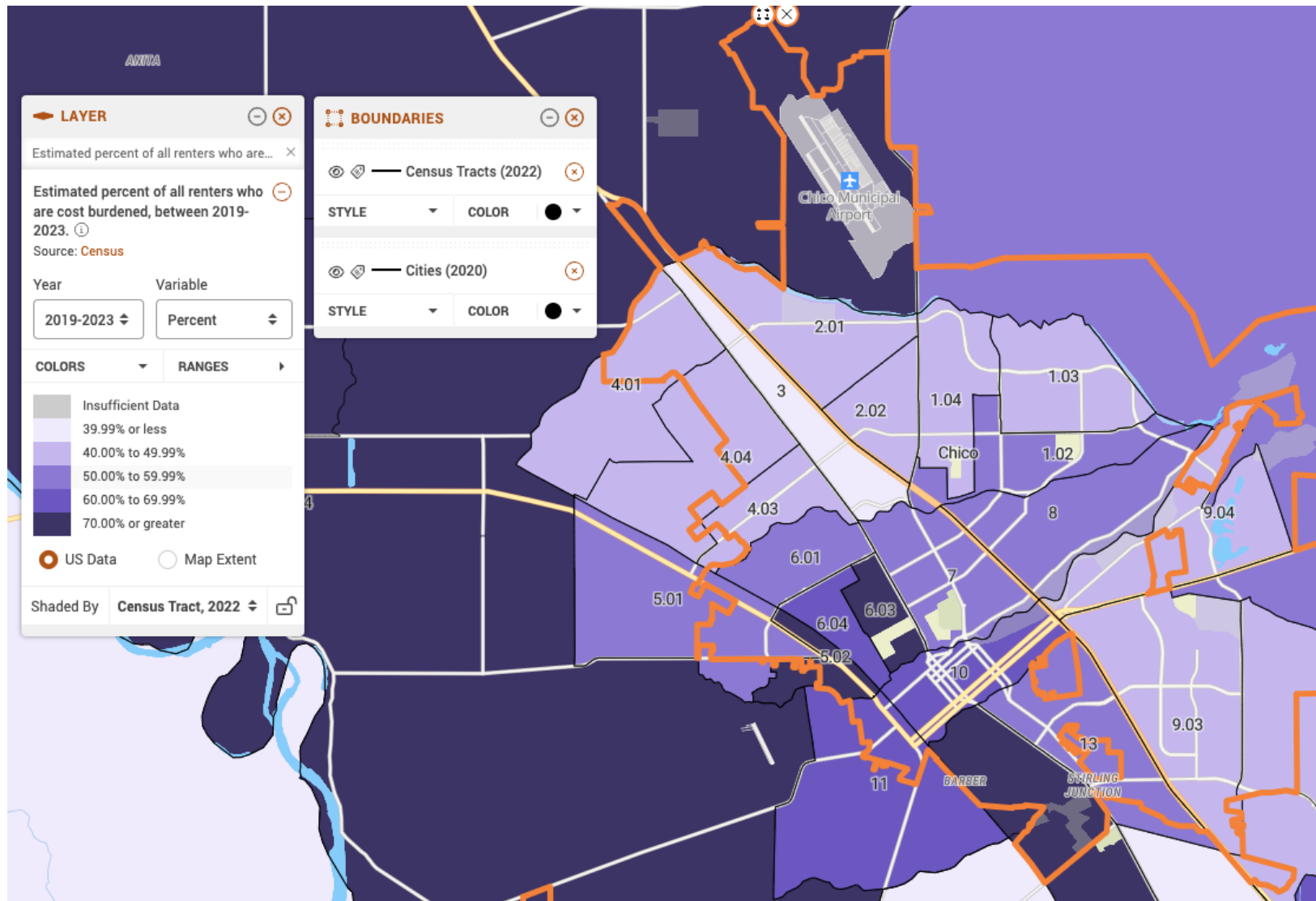
Source: PolicyMap. (n.d.). Estimated percent of all housing units built in 1979 or before, as of 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

Risk of Lead Exposure Map



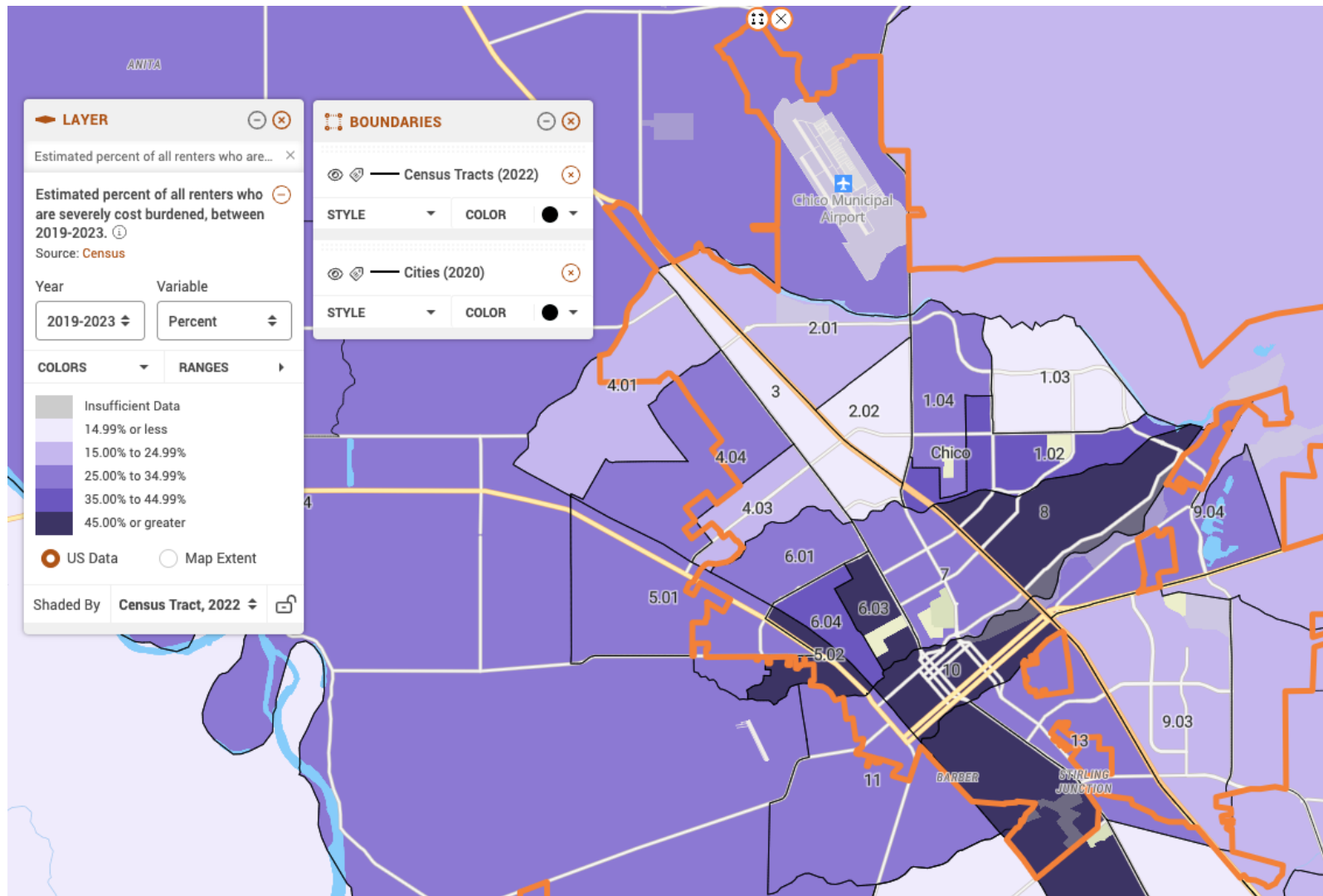
Source: PolicyMap. (n.d.). Risk of lead exposure in 2016-2020 [Map based on data from WSDOH, Vox Media, & PolicyMap: Vox Media worked with the Washington State Department of Health to apply their lead risk index nationally. PolicyMap replicated Vox's analysis in SQL Server and applied suppressions. <https://github.com/voxmedia/data-projects/tree/master/vox-lead-exposure-risk>]. Retrieved April 4, 2025, from <http://www.policymap.com>

Housing Cost Burdened Renter Households Map



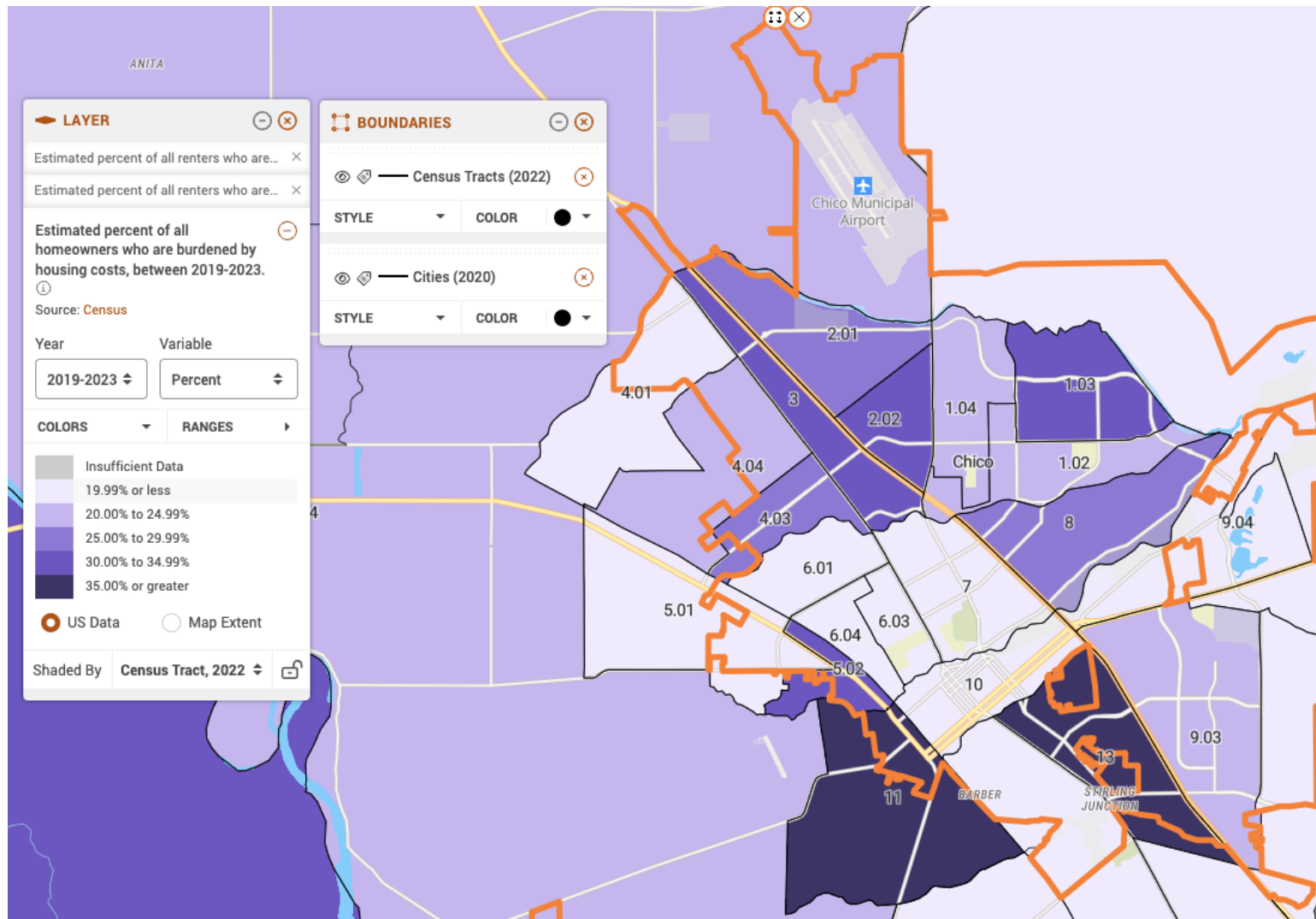
Source: PolicyMap. (n.d.). Estimated percent of all renters who are cost burdened, between 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

Severely Housing Cost Burdened Renter Households Map



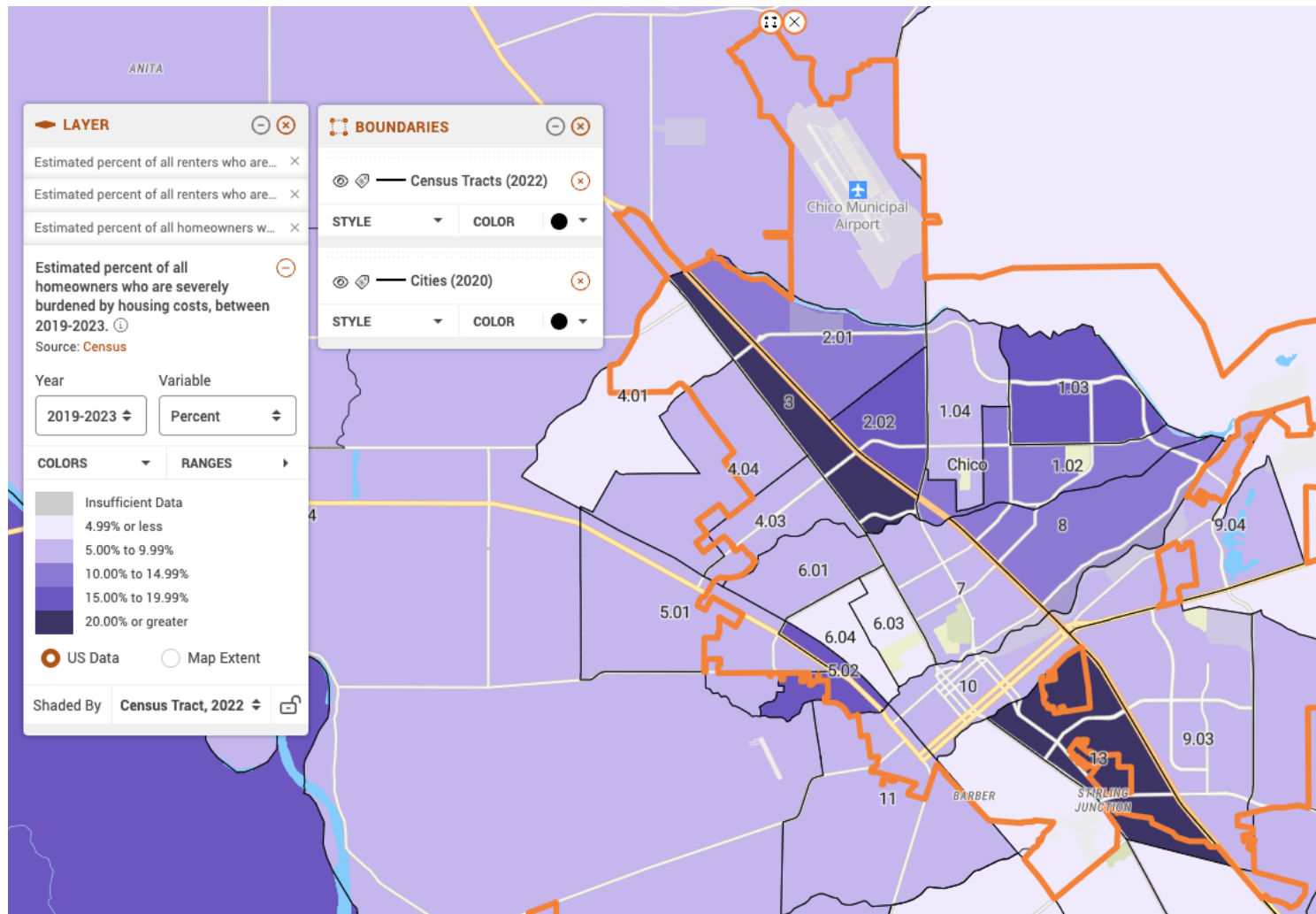
Source: PolicyMap. (n.d.). Estimated percent of all renters who are severely cost burdened, between 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

Housing Cost Burdened Homeowner Households Map



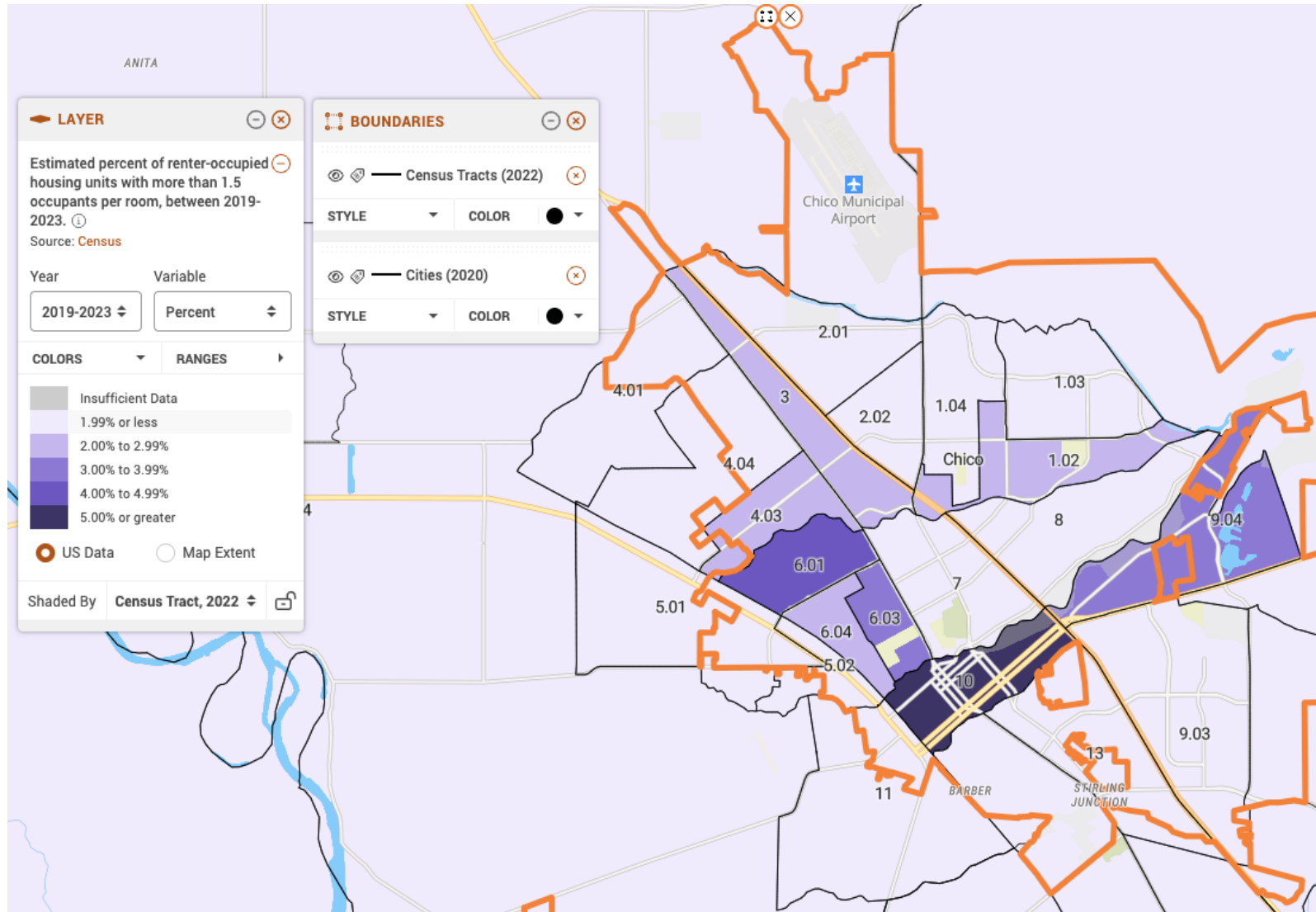
Source: PolicyMap. (n.d.). Estimated percent of all homeowners who are burdened by housing costs, between 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

Severely Housing Cost Burdened Homeowner Households Map



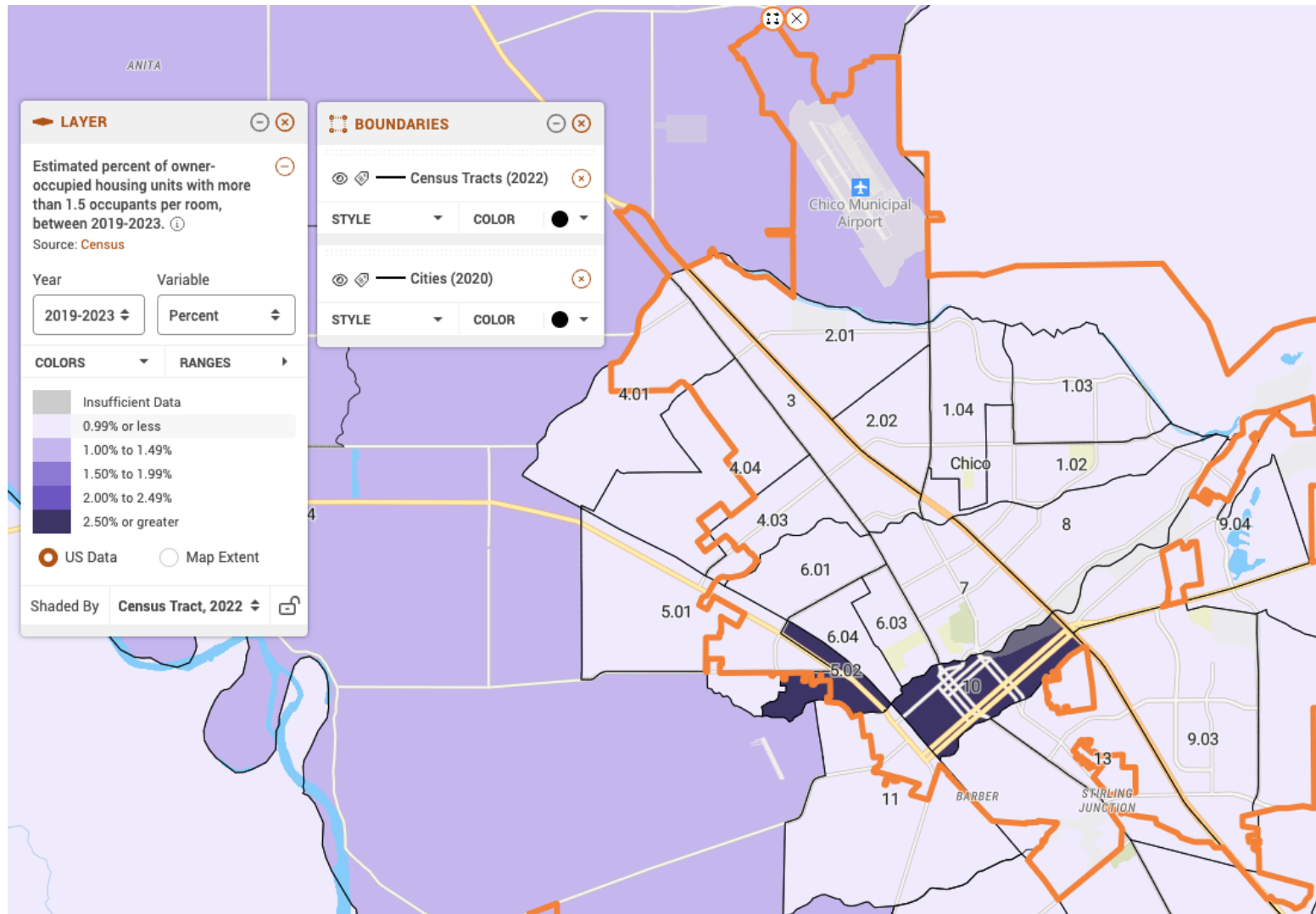
Source: PolicyMap. (n.d.). Estimated percent of all homeowners who are severely burdened by housing costs, between 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

Renter Households in Severely Overcrowded Conditions Map



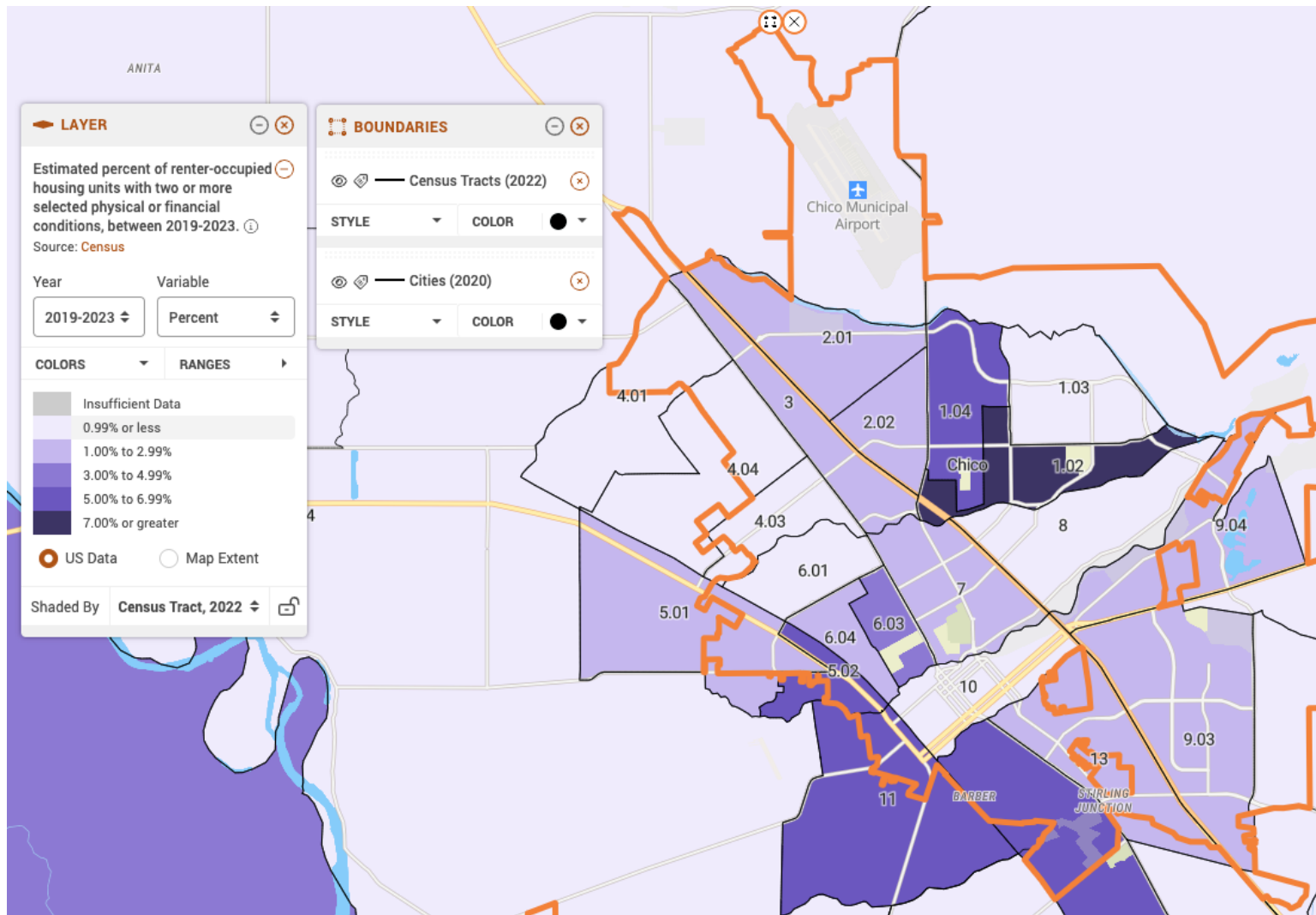
Source: PolicyMap. (n.d.). Estimated percent of renter-occupied housing units with more than 1.5 occupants per room, between 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

Homeowner Households in Severely Overcrowded Conditions Map



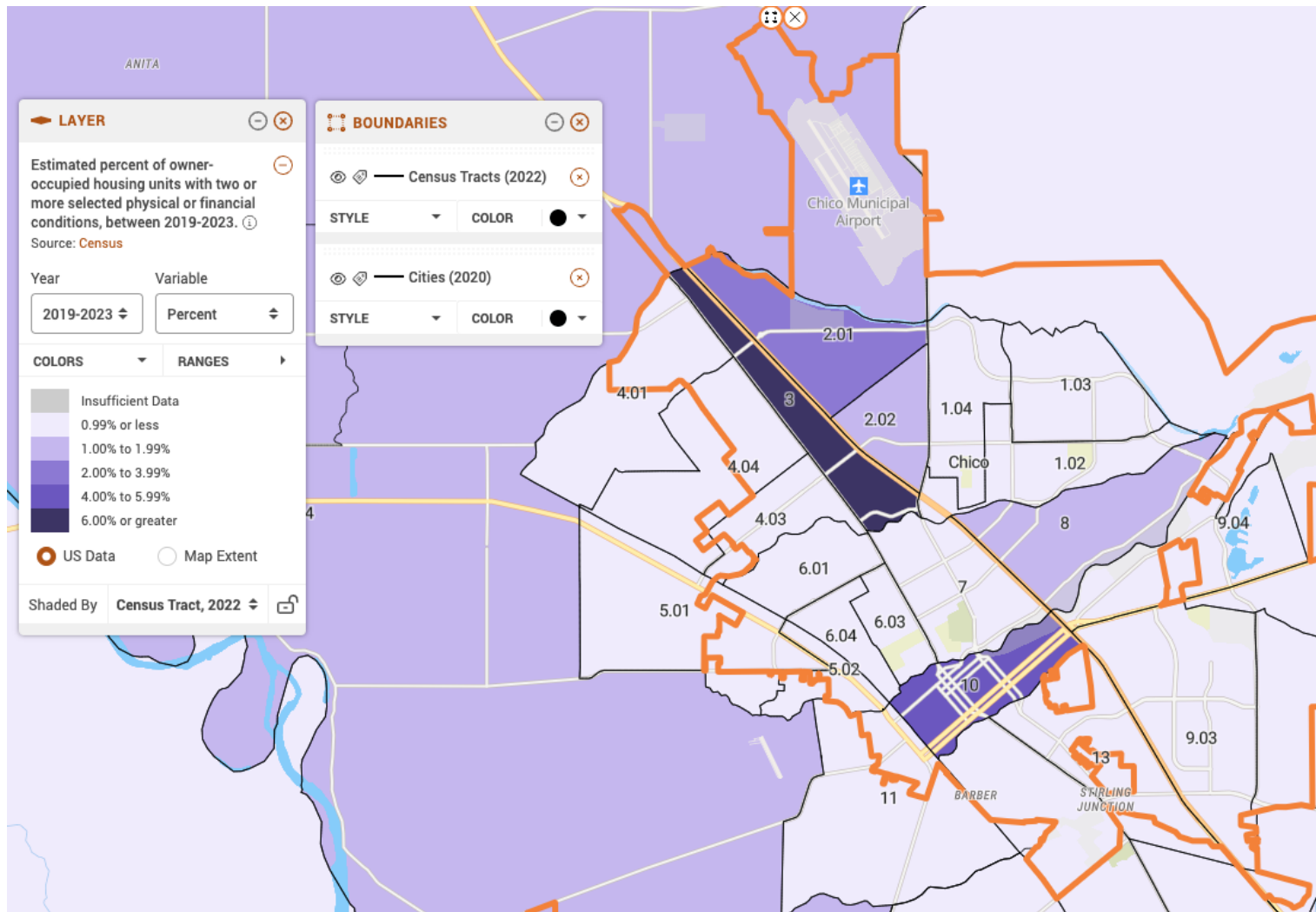
Source: PolicyMap. (n.d.). Estimated percent of owner-occupied housing units with more than 1.5 occupants per room, between 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

Renter-Occupied Housing Units with Two or more Housing Problems Map



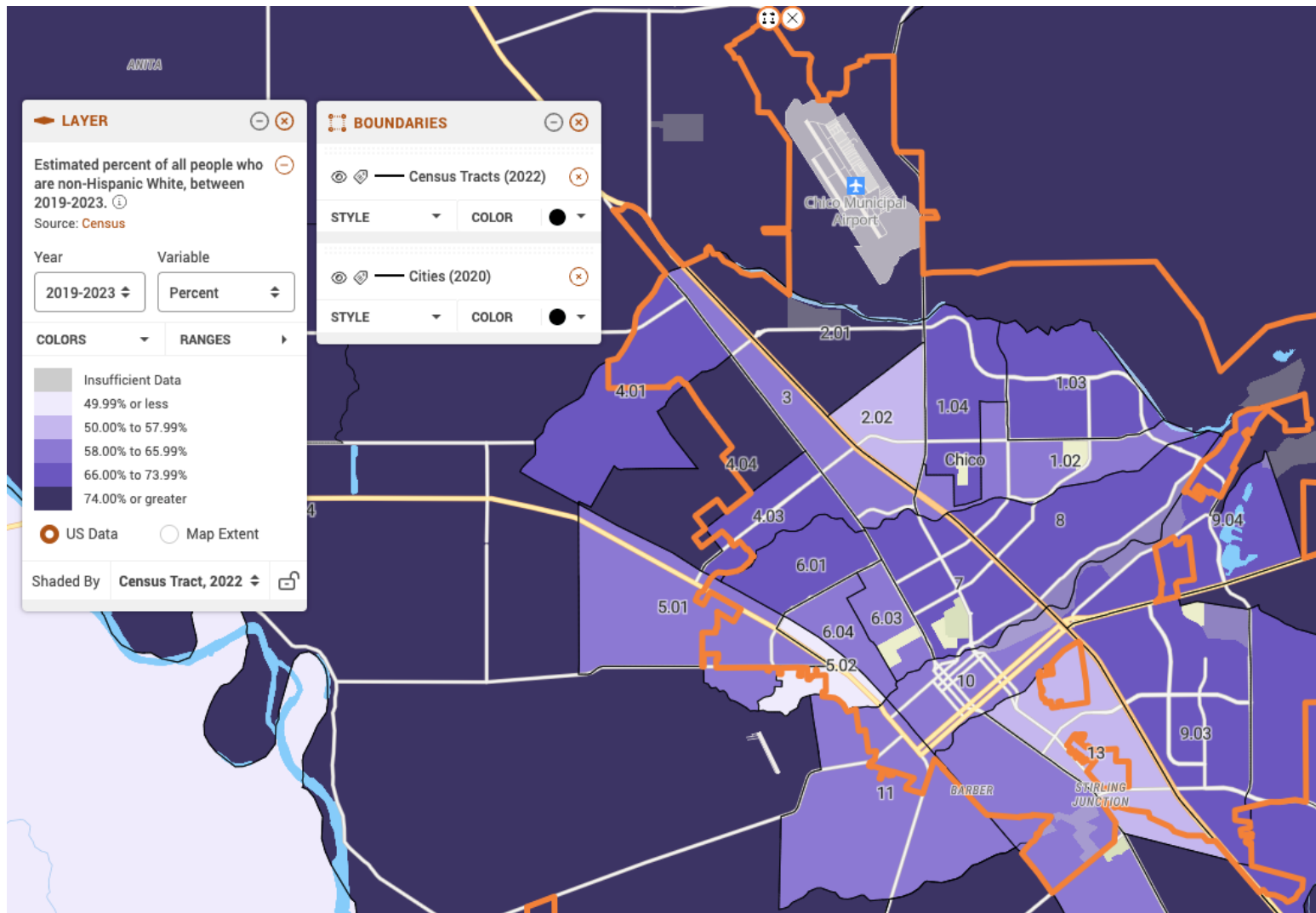
Source: PolicyMap. (n.d.). Estimated percent of renter-occupied housing units with two or more selected physical or financial conditions, between 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

Owner-Occupied Housing Units with Two or more Housing Problems Map



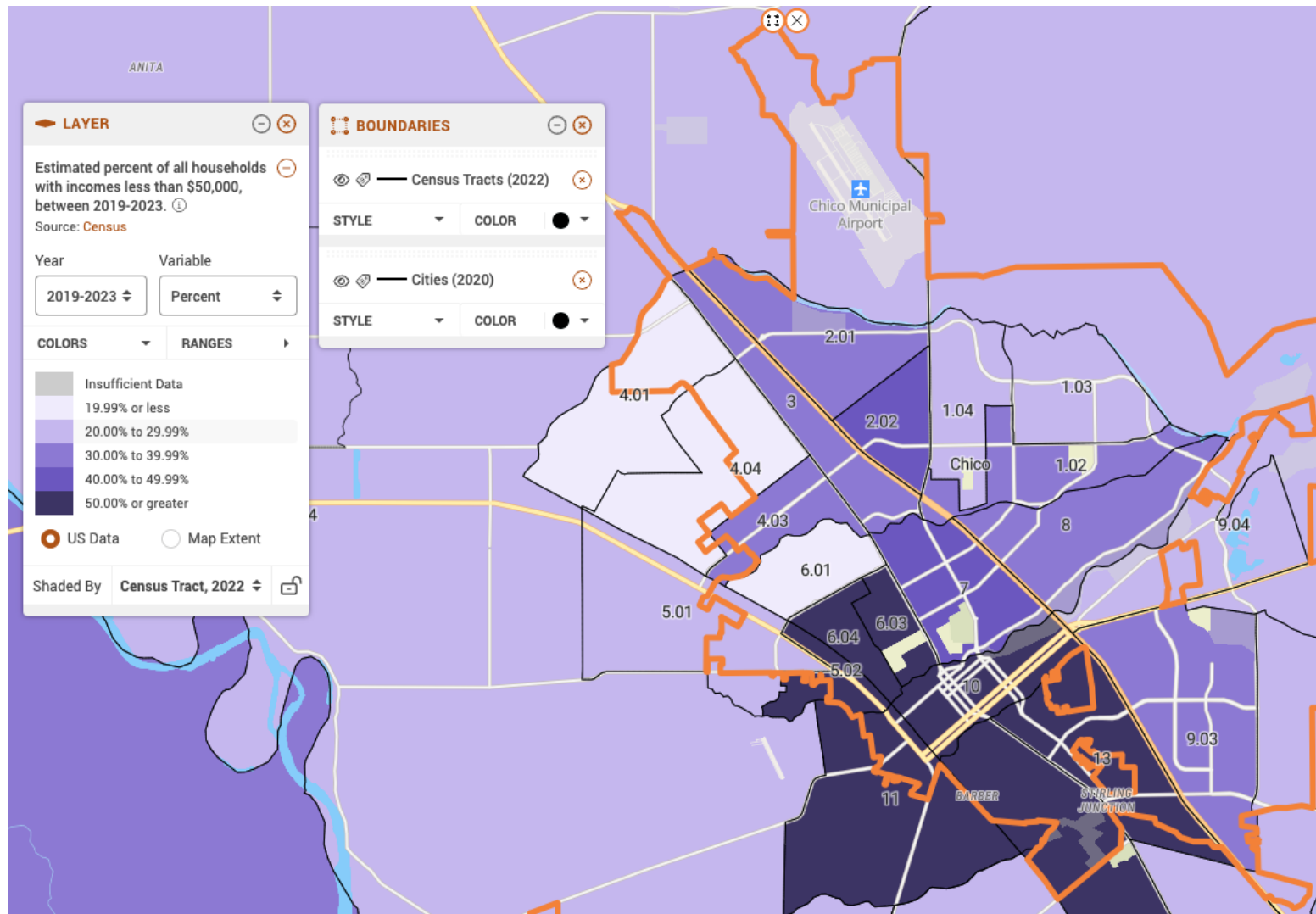
Source: PolicyMap. (n.d.). Estimated percent of owner-occupied housing units with two or more selected physical or financial conditions, between 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

Percent of Population who are non-Hispanic White Map



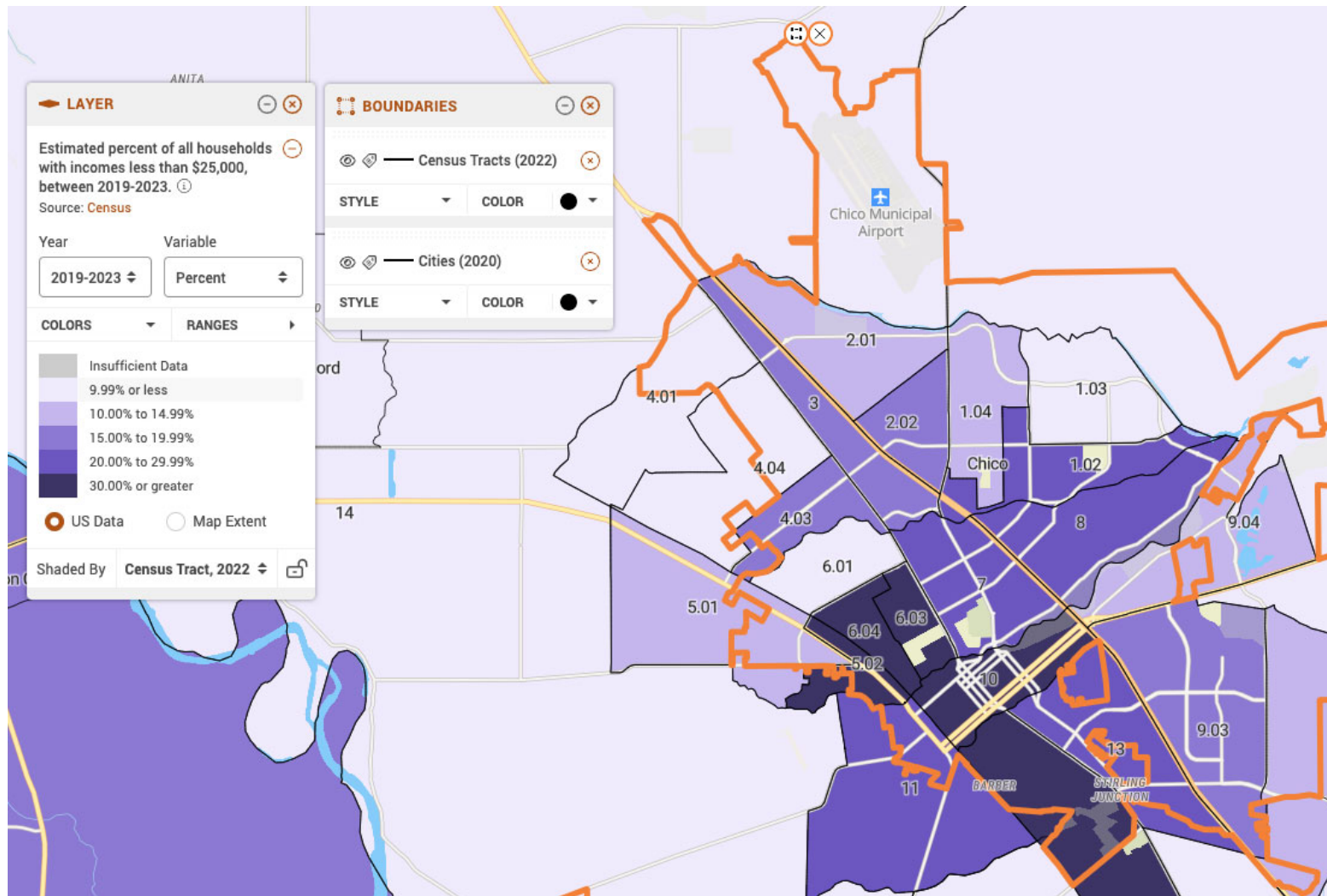
Source: PolicyMap. (n.d.). Estimated percent of all people who are non-Hispanic White, between 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

Households with Income < \$50,000 Map



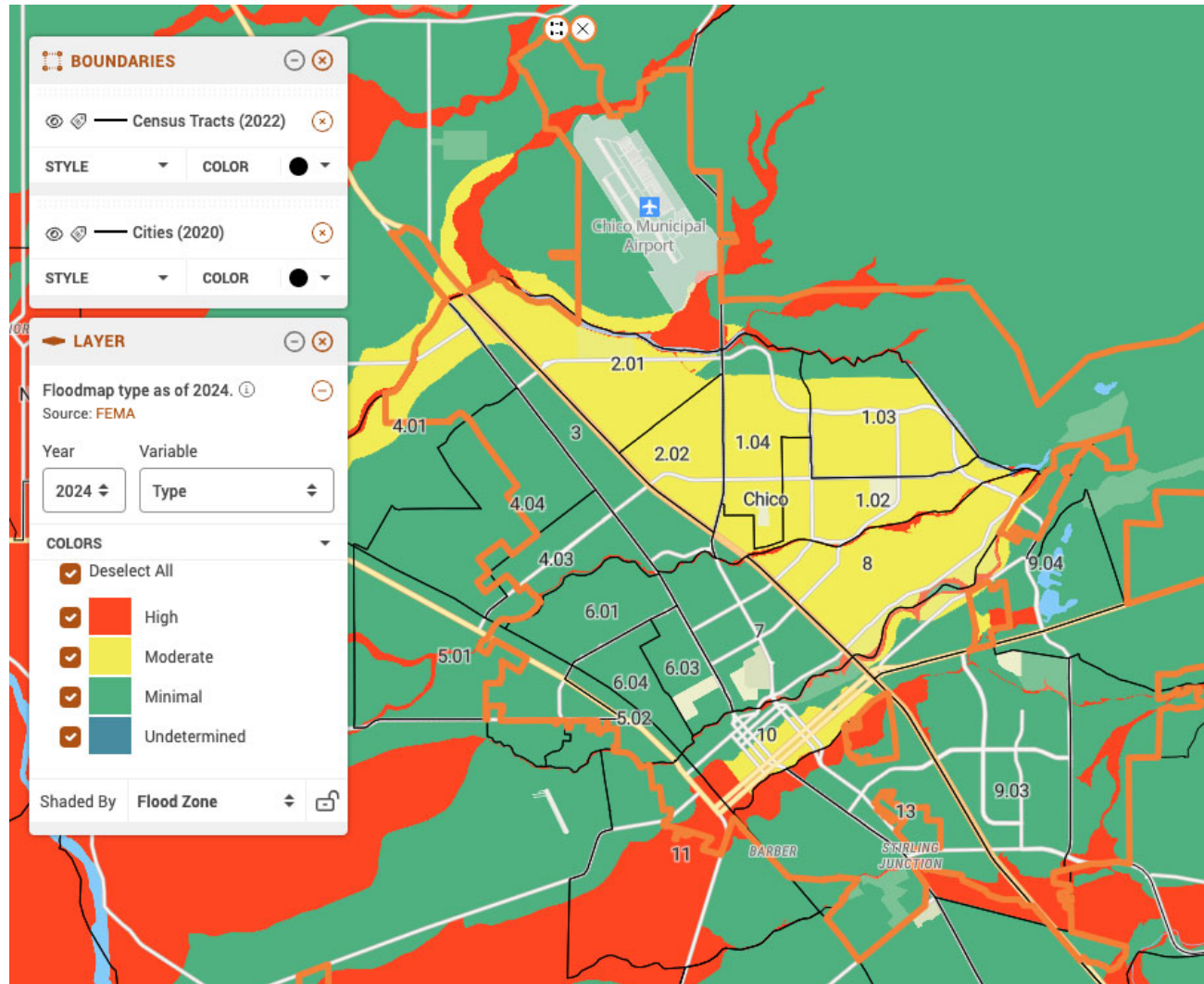
Source: PolicyMap. (n.d.). Estimated percent of all households with incomes less than \$50,000, between 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

Households with Income < \$25,000 Map



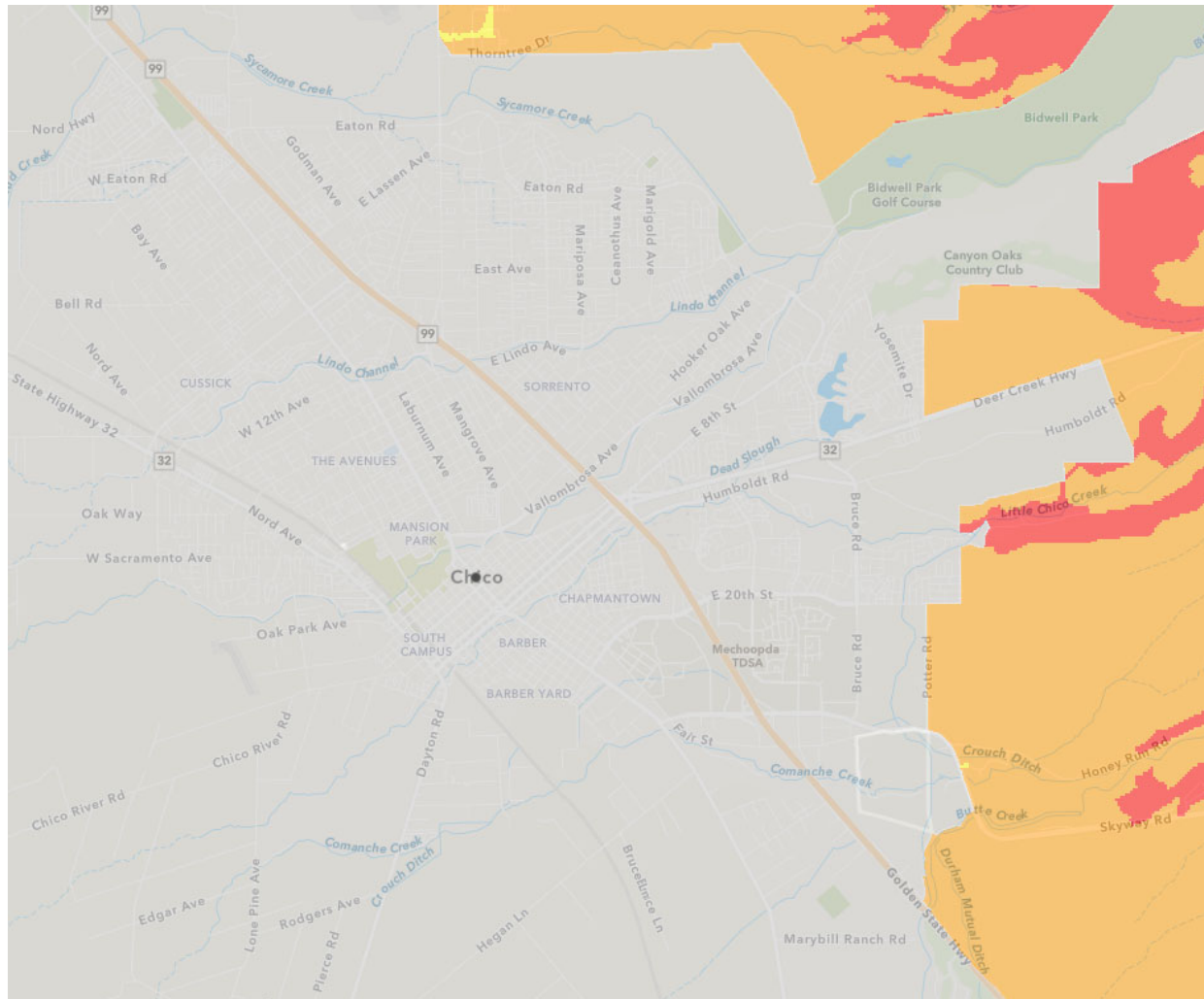
Source: PolicyMap. (n.d.). Estimated percent of all households with incomes less than \$25,000, between 2019-2023 [Map based on data from Census: US Bureau of the Census]. Retrieved April 4, 2025, from <http://www.policymap.com>

FEMA Flood Zones Map



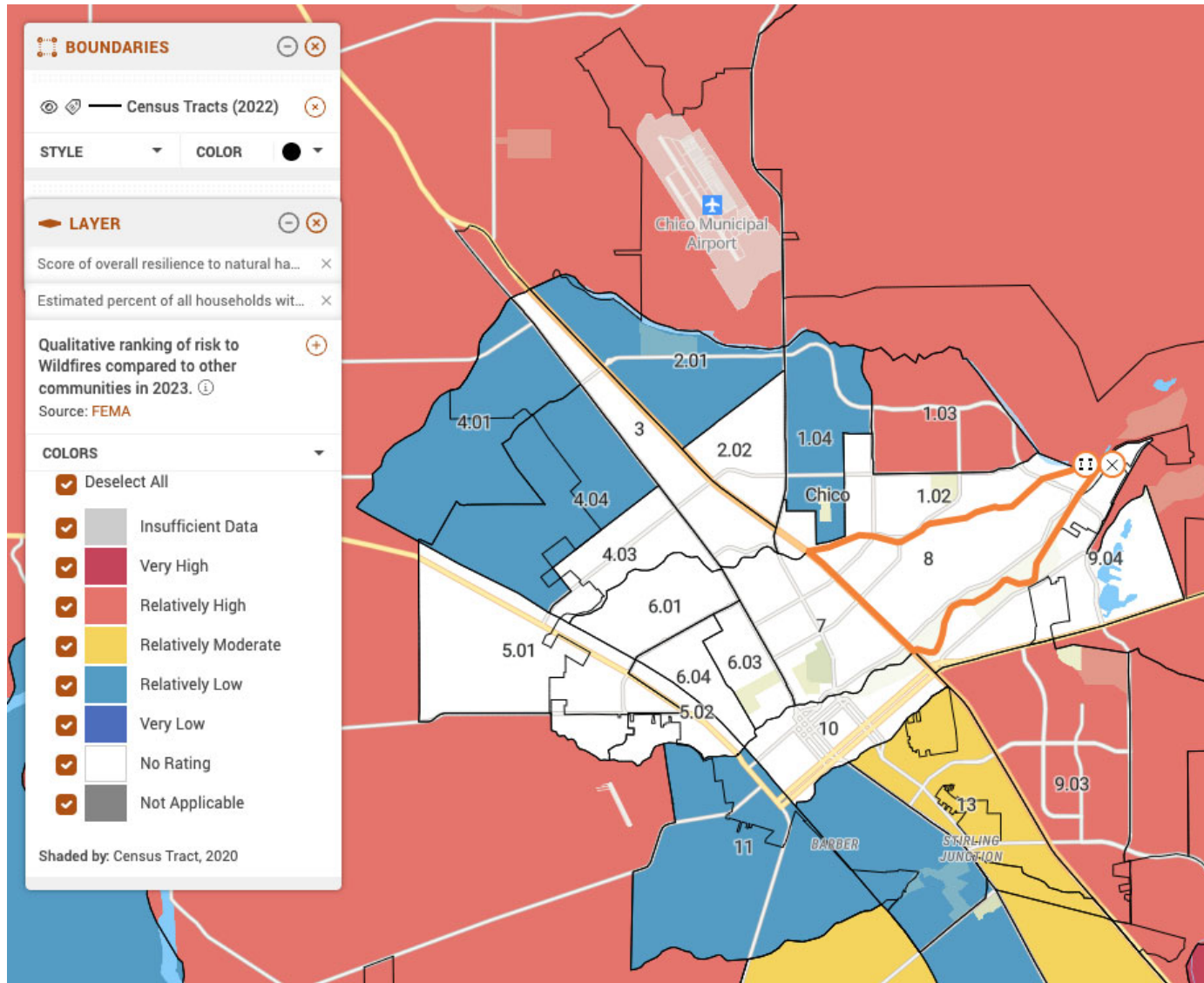
Source: FEMA (2025)

CalFire Fire Hazard Map



Source: CalFire (2025)

FEMA Wildfire Risk Map



Source: FEMA (2025)

Appendix A, Page 18

Attachment B

Page 140

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following are the five Priority Areas and twelve primary Goals of the Strategic Plan, informed by public input, the Consolidated Plan Needs Assessment, and the Consolidated Plan Market Analysis.

1. Priority Area: Affordable Housing

Goals:

- a. Development of homeowner units
- b. Rehabilitation of rental units
- c. Rehabilitation of owner-occupied units
- d. Development of multi-family units
- e. Infrastructure in support of affordable housing

Related Current HUD-funded City Programs:

- Sewer Connection program for low-income homeowners (Housing Rehabilitation).
- Self-Help Home Ownership through Habitat for Humanity Wisconsin Project
- Development of Creekside Place, The Foundation and North Creek Crossings II
- Fair Housing Workshops

Opportunities for Collaboration:

- Preservation of existing publicly subsidized housing in partnership with HUD, HCD, the Housing Authority of the County of Butte (HACB), and non-profit affordable housing owners
- Partnerships with affordable housing developers on new multi-family developments
- Partnerships with solar providers
- Work with Legal Services of Northern California to provide fair housing workshops for mortgage lenders
- Work with rental owners who rent to low- and moderate-income households to connect to City sewer

Potential Non-City Funding Sources

- State of California: Various programs, including, but not limited to: Permanent Local Housing Allocation (PLHA), Portfolio Reinvestment Program (PRP), BHSA Behavioral Health Services and Supports, Affordable Housing and Sustainable Communities grant.

2. Priority Area: Homelessness Prevention

Goals:

- a. Rental Assistance (TBRA)
- b. Non-Homeless Public Services (Senior/Disabled Services; Youth/Childcare Services)

Related Current HUD-funded City Programs:

- Tenant Based Rental Assistance (TBRA)--temporary rental assistance and supportive services for households at risk of homelessness. The City assisted 78 households from 2020-2024. This project is effective in preventing homelessness among at-risk families.
- CDBG-funded Public Services
- Continuum of Care Administration Support and Participation on the Council

Opportunities for Collaboration:

- Butte Countywide Homeless Continuum of Care
- 10-Year Strategy to End Homelessness; and Coordinated Assessment in collaboration with Butte-211
- Butte County Homeless and Housing Branch of DESS (HHOME)
- Partnership with HACB for Rental Assistance
- Partnership with Home & Heart, pairing seniors with students in existing housing
- Work with local service providers to offer preventative and rehabilitative services designed to foster independence and prevent homelessness.

Continued Narrative

3. Priority Area: Homeless Services

Goals:

- a. Fund Homeless Public Services
- b. Fund Homeless Public Facilities

Related Current HUD-funded City Programs:

- CDBG-funded Public Services: Catalyst Domestic Violence Services, Chico Housing Action Team, True North Housing Alliance, The Jesus Center, Community Action Agency
- Continuum of Care Administration

Opportunities for Collaboration:

- Butte Countywide Homeless Continuum of Care

- Butte County Housing and Homeless Branch (HHOME)
- Work with local service providers to offer shelter in extreme weather
- Work with providers to increase shelter beds

4. Priority Area: Neighborhood Revitalization

Goals:

- a. Code Enforcement to address deteriorating conditions, both in housing units and in the environment
- b. Capital/Public Improvements

Related Current HUD-Funded City Programs:

- Housing Rehabilitation Program (Sewer Connections for Low Income Homeowners)
- Self-Help Home Ownership- Habitat Homes in Chapman-Mulberry
- Code Enforcement
- Fair Housing Workshops

Opportunities for Collaboration:

- Coordination with Public Works Projects
- Work with Legal Services of Northern California to provide fair housing workshops for residents in neighborhoods with high concentrations of poverty and racial minorities.

5. Priority Area: Economic Development

Goal:

- a. Micro-enterprise assistance

Related Current HUD-funded City Programs:

- Small Business Development Center (SBDC) Microenterprise Counseling

Opportunities for Collaboration:

- Butte College SBDC
- 3CORE— local Community Development Financial Institution
- Alliance for Workforce Development
- NoRTEC (Workforce Investment Board)
- North State Planning and Development Collective
- California Finance Consortium
- Coordination with Public Works Projects

Based on the Strategic Plan Goals outlined above, the priorities for use of Public Service funds are for assistance for people experiencing homelessness and the prevention of homelessness through these services:

1. Assist people experiencing homelessness, including providing stable housing (shelter, transitional, permanent)
2. Support and improve the well-being of seniors
3. Support and improve the well-being of people with disabilities
4. Provide legal services
5. Provide meals for homebound people
6. Provide childcare and after-school programs so that parent(s) can work and/or attend training and other types of education

This prioritization will better tie needs and goals to Public Services, and more efficiently use limited resources by maximizing impact through fewer, well-targeted grants. The City anticipates funding up to six nonprofit organizations per year.

SP-10 Geographic Priorities – 91.215 (a)(1)

G

1	Area Name:	City of Chico
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Table 1 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Chico is a CDBG and HOME entitlement participating jurisdiction. As such, CDBG and HOME funds are allocated throughout the jurisdiction based on Consolidated Plan and Annual Action Plan goals, which incorporate public participation and consultation with other government entities, nonprofits, businesses, and civic groups.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Individuals Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	City of Chico
	Associated Goals	Development of Homeowner Units Development of Multi-Family Units Rehabilitation of Rental Units Rehabilitation of Owner-Occupied Housing Infrastructure in Support of Housing
	Description	Low Income Affordable Housing that: • is suited to small households, including seniors and persons with disabilities • has supportive services for special needs populations • is accessible to persons with disabilities • includes units affordable to Extremely Low Income households • preserves the City's existing affordable housing stock
	Basis for Relative Priority	Affordable Housing as described in this Priority Need was identified as a high need in Consolidated Plan community workshops, the Consolidated Plan Needs Assessment, and the Consolidated Plan Market Analysis. Housing affordability and availability are the most prevalent Housing Problems in Chico, as documented in these Consolidated Plan sections.
2	Priority Need Name	Homelessness Prevention

	Priority Level	High
	Population	Extremely Low Low Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	City of Chico
	Associated Goals	Development of Multi-Family Units Rehabilitation of Rental Units Rehabilitation of Owner-Occupied Housing Infrastructure in Support of Housing Rental Assistance Non Homeless Public Services
	Description	Due to the ongoing and increasing magnitude of homelessness, preventing homelessness through the funding of rental assistance through the TBRA program, and the funding of social service safety net programs through Public Services, was identified as a high priority during the Consolidated Plan outreach process.
	Basis for Relative Priority	Preventing homelessness whenever possible was identified as a high priority during the Consolidated Plan workshops. The increasing magnitude of unsheltered homelessness and providing innovative models to address the spectrum of need was noted as a concern which needed significant attention.
3	Priority Need Name	Homeless Services
	Priority Level	High

	Population	Extremely Low Low Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City of Chico
	Associated Goals	Homeless Public Services Public Facilities
	Description	Due to the ongoing and increasing magnitude of homelessness, on-going support of homeless service operations through Public Services, and the addition of a low-barrier overnight shelter/beds, as well as supporting a housing navigation center are high priorities for Chico.
	Basis for Relative Priority	A wide continuum of homeless services was identified during the Consolidated Plan community workshops as a high priority. The need for low barrier shelter beds was mentioned at both workshops. These steps will help reduce the number of homeless individuals, especially Chronically Homeless individuals.
4	Priority Need Name	Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Individuals Elderly Frail Elderly Non-housing Community Development
	Geographic Areas Affected	City of Chico
	Associated Goals	Development of Multi-Family Units Rehabilitation of Rental Units Rehabilitation of Owner-Occupied Housing Infrastructure in Support of Housing Code Enforcement Capital and Public Improvements

	Description	Chico has a number of older low-income neighborhoods in which both the housing and the infrastructure are in need of rehabilitation to improve health and safety and to preserve existing affordable housing stock. In addition, properties with deteriorating conditions contribute to blight and present a risk to health and safety of residents. Addressing such properties through appropriate Code Enforcement action and public improvements will improve the overall quality and livability of these neighborhoods.
	Basis for Relative Priority	The City's Housing Conditions Inventory, completed in 2012, documented areas in need of housing rehabilitation and targeted public improvements, as described in the Needs Assessment and Market Analysis sections. In 2023, the City completed a Housing Conditions Inventory for the Chapman-Mulberry neighborhood, which provided updated detail on the extent of housing and infrastructure needs in that neighborhood. These needs were reinforced by Consolidated Plan community workshops.
5	Priority Need Name	Economic Development
	Priority Level	High
	Population	Low Non-housing Community Development
	Geographic Areas Affected	City of Chico
	Associated Goals	Micro Enterprise Assistance
	Description	Business and economic development groups in the City have placed a high priority on technical and financial assistance for startups and entrepreneurs.
	Basis for Relative Priority	The Market Analysis section documents the City's economic development needs. Chief among these is technical support for small businesses, which are the engines of the local economy.

Table 2 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Median contract rents are higher than HUD Fair Market Rent. This will make it more challenging for beneficiaries to find rentals in the market.
TBRA for Non-Homeless Special Needs	There is shortage of smaller units in the market, which are typically desired by Special Needs households.
New Unit Production	Unit production has increased in recent years, driven by the market and disaster recovery subsidies. However, land costs have also been increasing rapidly, and the City anticipates higher construction costs, labor costs and interest rates in the future.
Rehabilitation	There is a need to rehabilitate older affordable housing projects, as well as single family homes. Public subsidies for rehabilitation have been limited in recent years.
Acquisition, including preservation	Land costs have been increasing rapidly over the past five years. This makes it more challenging to preserve affordable housing and increases the cost of preservation projects.

Table 3 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section shows projected funding amounts for CDBG and HOME for the 2025-26 fiscal year, and the remainder of the Consolidated Plan period of 2026-2029.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	960,832		201,223	1,162,055	3,843,328	
HOME	Public-Federal	Acquisition, Administration, Homeowner Rehabilitation, Multi-Family Rental Rehabilitation, Multi-Family Rental New Construction, Ownership New Construction, TBRA	568,650	18,988	1,045,801	1,633,439	2,274,600	

Table 4 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City has banked excess match from Redevelopment Agency investments in affordable housing projects from previous years.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In FY 2024-25, the City transferred a parcel previously acquired for the purpose of developing affordable housing in the Chapman-Mulberry neighborhood to Habitat for Humanity of Butte County for a 5-unit single family subdivision to be built under Habitat's self-help model. This project is scheduled to begin construction in Spring 2025. The City also owns a parcel at the intersection of Bruce and Humboldt roads.

Discussion

It is unknown what the funding trends for both CDBG and HOME will be over the next few years. While during the last Consolidated Planning period allocations in both programs slightly increased, those increases were not enough to address the backlog of needs, compounded by ongoing natural disaster crises, the pandemic and economic uncertainties. In the absence of significant increases, funding will present challenges to the achievement of goals. The 2025-2029 Strategic Plan focuses resources on achieving 12 principal goals, as described in Sections SP-05 and SP-45. The City's primary focus for the use of federal funds is to continue to provide a stable level of services, and funding priorities will reflect these efforts, within any funding limitations. The Plan reflects a commitment to leverage CDBG and HOME dollars through partnerships with local agencies, non-profit organizations, and private sector stakeholders. It also prioritizes integrating multiple funding sources (both local, State and Federal and private investment) to increase effectiveness of programs and projects. By aligning federal resources with local priorities and collaborative strategies, the City aims to utilize every dollar to address critical housing and community development needs.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Butte County Housing and Homeless Branch within the Department of Employment and Social Services	Government	Homelessness Planning	Other
Housing Authority of the County of Butte	PHA	Homelessness Non-homeless special needs Planning Public Housing Rental	Other
Butte Countywide Homeless Continuum of Care	Continuum of Care	Homelessness Planning	Other
Community Housing Improvement Program (CHIP)	CHDO	Non-homeless special needs Ownership Rental	Region
Habitat for Humanity of Butte County	Non-profit organizations	Homeownership and owner-rehab	Nation
Community Action Agency of Butte County, Inc.	Non-profit organizations	Homelessness Non-homeless special needs Rental Public Services	Other
Northern Valley Catholic Social Services	Non-profit organizations	Non-homeless special needs Rental	Region
Legal Services of Northern California	Non-profit organizations	Homelessness Non-homeless special needs Fair Housing	Region
Salvation Army	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
Small Business Development Center, Butte College	Public institution	Economic Development	Region
3CORE	Non-profit organizations	Economic Development	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Alliance for Workforce Development	Non-profit organizations	Economic Development	Region
Chico Community Children's Center	Non-profit organizations	Public facilities	Jurisdiction
Chico Area Council on Aging	Non-profit organizations	Planning	Jurisdiction
North Valley Property Owners Association	Non-profit organizations	Planning	Region
Caminar	Non-profit organizations	Homelessness Non-homeless special needs Rental	Other
Work Training Center	Non-profit organizations	Non-homeless special needs Public Services	Region
City of Chico Public Works	Departments and agencies	Neighborhood Improvements	Jurisdiction
Catalyst Domestic Violence Services	Non-profit organizations	Homelessness Non-homeless special needs Rental Public Services	Region
Ampla Health	Non-profit organizations	Non-homeless special needs Planning	Region
Jesus Center	Community/Faith-based organization	Homelessness	Jurisdiction
Disability Action Center	Non-profit organizations	Planning	Region
Chico Housing Action Team	Non-profit organizations	Homelessness Rental	Jurisdiction
True North Housing Alliance, Inc.	Non-profit organizations	Homelessness Rental	Jurisdiction
Chico Meals on Wheels	Non-profit organizations	Public Services	Jurisdiction

Table 5 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

Strengths of the Institutional Delivery System

- Broad range of housing, public facilities, public improvements and public services
- History and culture of collaboration among government and nonprofit agencies
- Structures for coordination- the Butte Countywide Homeless Continuum of Care (CoC)

- Strong support for programs and projects that benefit Low Income populations by the City of Chico
- Improved coordination with County surrounding homelessness and involvement with the Continuum of Care (CoC)

Gaps in the Institutional Delivery System

- Low Barrier Access Shelter capacity for homeless individuals with substance use disorders and companion animals
- Supportive transitional and permanent housing for homeless individuals with intensive case management support
- Deep long-term subsidies to control out of pocket rent costs for extremely low-income households (30% AMI or less)
- Lack of adequate number of Project Based Vouchers (all vouchers)
- Substance Use Services/Detoxification center

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	x	x
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	x	
Utilities Assistance	x		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics		x	
Other Street Outreach Services	x	x	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	x	x
Transportation	x		
Other			
Other			

Table 6 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Butte Countywide Homeless Continuum of Care (CoC) coordinates the delivery of housing and services for homeless persons. The CoC adheres to the regulations of the federal HEARTH Act and CoC Interim Rule in planning, coordinating, reporting and evaluating these services. The CoC receives annual grants for housing and supportive services from HUD and state of California for this work. The City of Chico allocates CDBG Administrative funds to operate the CoC, and two City representatives sit on the CoC Council, which is its governing body. The City's use of CDBG and HOME funds to benefit homeless persons is coordinated with the CoC in this way. In addition, most of the CDBG public services benefit homeless persons in a variety of ways through grant agreements with CoC members, including shelter, transitional housing, permanent housing and legal services.

This structure and relationships foster a highly collaborative environment among housing and homeless service providers. The Butte Countywide Continuum of Care has also fully implemented the HUD-mandated Coordinated Entry System (CES), in order to ensure that homeless individuals and households are appropriately prioritized for housing. Utilizing agreed-upon protocols, procedures and assessment tools, case managers at participating agencies conduct an initial assessment of homeless individuals, enter the necessary data into HMIS/CES, and continue to provide case management to clients as they access a variety of community-based resources. The CoC and City share a goal of moving people from homelessness to greater self-sufficiency by utilizing the local continuum of care and a holistic approach. Progress in this regard is measured by the City's Consolidated Annual Plan Evaluation Report (CAPER), and the CoC's Homeless Management Information System (HMIS) and annual application to HUD.

Ampla Health administers housing assistance and services to persons with HIV in Butte County, including Chico. While the City of Chico does not receive a HOPWA housing assistance allocation for persons with HIV, Ampla Health accesses federal and state programs to provide this assistance. Ampla Health is a new provider of these services (the previous provider is no longer in business), and the City will work with them in the future to better understand the level of services they are able to provide through HOPWA.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As demonstrated above, the City of Chico has a rich network of housing and services for special needs populations and persons experiencing homelessness. The strengths of this service delivery system include:

- A highly collaborative approach
- A variety of housing and supportive service options
- Active community engagement through volunteer hours and donations
- A strong financial commitment from the City of Chico

The CoC developed and adopted a 10-Year Strategy to End Homelessness in 2014, which was updated in 2018, and is scheduled for a new update in 2025. Through extensive community outreach, this document identified major homeless service gaps for the County. In addition, through the City's community outreach efforts for the Consolidated Plan, these gaps were further emphasized as needing attention. The following are some of the identified gaps that particularly apply to the City of Chico:

- Quick, effective support to prevent homelessness whenever possible and to quickly re-house individuals and families when homelessness does occur
- Formalized multi-disciplinary street outreach
- Affordable and accessible alternative shelters and housing options
- Funding for new affordable housing with supportive services

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The following describes how the goals of this Strategic Plan, as well the Butte Countywide Homeless Continuum of Care 10-Year Strategy to End Homelessness, address the gaps listed in the above sections.

Highly coordinated assessment of each homeless individual's needs through a multi-disciplinary team approach

Butte CoC Plan:

- On-going development and refinement of the Coordinated Entry System to efficiently direct homeless individuals to appropriate customized services and housing opportunities

Low barrier access shelter capacity for homeless individuals with substance use disorders and companion animals

Chico Strategic Plan:

Homeless Services Priority, Public Facilities Goal: increase emergency shelter beds

Butte CoC Plan:

An overnight Low Barrier Access Shelter for homeless individuals with substance use disorders

Supportive housing for homeless individuals with intensive case management support

Chico Strategic Plan:

Affordable Housing Priority, Development of Multi-Family Units and Rehabilitation of Rental Units Goals

Butte CoC Plan:

A Housing First program that immediately places homeless individuals in a home with comprehensive supportive services

Substance use Services/Detoxification Center

Chico Strategic Plan:

Homeless Services Priority, Homeless Public Services and Public Facilities

Butte CoC Plan:

Expand detox and addiction services through on-site (shelters/day centers) substance use case management, support the development of a regional detox center, work with hospitals to provide services in emergency rooms, pursue funding for multiple substance use treatment modalities

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Development of Homeowner Units	2025	2029	Affordable Housing	City of Chico	Affordable Housing	CDBG: \$0 HOME: \$790,000	Homeowner Housing Added—(Habitat Wisconsin – 5 units added)
2	Development of Multi-Family Units	2025	2029	Affordable Housing	City of Chico	Affordable Housing Homelessness Prevention Neighborhood Revitalization	CDBG: \$200,000 HOME: \$1,350,000	Rental Units Constructed – 60 units (5 HOME assisted units)
3	Rehabilitation of Rental Units	2025	2029	Affordable Housing	City of Chico	Affordable Housing Homelessness Prevention Neighborhood Revitalization	CDBG: \$300,000 HOME: \$700,000	Rental Units Rehabilitated—66 (5 HOME assisted units)
4	Rehabilitation of Owner-Occupied Housing	2025	2029	Affordable Housing	City of Chico	Affordable Housing Homelessness Prevention Neighborhood Revitalization	CDBG: \$375,000	Homeowner Housing Rehabilitated--25

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Infrastructure in Support of Housing	2025	2029	Affordable Housing	City of Chico	Affordable Housing Homelessness Prevention Neighborhood Revitalization	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit—60 units
6	Rental Assistance	2025	2029	Affordable Housing Homeless	City of Chico	Homelessness Prevention	CDBG: \$0 HOME: \$650,000	Tenant-based Rental Assistance—75 households
7	Non Homeless Public Services	2025	2029	Non-Homeless Special Needs	City of Chico	Homelessness Prevention	CDBG: \$240,200	Public Service Activities other than Low/Mod Housing Income Benefit—1,800
8	Homeless Public Services	2025	2029	Homeless	City of Chico	Homeless Services	CDBG: \$480,400	Public Service Activities for Low/Mod Housing Income Benefit—6,100
9	Public Facilities	2025	2029	Homeless	City of Chico	Homeless Services	CDBG: \$100,000	Overnight Emergency Shelter/Transitional Housing Beds--10
10	Code Enforcement	2025	2029	Non-Housing Community Development	City of Chico	Neighborhood Revitalization	CDBG: \$700,000	Housing Code Enforcement—4,000
11	Capital and Public Improvements	2025	2029	Non-Housing Community Development	City of Chico	Neighborhood Revitalization	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit—3,000 households
12	Micro Enterprise Assistance	2025	2029	Non-Housing Community Development	City of Chico	Economic Development	CDBG: \$250,000	Businesses Assisted--750

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Development of Homeowner Units
	Goal Description	Production of new affordable homeownership units, including homes appropriately sized for families, seniors and those with disabilities.
2	Goal Name	Development of Multi-Family Units
	Goal Description	Production of new affordable units, including: • Extremely low-income households and persons at risk of homelessness • Single-room occupancies/studios/one-bedroom units • Supportive services for seniors, persons with disabilities, individuals with substance use and mental illness, and families with children
3	Goal Name	Rehabilitation of Rental Units
	Goal Description	Support the preservation of existing affordable rental housing units through rehabilitation of individual units and properties
4	Goal Name	Rehabilitation of Owner-Occupied Housing
	Goal Description	Preserve habitability and promote stability for low- and moderate income homeowners by facilitating connection to City sewer.
5	Goal Name	Infrastructure in Support of Housing
	Goal Description	Provide funding for necessary public infrastructure to support the development of housing for low-income individuals, such as street improvements, sidewalks, storm drainage, sewer and water, and other necessary frontage improvements.
6	Goal Name	Rental Assistance
	Goal Description	Provide Tenant Based Rental Assistance (TBRA) to low-income households at risk of homelessness
7	Goal Name	Non Homeless Public Services
	Goal Description	Provide Public Services which provide a safety net to support individuals and households from becoming homeless

8	Goal Name	Homeless Public Services
	Goal Description	Provide services for individuals and households currently experiencing homelessness, including emergency shelter, transitional housing, street outreach and other needed services which are eligible as Public Services under CDBG.
9	Goal Name	Public Facilities
	Goal Description	Support the development of public facilities which serve those who are homeless and/or at risk of homelessness, which may include a housing navigation center and/or low-barrier shelter/beds.
10	Goal Name	Code Enforcement
	Goal Description	Provide code enforcement activities in low-income census tracts in order to address deteriorating conditions in both housing units and the physical environment, and support neighborhood revitalization efforts.
11	Goal Name	Capital and Public Improvements
	Goal Description	Provide improvements to the built environment to address safety and accessibility needs, and support Fair Housing access in Low-Moderate Income neighborhoods.
12	Goal Name	Micro Enterprise Assistance
	Goal Description	Provide business counseling, education and support to small businesses owned by Low and Moderate Income individuals. This will support job creation and retention and job training needed by other Low-Moderate Income individuals.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Extremely Low Income Families (less than 30% of AMI): 100 (75 TBRA + 25 rental units)

Low Income Families (less than 50% of AMI): 35 rental units

Moderate Income Families (less than 80% of AMI): 71 (5 self-help homes) and 66 affordable units less than 60% AMI

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

An increase in the Number of Accessible Units is not required by a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The Housing Authority of the County of Butte (HACB) maintains a Resident Advisory Council (RAC) to solicit and receive input from Public Housing residents regarding their tenancies, needs and interests. This input is solicited at least once a year. HACB also includes residents in governance. The HACB Board of Commissioners includes two Commissioners that must be residents of HACB-owned properties.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Chico conducted an in-depth analysis of governmental constraints as part of its 2022-2030 Housing Element update. Below is a summary of this analysis, which can be found in full in the Chico Housing Element 2022-2030, Chapter 6: Constraints Analysis.

Land Use Controls

Opportunities to develop a wide range of housing types have been expanded through the 2030 General Plan adoption in 2011, the comprehensive zoning code update in 2016, and zoning code amendments to incentivize ADU production from 2018 through 2020. In addition to General Plan Designation and Zoning District updates to alleviate constraints, site development flexibility has been improved with new overlay zones and revised parking standards. Affordable housing has been incentivized through greater overall densities in targeted affordable housing locations, the density bonus ordinance, SRO accommodations, and allowance for by-right development of emergency shelters, transitional housing, and supportive housing. To further reduce development constraints and facilitate housing production, the 2022 Housing Element update includes programs to update the Density Bonus provision and incentivize production of ADUs for Low- and Moderate-Income households, to enhance fair housing access for persons with disabilities and others, and to facilitate the provision of emergency shelters and low barrier navigation centers.

Site Improvement Requirements

The City's on- and off-site improvement standards are typical of other similar size communities in California, and do not present an undue burden on developers. Right-of-way and street standards facilitate the development of more housing while at the same time meeting transportation engineering and public safety requirements.

Building Codes

The City enforces the California Building Codes, but does not layer them with additional local building codes. As such, the City's building codes and enforcement do not constrain residential development beyond what is typically required in the State of California.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Chico conducted an in-depth analysis of governmental constraints as part of its 2022-2030 Housing Element update. A summary of this analysis is provided in MA-40.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As part of its Consolidated Plan goals to support Homeless Public Services and Homeless Public Facilities, the City will:

- City's Outreach and Engagement Team (O&E) follows up with unsheltered persons in the City of Chico to determine eligibility to stay at the Torres Shelter and/or the City's Genesis Shelter O&E also referred individuals to the alternative camping site for tent camping maintained by the City.
- City operates the Genesis shelter on City property. The site provides services to homeless individuals, including 177 pallet shelters, laundry and showering services, food, handwashing stations, bathrooms, potable water, garbage service, electricity, bike parking, and a pet run area.
- City staff will continue to work with the Butte Countywide Homeless Continuum of Care (Butte CoC) to fully implement and improve the Coordinated Entry System (CES) for homeless individuals. The Butte CoC implemented CES, which utilizes the VI-SPDAT for assessment, and has trained many agencies to enter their clients into the system. The County's housing and service providers are now largely engaged and unified in the use of HMIS and CES. If a homeless individual is not working with an agency, Butte 211 is the primary intake point into the CES. The use of CES should result in an efficient referral to appropriate services based on each homeless individual's needs.
- Work with Butte County, in partnership with the Butte CoC, to identify on-going funding sources for street and encampment outreach.
- The City's Police Target Team continues its collaboration with a Butte County Behavioral Health to diffuse issues and direct people on the street to appropriate resources on a regular basis. The City has provided a vehicle for use by a mobile crisis unit to respond and provide crisis intervention seven days a week.

The City Manager's office continues to explore and assess funding and resource possibilities for increased support for community members experiencing homelessness.

Addressing the emergency and transitional housing needs of homeless persons

The goals to Develop and Rehabilitate Multi Family Units and Provide Homeless Public Services and Homeless Public Facilities includes the following objectives that address emergency and transitional housing needs of homeless persons:

- Produce and preserve Affordable Housing with supportive services
- Add additional overnight shelter beds
- Support a low-barrier shelter facility/beds
- Support a housing navigation center

The City's CDBG funds may help support the development and operation of a housing navigation center and low-barrier shelter facility/beds. In addition, the following initiatives present opportunities for collaboration to meet these objectives:

- Butte CoC— accessing HUD CoC funds for supportive housing
- Butte County's HHOME Division
- Butte County Department of Behavioral Health Housing Programs
- Partnership with the Housing Authority of the County of Butte (HACB)
- Partnership with The Jesus Center, and True North Housing Alliance to help them move guests to permanent housing with case management and supportive services
- Partnership with Community Action Agency of Butte County to utilize their transitional housing

Non-HUD funds will be used to provide emergency shelter at times of extreme weather, to the extent possible.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Consolidated Plan objectives, current programs and opportunities for collaboration will address the following issues.

Helping homeless persons make the transition to permanent housing and independent living

- Producing housing with supportive services
- Butte CoC— accessing HUD CoC funds for supportive housing
- Partnership with the Housing Authority of the County of Butte (HACB)— to maintain a homelessness set-aside within the Housing Choice Voucher Program
- Partnership with the Jesus Center, True North Housing Alliance and Chico Housing Action Team to help them move guests to permanent housing with case management and supportive services

Facilitating access for homeless individuals and families to affordable housing units

The Butte CoC is continuing to improve its Coordinated Entry System that will help homeless individuals and families understand their housing options and access housing in a timely manner. The Butte CoC has implemented the CES, which utilizes the VI-SPDAT for assessment, and which uses Butte 211 as the primary intake point. The County's housing and service providers are now largely engaged and unified in the use of HMIS and CES. This system is resulting in the efficient referral to appropriate services

based on each homeless individual's needs. The City will collaborate with Butte CoC in this effort. The City will also support the operations of the True North Housing Navigation Center, where individuals can quickly and efficiently be connected with case management, services and referrals designed to help them become housed as quickly as possible.

Preventing individuals and families who were recently homeless from becoming homeless again

- Tenant Based Rental Assistance (TBRA)— program currently funded by the City
- Production of Low Income affordable housing with supportive services, including small units and Extremely Low Income affordable units
- The funding of safety-net Public Services

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Coordinated Entry System described above is helping low Income individuals and families avoid becoming homeless after discharge from institutions or systems of care. The Coordinated Entry System tracks individuals' and families' needs and progress, and directs them to appropriate levels of housing and support services.

The City will utilize non-HUD funding for programs that aid in the prevention of homelessness, such as the partnership with Home & Heart which connects senior homeowners with students, and a utility assistance program.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will continue its ongoing program of integrating LBP education and mitigation in all of its housing programs. The City programs with the broadest impact in this regard are the Housing Rehabilitation Projects and Tenant Based Rental Assistance (TBRA). City staff and its contractors provide HUD literature about the dangers of LBP and ways to identify it to program participants. Housing Rehabilitation Program projects are required to test and mitigate LBP, as applicable. Landlords participating in TBRA are required by written agreement to ensure that LBP is not present in units leased by TBRA participants.

The City has increased access to lead-based paint free units by supporting the development of new affordable housing developments.

How are the actions listed above related to the extent of lead poisoning and hazards?

Rehabilitation projects may include buildings built pre-1978 that present higher risks of exposure to lead poisoning and hazards. LBP testing and mitigation is incorporated into every applicable Housing Rehabilitation project scope of work. This policy improves the overall safety of the City's housing stock to improve residents' health, particularly children under 12 years old that are most at risk when exposed to these hazards. TBRA policy also is intended to ensure a healthy living environment for participants.

How are the actions listed above integrated into housing policies and procedures?

Requirements to disclose LBP dangers to participants, and conduct LBP testing and mitigation, are incorporated into the Housing Rehabilitation Program policies and procedures. Requirements to disclose LBP dangers and provide HUD literature to participants, and require that the leased unit is free of LBP by landlord agreement, are part of the TBRA policies and procedures.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The following Consolidated Plan Priorities are intended to reduce the number of Poverty-Level Families, as further described in Section SP-05:

1. Development and Rehabilitation of both Multi-Family and Homeownership Housing units
2. Homelessness Prevention
3. Homeless Public Services and Public Facilities
4. Neighborhood Revitalization
5. Micro-Enterprise Assistance

The following currently funded and planned Projects and Programs are intended to reduce the number of Poverty-Level Families:

- Tenant Based Rental Assistance (TBRA)--temporary rental assistance and supportive services for households at risk of homelessness; assisted 78 households from 2020-2024
- CDBG-funded Public Services
- Continuum of Care Administration
- Habitat Homes in the Chapman neighborhood
- Small Business Development Center (SBDC) Microenterprise Counseling and outreach

The following opportunities for collaboration are intended to reduce the number of Poverty-Level Families:

- Preservation of existing publicly subsidized housing in partnership with HUD and the Housing Authority of the County of Butte (HACB)
- Partnership with HACB for Rental Assistance
- Butte Countywide Homeless Continuum of Care 10-Year Strategy to End Homelessness; and Coordinated Assessment in collaboration with Butte 211
- Providing pathways to increased wages through partnerships with the Alliance for Workforce , Butte County Office of Education, California State University Chico and Butte Community College.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Jurisdiction poverty reducing goals, programs and policies are integrated within this Consolidated Plan. Creating Low-Income affordable housing opportunities and solutions to homelessness including pathways to gainful employment with higher wages are major elements of this plan. As shown above, all Consolidated Plan goals, and most of the objectives, are intended to reduce the number of Poverty-Level Families in the City.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City will employ the following procedures to monitor activities in furtherance of the Consolidated Plan and ensure compliance:

- Annual CAPER (submitted to HUD by September 30), including internal and public reviews
- HOME monitoring program of HOME-funded projects for compliance with HOME regulations
- Monitoring of CDBG subrecipients in compliance with executed agreements and CDBG regulations
- Drafting and enforcement of annual program agreements between the City of Chico and service providers, including all CDBG Public Services agreements, and delivery of fair housing trainings, TBRA, Rental Housing Accessibility, SBDC Microenterprise Counseling
- Drafting and enforcement of project loan and grant agreements, including CDBG Capital Facilities projects, and CDBG and HOME housing projects
- Implementation of the Fair Housing Program, including drafting, internal and public review, and adoption of the Analysis of Impediments
- Full cooperation with HUD audits

The procedures listed above incorporate the following policies:

- Federal Fair Housing Law, including affirmative marketing goals
- CDBG regulations
- HOME regulations, including any additional State HOME regulations
- Cross-cutting federal regulations, including: National Environmental Policy Act, Federal Labor Law (Davis Bacon and related Acts, including Section 3 and BABA), the Americans with Disabilities Act (ADA), including Section 504 regulations, the Federal Uniform Relocation Law, Federal Lead Based Paint Law, and federal Accounting Standards as required by the CDBG and HOME programs.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements, Public Services	960,832		201,223	1,162,055	3,843,328	
HOME	Public-Federal	Acquisition, Administration, Homeowner Rehabilitation, Multi-Family Rental Rehabilitation, Multi Family Rental New Construction, Ownership New Construction, TBRA	568,650	18,988	1,045,801	1,633,439	2,274,600	

Table 1 - Expected Resources – Priority Table

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City maintains approximately \$12.3 million in match credit. This credit is derived from previous Low- and Moderate-Income housing funds of the former Redevelopment Agency, the value of land donations/leases, private donations and grants made to housing projects.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In FY 2024-25, the City transferred a parcel previously acquired for the purpose of developing affordable housing in the Chapman-Mulberry neighborhood to Habitat for Humanity of Butte County for a 5-unit single family subdivision to be built under Habitat's self-help model. This project is scheduled to begin construction in Spring 2025. The City also owns a parcel at the intersection of Bruce and Humboldt roads.

Discussion

Contingency Plan regarding estimated HUD funding

The estimated budget in this proposed Annual Plan assumes flat funding for both CDBG and HOME programs and will be updated based on the final HUD allocation.

CDBG

If actual funding is above or below the estimated budget, the Administration and Public Services caps would adjust to meet the 20% Admin cap and 15% Public services cap. All other adjustments would affect the Rental Rehab project, which would either increase or decrease based on the actual CDBG allocation.

HOME

If actual funding is above or below the estimated budget, the administration cap would adjust to meet the 10% cap. The Rental Rehab project would increase or decrease based on the actual HOME allocation.

While the last Consolidated Planning period allocations in both programs slightly increased, those increases were not enough to address the backlog of needs, compounded by ongoing natural disaster crises. The City strategically utilized their annual CDBG and HOME entitlement allocations to support other affordable housing projects that were funded with CDBG-DR funding, tax credit resources and/or housing vouchers after the Camp Fire. These resources supported the development of 1,117 affordable housing units since 2020. Another 134 units are in pre-development and the City is hopeful they will be fully funded and developed during this upcoming 5-year Consolidated Plan period. The City saw a historic infusion of resources due to the Camp Fire that created new affordable housing projects. The City will revert back to assuming flat funding or a reduction of funding moving forward, which will present considerable challenges to the achievement of future goals described in Sections SP-05 and SP-45.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Development of Homeowner Units	2025	2026	Affordable Housing	City of Chico	Affordable Housing, Homelessness Prevention, Neighborhood Revitalization	HOME: \$790,000	Homeowner Housing Added: 5 Household Housing Unit
2	Rehabilitation of Rental Units	2025	2026	Affordable Housing	City of Chico	Affordable Housing, Homelessness Prevention, Neighborhood Revitalization	CDBG: \$252,769 HOME: \$636,575	Rental Units Rehabilitated: 66 Household Housing Unit
3	Rehabilitation of Owner-Occupied Housing	2025	2026	Affordable Housing	City of Chico	Affordable Housing, Homelessness Prevention, Neighborhood Revitalization	CDBG: \$50,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit
4	Rental Assistance	2025	2026	Affordable Housing Homelessness	City of Chico	Homelessness Prevention	CDBG: \$20,000 HOME: \$150,000	Tenant Based Rental Assistance/Rapid Rehousing: 25 Households Assisted
5	Non-Homeless Public Services	2025	2026	Non-Homeless Special Needs	City of Chico	Homelessness Prevention	CDBG: \$48,040	Public Service Activities Other Than Low-Moderate Income Housing Benefit: 360 Households Assisted
6	Homeless Public Services	2025	2026	Homeless	City of Chico	Homeless Services	CDBG: \$96,080	Homeless Person Overnight Shelter: 1,220 Persons Assisted
7	Code Enforcement	2025	2026	Non-Housing Community Development	City of Chico	Neighborhood Revitalization	CDBG: \$140,000	Housing Code Enforcement/Foreclosed Property Care: 750 Household Housing Unit
8	Capital and Public Improvements	2025	2026	Non-Housing Community Development	City of Chico	Neighborhood Revitalization	CDBG: \$300,000	Public Facility or Infrastructure Activities Other Than Low-Moderate Income Housing Benefit: Census Tract 6.04 – 3,000 Persons Assisted
9	Economic Development	2025	2026	Non-Housing Community Development	City of Chico	Economic Development	CDBG: \$50,000	Businesses Assisted: 150 Businesses Assisted

Table 2 – Goals Summary

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Goal Descriptions

1	Goal Name:	Development of Homeowner Units
	Goal Description:	Provide funding for self-help homes to be built by Habitat for Humanity, including infrastructure and site improvements in support of the project.
2	Goal Name:	Rehabilitation of Rental Units
	Goal Description:	Support the preservation of existing affordable rental housing units through rehabilitation of individual units and properties
3	Goal Name:	Rehabilitation of Owner-Occupied Housing
	Goal Description:	Preserve habitability and promote stability for low- and moderate-income homeowners by facilitating connection to City sewer.
4	Goal Name:	Rental Assistance
	Goal Description:	Provide Tenant Based Rental Assistance (TBRA) to low-income households at risk of homelessness
5	Goal Name:	Non-Homeless Public Services
	Goal Description:	Provide Public Services which provide a safety net to support individuals and households from becoming homeless
6	Goal Name:	Homeless Public Services
	Goal Description:	Provide services for individuals and households currently experiencing homelessness, including emergency shelter, transitional housing, street outreach and other needed services which are eligible as Public Services under CDBG.
7	Goal Name:	Code Enforcement
	Goal Description:	Provide code enforcement activities in low-income census tracts in order to address deteriorating conditions in both housing units and the physical environment, and support neighborhood revitalization efforts.
8	Goal Name:	Capital and Public Improvements
	Goal Description:	Provide improvements to the built environment to address safety and accessibility needs and support Fair Housing access in Low-Moderate Income neighborhoods.
9	Goal Name:	Micro Enterprise Assistance
	Goal Description:	Provide business counseling, education and support to small businesses owned by Low- and Moderate-Income individuals. This will support job creation and retention and job training needed by other Low-Moderate Income individuals.

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Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	CDBG Administration
2	HOME Administration
3	Rehab Program Delivery
4	Housing Services
5	Rental Rehabilitation—Turning Point Commons
6	Tenant Based Rental Assistance
7	Habitat for Humanity-Boucher and Wisconsin
8	Code Enforcement
9	Small Business Counseling
10	Homeowner Rehabilitation
11	Capital Improvements—North Cedar Street
12	PS True North Housing Alliance
13	PS Chico Area Council on Aging - Meals on Wheels
14	PS Innovative Health Care Services - Peg Taylor Center
15	PS Catalyst Domestic Violence Services
16	PS Chico Housing Action Team (CHAT)
17	PS Community Action Agency - Esplanade House

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Prior to the 2018 Camp Fire, housing availability and homelessness were critical issues in the City. The Camp Fire and the COVID Pandemic have exacerbated these issues in Chico, but also statewide. Based on public participation, a community survey and interviews with service providers in our community, this year's proposed activities focus on continuing to place people into affordable housing, including preserving affordable housing units through rehabilitation, maintaining their housing through public services, connecting homeowners to City sewer and economic empowerment have also been prioritized.

Obstacles to addressing underserved needs will continue to include:

- land prices
- resources for construction of infrastructure;
- resources for operating subsidies;
- affordable housing;
- skilled workforce;
- limited transportation options; and
- and limited resources for mental health and/or detox facilities.

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AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	City of Chico
	Goals Supported	Rehabilitation of Owner-Occupied Housing Rehabilitation of Rental units Non-Homeless Public Services Homeless Public Services Code Enforcement Capital and Public Improvements Micro Enterprise Assistance
	Needs Addressed	Affordable Housing Homelessness Prevention Homeless Services Neighborhood Revitalization Economic Development
	Funding	CDBG: \$192,166
	Description	General CDBG Administration, including Fair Housing objectives and Continuum of Care Administration.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	General administration, fair housing workshops and Continuum of Care administration support.
2	Project Name	HOME Administration
	Target Area	City of Chico
	Goals Supported	Development of Homeowner Units Rehabilitation of Rental Units Rental Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$56,865
	Description	General HOME administration
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	General Administration

3	Project Name	Rehab Program Delivery
	Target Area	City of Chico
	Goals Supported	Rehabilitation of Rental Units Rehabilitation of Owner-Occupied Housing
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$3,000
	Description	Program delivery costs associated with Housing Rehabilitation Program activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program delivery costs associated with the Housing Rehabilitation activities (sewer connections). Goal outcomes will be counted under Project # 10.
4	Project Name	Housing Services
	Target Area	City of Chico
	Goals Supported	Development of Homeowner Units Rental Assistance
	Needs Addressed	Affordable Housing Homelessness Prevention
	Funding	CDBG: \$30,000
	Description	Delivery of the TBRA Program and other non-rehab housing projects.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	TBRA administration and support of homeownership and rental units. Accomplishments will be counted under TBRA, homeowner and rental projects.
5	Project Name	Rental Rehabilitation—Turning Point Commons
	Target Area	City of Chico
	Goals Supported	Rehabilitation of Rental Units.
	Needs Addressed	Affordable Housing Homelessness Prevention
	Funding	CDBG: \$252,769 HOME: \$636,575
	Description	Rehabilitation of an existing 66-unit affordable housing project. The CHDO set-aside is part of the HOME funding allocation.

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	Target Date	Spring 2027
	Estimate the number and type of families that will benefit from the proposed activities	Sixty-six (66) low-to moderate-income households will benefit from the activity.
	Location Description	25 Via La Paz, Chico CA
	Planned Activities	Rehabilitation of both interior of units and exterior of buildings.
6	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	City of Chico
	Goals Supported	Rental Assistance
	Needs Addressed	Homelessness Prevention
	Funding	HOME: \$150,000
	Description	Tenant Based Rental Assistance
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 Extremely-low income families at risk of homelessness will be assisted.
	Location Description	Chico of Chico Sphere of Influence
	Planned Activities	Temporary rental assistance for households working toward self-sufficiency. Assistance may go beyond 24 months in limited circumstances. This assistance shall be utilized throughout the City of Chico sphere of influence (including County pockets surrounded by City parcels).
7	Project Name	Homeowner Units - Habitat for Humanity Wisconsin
	Target Area	City of Chico
	Goals Supported	Development of Homeowner Units
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	HOME: \$790,000
	Description	Funding in support of 5 self-help homes/small subdivision to be built by Habitat for Humanity.
	Target Date	1/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Five low-to moderate-income households will benefit
	Location Description	Boucher and Wisconsin Streets in Chapman-Mulberry (new road in subdivision to be named Rosalynn Court).
	Planned Activities	Construction of homes and supporting infrastructure.
8	Project Name	Code Enforcement
	Target Area	City of Chico
	Goals Supported	Code Enforcement
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$140,000

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	Description	Code enforcement in low-income neighborhoods.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 750 households will benefit from identifying issues required to upgrade housing and neighborhoods.
	Location Description	Low- and Moderate-income census tracts within the city.
	Planned Activities	Code enforcement
9	Project Name	Economic Development
	Target Area	City of Chico
	Goals Supported	Micro Enterprise Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$50,000
	Description	Microenterprise counseling and education
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 150 small businesses will be assisted through education and technical assistance.
	Location Description	City-wide
	Planned Activities	Funding for the Small Business Development Center for education workshops and technical assistance to small businesses.
10	Project Name	Homeowner Rehabilitation
	Target Area	City of Chico
	Goals Supported	Rehabilitation of Owner-Occupied Housing.
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$50,000
	Description	Rehabilitation of homes occupied by Low- and Moderate-income households (connection to city sewer).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 4 Low- and Moderate-income households located in both in nitrate compliance areas and outside nitrate boundaries will be connected to city sewer.
	Location Description	Various locations within City of Chico
	Planned Activities	City sewer connection grants for low- and moderate-income homeowners within nitrate compliance areas. Housing rehabilitation grants for sewer connections to city sewer for low- and moderate-income homeowners outside nitrate boundaries.
11	Project Name	North Cedar Street Rehabilitation Project
	Target Area	City of Chico
	Goals Supported	Public Facilities and Improvements.
	Needs Addressed	Infrastructure in Low Income Census Tract.

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	Funding	CDBG: \$300,000
	Description	Capital improvement infrastructure
	Target Date	12/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3,000 low-income households (Census Tract 6.04) in the neighborhood will benefit.
	Location Description	North Cedar Street between West Sacramento Avenue to West Fourth Avenue.
	Planned Activities	Construction of urban-level street improvements on North Cedar Street from West Sacramento Avenue to West Fourth Avenue that includes curb, gutter, sidewalk and a full roadway reconstruction.
12	Project Name	PS True North Housing Alliance
	Target Area	City of Chico
	Goals Supported	Homeless Public Services
	Needs Addressed	Homelessness Prevention Homeless Services
	Funding	CDBG: \$24,020
	Description	Public services funding for the Torres Shelter.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,100 persons will be served by utilizing this funding.
	Location Description	101 Silver Dollar Way
	Planned Activities	Funding for utilities and operational programing in support of the 24/7 low-barrier emergency shelter.
13	Project Name	PS Chico Area Council on Aging - Meals on Wheels
	Target Area	City of Chico
	Goals Supported	Non-Homeless Public Services
	Needs Addressed	Homelessness Prevention
	Funding	CDBG: \$24,020
	Description	Public services funding for the Meals on Wheels program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 260 seniors, with or without disabilities will benefit from this program.
	Location Description	Chico

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2025

	Planned Activities	Meals on Wheels provides nutritious, dietetically correct meals on a daily basis to seniors and/or the infirm in their homes. The CDBG funding provides a subsidy to those unable to afford the total cost of the meal. Meals provided to the home allow clients to remain in their homes rather than in a hospital or other institution.
14	Project Name	PS Innovative Health Care Services - Peg Taylor Center
	Target Area	City of Chico
	Goals Supported	Non-Homeless Public Services
	Needs Addressed	Homelessness Prevention
	Funding	CDBG: \$24,020
	Description	Public services funding for Peg Taylor Center--adult day health care and social services for disabled adults with serious health conditions.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 persons will be served by utilizing this funding.
	Location Description	Peg Taylor Center
	Planned Activities	Provision of comprehensive day health and social services for adults with serious health conditions; including nursing support, crisis assistance and care coordination, nutritionally balanced meals and transportation to care.
15	Project Name	PS Catalyst Domestic Violence Services
	Target Area	City of Chico
	Goals Supported	Homeless Public Services
	Needs Addressed	Homelessness Prevention Homeless Services
	Funding	CDBG: \$24,020
	Description	Operational costs for Catalyst Domestic Violence Services housing program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 55 women and men experiencing domestic violence will benefit from the housing and supportive services provided by Catalyst.
	Location Description	Catalyst shelter
	Planned Activities	Catalyst will provide housing and supportive services including case management, education and activities to increase positive coping and healthy relationship skills for people who are experiencing homelessness due to domestic or intimate partner violence. The shelter provides services to people regardless of gender, and their children.

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16	Project Name	PS Chico Housing Action Team (CHAT)
	Target Area	City of Chico
	Goals Supported	Homeless Public Services
	Needs Addressed	Homelessness Prevention Homeless Services
	Funding	CDBG: \$24,020
	Description	Transitional/permanent supportive housing program for persons who are homeless with a mental illness.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20 homeless individuals with mental illness will benefit from this program.
	Location Description	Various, within City of Chico
	Planned Activities	Partial funding for a case manager to aid mentally ill residents living in homes managed by CHAT.
17	Project Name	PS Community Action Agency – Esplanade House
	Target Area	City of Chico
	Goals Supported	Homeless Public Services.
	Needs Addressed	Homelessness Services
	Funding	CDBG: \$24,020
	Description	Public services funding for transitional housing facility operations.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 40 homeless/formerly homeless households (adults and children) will be served by the Esplanade House transitional housing program during the program year.
	Location Description	Esplanade House
	Planned Activities	The Esplanade House provides homeless families with transitional housing while they become self-sufficient through services offered at the facility. Funding will partially cover the personnel costs of the Case Manager who provides intensive case management and enhanced housing navigation to homeless families living at the Esplanade House. Case management and supportive services are provided to assist in self-sufficiency and recovery goals. Childcare is available onsite.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
City of Chico	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Low-income households reside throughout the City. Therefore, the City plans to provide assistance to the jurisdiction as a whole without excluding neighborhoods.

Discussion

Assistance will be directed to the City of Chico as a whole based on project feasibility and program demand. In addition, the Consolidated Plan, the Analysis of Impediments and the Annual Action Plan goals will guide geographic distribution of investments.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	75
Special-Needs	0
Total	90

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	5
Rehab of Existing Units	70
Acquisition of Existing Units	0
Total	90

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

One Year Goals for the Number of Households to be Supported include the following categories:

Homeless

TBRA: 15

Total: 15

Non-Homeless

Owner-Occupied Rehabilitation- sewer connection: 4

Rehabilitation of Rental Units: 66

Production of New Units: 5

Special Needs

Total: 0

One Year Goals for the Number of Households Supported Through include the following categories:

Rental Assistance

TBRA: 15

Total: 15

Production of New Units

Ownership Housing Development: 5

Total: 5

Rehab of Existing Units

Rental: 66

Owner-Occupied Housing Rehabilitation: 4

Total: 70

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of Butte (HACB) operates 145 units of public housing within the City of Chico. This section summarizes HACB actions planned to address public housing needs and encourage public housing residents to become more involved in management.

Actions planned during the next year to address the needs of public housing

HACB has planned upgrades across its Chico public housing properties to enhance safety, comfort, and overall upkeep. Planned improvements include exterior painting, bathtub refinishing, and installing new signage at Rhodes Terrace and Shelton Oaks. HACB also plans to replace aging HVAC systems and roofs, remodel kitchens for a more functional space, and trim trees to improve curb appeal at other properties.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

- Section 3 opportunities made available as part of contractor engagement, contracting awards prioritized to contractors retaining Section 3 new hires.
- Participation in Resident Advisory Board (RAB), addresses Public Housing policy, revisions to Public Housing Administrative Plan, operational feedback to management, and review of proposed Public Housing capital expenditures.
- Per State law, two (2) Commissioners of the seven (7) member Board of Commissioners must be residents of Housing Authority-owned housing. Currently, one (1) resident of HUD Low Income Public Housing, and one (1) resident of “other” Housing Authority-owned property represent Housing Authority tenant interests.
 - Public Housing residents are specifically provided opportunity to:
 - Comment on the annual revision to Public Housing Admissions and Continued Occupancy Policy (ACOP), the opportunity provided by written notice and a 45-day comment period.
 - Comment on changes proposed and/or made to the Public Housing Lease, the opportunity provided by means of written notice and a 60-day comment period.
 - Comment on annual changes to the Utility Allowance schedule, the opportunity provided by means of written notice and a 60-day comment period.
 - Comment on annual changes made to the Schedule of Standard Maintenance Charges the opportunity provided by means of written notice and a 30-day comment period.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

N/A, the Housing Authority of the County of Butte is a HUD-designated “High Performer” in the administration of its HUD Low Income Public Housing program.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section describes how the City will address the needs of homeless persons in the next year.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As part of its Consolidated Plan goals to support Homeless Public Services and Homeless Public Facilities, the City will:

- City's Outreach and Engagement Team (O&E) follows up with unsheltered persons in the City of Chico to determine eligibility to stay at the Torres Shelter and/or the City's Genesis Shelter. O&E also refers individuals to the alternative camping site for tent camping maintained by the City.
- City operates the Genesis shelter on City property. The site provides services to homeless individuals, including 177 pallet shelters, laundry and showering services, food, handwashing stations, bathrooms, potable water, garbage service, electricity, bike parking, and a pet run area.
- City staff will continue to work with the Butte Countywide Homeless Continuum of Care (Butte CoC) to fully implement and improve the Coordinated Entry System (CES) for homeless individuals. The Butte CoC implemented CES, which utilizes the VI-SPDAT for assessment, and has trained many agencies to enter their clients into the system. The County's housing and service providers are now largely engaged and unified in the use of HMIS and CES. If a homeless individual is not working with an agency, Butte 211 is the primary intake point into the CES. The use of CES should result in an efficient referral to appropriate services based on each homeless individual's needs.
- Work with Butte County, in partnership with the Butte CoC, to identify on-going funding sources for street and encampment outreach.
- The City's Police Target Team collaborates with the Butte County Department of Behavioral Health (BCDBH) to respond to crisis calls. The 24/7 Mobile Crisis Response Team (MCRT) can respond with or without an officer from the Chico Police Department to individuals experiencing a mental health crisis. BCDBH also has two teams dedicated to providing homeless outreach (Resiliency Empowerment Support Team (REST) and Community Overdose Protection Effort (COPE) engagement). These programs help build trust in support systems and get individuals into housing and services.
- The City Manager's office continues to explore and assess funding and resource possibilities for increased support for community members experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will address the emergency shelter and transitional housing needs of homeless persons through the following goals:

CDBG Public Service funds will continue to be utilized in this program year to address this priority:

- City operated Genesis Shelter on City property. The site includes 177 pallet shelters, laundry and showering services, food, handwashing stations, bathrooms, potable water, garbage service, electricity, bike parking, and a pet run area for homeless individuals.
- Provide PLHA funding for the Torres Emergency Shelter to fund ongoing operations and site monitors to ensure the health and safety and staffing ratios are being met for 24/7 sheltering.
- The City also offers warming/cooling shelters during the coldest and warmest days of the year using non HUD funding and has established alternative camping sites as mentioned above.
- Assisted the Butte Countywide Homeless Continuum of Care (Butte CoC) in accessing HUD CoC funds for supportive housing through financial support, and participation with the Butte CoC Council.
- The City Manager's office continues to explore and assess funding and resource possibilities for increased support for community members experiencing homelessness.
- Provide CDBG public services funding to the Chico Housing Action Team to provide transitional and permanent supportive housing to homeless individuals with a mental illness.
- Provide CDBG public services to Catalyst Domestic Violence Services to support the operations of the Haven Shelter for individuals experiencing domestic violence.
- Provide CDBG public services funding to Community Action Agency of Butte County to support their Esplanade House transitional housing program for homeless families with children.
- Provide CDBG public services funding to Torres Shelter to support guest enrichment activities and operational costs of the shelter.
- Assist the Butte Countywide Homeless Continuum of Care (Butte CoC) in accessing HUD CoC funds for supportive housing through financial support, and participation with the Butte CoC Council and the Greater Chico Homeless Task Force.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City's 2025-26 Annual Action Plan will address the following issues.

Helping homeless persons make the transition to permanent housing and independent living

- Provide CDBG public services funding to the Chico Housing Action Team to provide transitional

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and permanent supportive housing for homeless individuals with a mental illness.

- Provide CDBG public services funding to Catalyst Domestic Violence Services to support the operations of the Haven Shelter for individuals experiencing domestic violence.
- Provide CDBG public services funding to Community Action Agency of Butte County to support their Esplanade House transitional housing program for homeless families with children.
- Utilizing CDBG-DR funding to support the development of 37 permanent supportive units at Oleander Community Housing project.
- Assist the Butte Countywide Homeless Continuum of Care (Butte CoC) in accessing HUD CoC funds for supportive housing through participation with the Butte CoC Council.

Facilitating access for homeless individuals and families to affordable housing units

The Butte CoC is continuing to improve its Coordinated Entry System that helps homeless individuals and families understand their housing options and access housing in a timely manner. The Butte CoC has implemented the framework of the CES, which utilizes the VI-SPDAT for assessment, and uses Butte 211 as the primary intake point. The County's housing and service providers are now engaged and unified in the use of HMIS and CES. This system has resulted in the efficient referral to appropriate services based on each homeless individual's needs. The City will continue to collaborate with Butte CoC in this effort.

Preventing individuals and families who were recently homeless from becoming homeless again

- Continue to operate the Tenant Based Rental Assistance (TBRA) program to prevent homelessness.
- Provide CDBG public services funding to True North Housing Alliance, Chico Housing Action Team, Catalyst Domestic Violence Services, and Community Action Agency of Butte County to support their respective emergency shelter, transitional and permanent supportive housing programs.
- Public Service funding to Chico Area Agency on Aging/Meals on Wheels and to Innovative Health Care/Peg Taylor Center to assist in the prevention of homelessness by providing affordable meals to people in their homes and affordable adult day health care, respectively, to support households' health and stability to maintain their housing. These services assist many elderly and disabled individuals to maintain their homes.
- The development of fifteen affordable housing projects (some built and leasing up and some under construction) funded with Disaster Low Income Housing Tax Credits and CDBG-DR funding in response to the 2018 Camp Fire. See **Chart A** below with a breakdown of each project mentioned above and affordability level.
- Assist the Butte Countywide Homeless Continuum of Care (Butte CoC) in accessing HUD CoC funds for supportive housing through participation with the Butte CoC Council.

CHART A

City of Chico - Summary of Affordable Housing 2020-2025

						# of Units at Affordability Level						
July 2020 Disaster Tax Credit Awards	Project	Address	Type	Status	# Afford Units	30%	40%	50%	55%	60%	Manager Unit	Cert. of Occupancy
	Bruce Village/B20	1990 Belgium Ave	Seniors	Complete	59	6	12	19	0	22	1	Dec. 2023
	Creekside Place*	1250 Notre Dame Blvd	Seniors & Special Needs	Complete	100	75	0	25	0	0	1	Jan. 2023
	Deer Creek, Phase I	2768 Native Oak Dr	Family	Complete	155	16	24	62	0	53	1	Oct. 2024
	Lava Ridge	2796 Native Oak Dr	Family	Complete	97	10	34	0	0	53	1	Oct. 2022
	North Creek Crossings @ Meriam Park, Phase I*	2265 Maclovio Ave.	Family	Complete	105	27	27	31	0	20	1	May 2023
	The Foundation (1297 Park Ave)*	1297 Park Ave.	Special Needs	Complete	58	19	23	7	3	6	1	Sept. 2024
	Senator Conness	2754 Native Oak Dr	Family	Complete	160	17	57	0	0	86	2	Oct. 2024
July 2021 Disaster Tax Credit Awards	Deer Creek, Phase II	2768 Native Oak Dr	Family	Complete	47	5	8	19	0	15	1	Oct. 2024
	North Creek Crossings @ Meriam Park, Phase II*	2265 Maclovio Ave.	Family	Complete	53	13	13	15	0	12	1	Oct. 2023
	Tonea Senior Apartments	184 Tonea Way	Senior	Complete	103	11	26	25	0	41	1	Dec. 2023
City of Chico/County of Butte 2018 CDBG-DR Projects within Chico Sphere of Influence	Chico Bar Triangle*	2225 Bar Triangle Dr.	Large Family	Under construction	69	18	12	19	0	20	1	
	Cussick Apartments*	616 W. East Ave.	Large Family	Under construction	74	21	35	14	0	4	1	
	Oleander Community Housing*	2324 Esplanade	Special Needs	Under construction	37	37	0	0	0	0	1	
	Oak Family Apartments	Cohasset Road	Family	In pre-dev/awaiting funding	75	8	4	48	0	15	1	
	Oak Park Senior Apartments	Cohasset Road	Senior	In pre-development/plan check	59	8	0	51	0	0	1	
* City-funded in part					Affordable Units:	1251	291	275	335	3	347	-
					Manager units:	16						

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Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Coordinated Entry System described above will help Low Income individuals and families avoid becoming homeless after discharge from institutions or systems of care. The Coordinated Assessment System will track individuals' and families' needs and progress and direct them to appropriate levels of housing and support services.

Discussion

The City's Tenant Based Rental Assistance (TBRA) program provides short-term rental assistance for typically 12 to 24 months. This program provides assistance to very-low, extremely-low-income and special needs families at-risk of homelessness, who are working towards self-sufficiency with a locally established social services provider. The City contracts with the Housing Authority of Butte County to administer this program.

The City provides non-federal funding to a local non-profit to assist households with utility payments to aid in the prevention of homelessness due to non-payment of utilities.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

This section describes the City's action plan to remove barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The City continues to take actions to remove barriers to affordable housing by implementing the City's 2030 General Plan, 2022-2030 Housing Element, and ongoing updates to the Municipal Code. Through the most recent update of the 2022-2030 Housing Element of the General Plan, the City completed a thorough analysis of fair housing issues to inform additional actions that may be necessary to reduce any identified barriers.

The City has adopted the following land use policies:

- Implementation of a Streamlined Approval process for housing projects per State Senate Bill 35.
- Implementation of recently enacted State Senate Bill 9-California Housing Opportunity and More Efficiency Act which allows for more dense development in single-family residential zones.
- An Accessory Dwelling Unit (ADU) ordinance in compliance with State laws to encourage development of these units and updated comprehensive submittal package with reduced submittal fee.
- City secured grant funds to design 13 free pre-approved ADU plans (including one accessible unit design) that allow for permit-streamlining and offer significant savings for the interested ADU owner.
- ADU impact fees have been reduced; owner occupancy requirement for primary units have been removed for the majority of the City.
- City finalized a 2-story ADU plan with parking below and the residence above to add to the ADU catalog and has a promotional video highlighting the ADU plans on the City's website.
- Code changes to allow housing 'use by right' without discretionary approvals.
- Housing density bonus or incentives for development of housing for very low, low or moderate-income households - if the prescribed percentage of units are made affordable, developers are eligible for a density bonus of up to 50% and may request up to three incentives or concessions.
- Transitional and permanent supportive housing is allowed by right in all residential zones.
- Modifications for accessibility may deviate from standard development standards with the approval of the public works director.
- Small lot subdivisions - to allow small lot single-family housing development in new and existing

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neighborhoods to provide compact development and efficient infill.

- In 2024 and 2025, the City Council approved additional actions to facilitate a multi-phased Code Amendment update, known as the “Residential Readiness” program. The majority of these amendments were revised to streamline existing processes, reduce barriers to residential development and facilitate housing production.

Discussion:

The City will continue to remove barriers to affordable housing by implementing the 2030 General Plan, 2022-2030 Housing Element, and updated Municipal Code. In addition, the City will take actions to address the barrier of limited public funding. The City will support efforts to raise funds for affordable housing from federal and state programs, and private partnerships. There are a number of State funding sources, such as Permanent Local Housing Allocation and funding through Proposition 1 that the City will pursue in coordination with affordable housing developers.

In September 2024, the Chico City Council established an Ad-Hoc Growth and Community Development Committee to investigate opportunities to increase Chico’s housing production. Over the course of 7 months, the committee held over a dozen public meetings. The Committee is co-chaired by two City Councilmembers and five residents, that includes a balanced representation of planning representatives, local developers and members of Chico’s Smart Growth Advocates group. The primary objective of the committee is to review and discuss processes and policies related to the City’s General Plan, Housing Element, Land Use and Development Standards (Title 19 of the Chico Municipal Code), impact fees, and Climate Action Plan, with a focus on identifying recommendations for any changes that would support the development of additional housing at a range of income levels. The committee received presentations on housing needs, planning processes, land availability, development barriers and strategies for future growth opportunities. The committee is due to present its recommendations to City Council in Spring/Summer 2025.

AP-85 Other Actions – 91.220(k)

Introduction:

This section describes the City's actions to address underserved needs, maintain affordable housing, reduce lead-based paint hazards, reduce poverty, develop institutional structure, and enhance public-private coordination in these areas.

Actions planned to address obstacles to meeting underserved needs

Support facilities which serve the homeless, such as the Housing Navigation Center and Low Barrier Emergency Shelters

- Continued allocation of CDBG funds for Micro-enterprise assistance through the Small Business Development Center technical assistance and counseling program.
- Continue supporting the development of fifteen affordable housing projects that were funded in part through Disaster Tax Credits and CDBG-Disaster Recovery. Ten projects have been completed and rented and another three are expected to be in service by 2026. Two projects are in the predevelopment stage (see **Chart A**).
- Support the City's Genesis shelter to assist with housing homeless and providing wrap around services.
- Support the ongoing operations of the Torres Emergency Shelter to a fully low-barrier emergency shelter and navigation center to meet the needs of all unhoused individuals.
- The City budgets non-federal funds for a homeless prevention program and funded two organizations last year. The Home and Heart program was slow to begin due to COVID but continues to work on matching clients for their home share program. The City funds a non-profit that assists low-income homeowners with past-due utility bills to ensure residents can remain in their homes.
- The City continues to fund warming and cooling centers during the hottest and coldest months of the year that provide a space for homeless to rest and charge their electronics.
- Maintain and continually update a list of accessible units within the community to the Disability Action Center so that they may make appropriate referrals.
- The Affordable Housing Resource Guide is available on the City's website and at City Hall.
- The City continues to fund its non-HUD funded Lease Guarantee program, administered by the Housing Authority of the County of Butte.
- The City will be focusing on disseminating fair housing resources and increase outreach efforts to residents in high segregation and poverty census tracts, in accordance with the City's new Housing Element.

Actions planned to foster and maintain affordable housing

- Explore potential properties and partnerships for development of Single Room Occupancies, tiny

homes, studios or one-bedrooms.

- Explore and apply for appropriate new State funding sources for affordable housing development, such as PLHA.
- Explore potential resources to support development of Accessory Dwelling Units (ADUs) for Low- and Moderate-income households.
- Work with owners of existing City-assisted multifamily developments to facilitate rehabilitation of the developments.
- Continue the owner-occupied sewer connection grants under the housing rehabilitation program.

Actions planned to reduce lead-based paint hazards

Continue to implement lead-based paint hazard policies and procedures in the Tenant Based Rental Assistance (TBRA) and Housing Rehabilitation projects. Continue development of new affordable housing units.

Actions planned to reduce the number of poverty-level families

- Continued allocation of CDBG funds for the Small Business Development Center counseling program.
- Continued allocation of CDBG Public Services funds for the Meals on Wheels program.
- Continued allocation of HOME funds for self-help housing programs, such as Habitat for Humanity and Community Housing Improvement Program.
- Continue providing funding for micro-enterprise counseling and assistance, tenant-based rental assistance, and funding for transitional housing programs which provide a safety net for Very-Low-income families.
- The City provides temporary housing assistance to participants in the HOME Tenant Based Rental Assistance program.
- The City continues to budget non-federal funds for two homeless prevention programs.

Actions planned to develop institutional structure

- The City will continue to use CDBG and HOME Administration funds to implement the Consolidated Plan and Annual Action Plans, train staff, address the Analysis of Impediments to Fair Housing, complete annual CAPER reports, and comply with HUD regulations.
- Continue to update the Housing Resource Guide, which provides citizens with information to help them access affordable housing in the community.
- The City continues to provide technical assistance to non-profit groups to the extent possible, to

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improve the organizational capacity of housing and service organizations. There continues to be increased collaboration among the non-profits and City Departments.

- City staff continues to be trained to assist in the administration of the CDBG program and takes advantage of HOME and CDBG trainings.
- Continue to obtain services of applicable consultants to expand capacity.

Actions planned to enhance coordination between public and private housing and social service agencies

The City encourages private sector participation in all HOME and CDBG and non-HUD funded activities. All construction contracts for the housing rehabilitation- sewer-connection program are made available to private sector contractors. The Habitat for Humanity Homeownership Program utilizes private grants, in-kind donations, Youth Build (when available) and owner participation in the production of single-family homes. The Tenant-Based Rental Assistance Program provides assistance and security deposit grants for "at-risk" tenants. The success of the program depends very much on the participation of private sector landlords. The City works in cooperation with the Housing Authority of the County of Butte and private non-profit service providers to successfully implement the program.

Continue to participate in the Butte Countywide Homeless Continuum of Care.

Assist the Butte CoC members in achieving goals laid out in the 10-Year Strategy to End Homelessness.

Assist the Butte CoC in planning and implementing the Coordinated Entry System for homeless persons.

Expand partnership with Butte County Department of Employment & Social Services newly created HHOME Division.

Discussion:

Outlined in the above sections.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed: \$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan: \$0
3. The amount of surplus funds from urban renewal settlements: \$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan: \$0
5. The amount of income from float-funded activities: \$0
- Total Program Income: \$0

Other CDBG Requirements

1. The amount of urgent need activities: \$0

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows: Not applicable
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
The City will use the Recapture Provision in compliance with 24 CFR Part 92.254(a)(5) in all cases where a homebuyer subsidy exists in order to recapture HOME assistance to homebuyers if the housing does not continue to be the principal residence of the household for the duration of the period of affordability.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

Recapture provisions are based on 24 CFR 92.254 (a) (5) (ii), which stipulates the conditions for recapture of the HOME investment used to assist low-income families in purchasing a home.

Homebuyer recapture provisions which require recapture of funds if the home does not continue to

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be the borrower's principal residence during the duration of the period of affordability, are included in a covenant to be recorded on the property and within the written loan agreement that is secured by a recorded deed of trust. The amount to be recaptured will not exceed the net proceeds, if any.

The net proceeds are the sale price minus the senior loan repayment (other than HOME funds) and any closing costs. In the event of a short sale or foreclosure during the HOME Affordability Period, the Loan may be forgiven.

Affordability period per the HOME guidelines:

- For assistance under \$15,000 the affordability period is 5 years.
 - For assistance under \$15,000-\$40,000 the affordability period is 10 years.
 - For assistance over \$40,000 the affordability period is 15 years.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows: Not Applicable
 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). Not applicable
 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)). Not applicable
 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a). Not applicable

Discussion:

Not applicable

City of Chico 2022-2030
Consolidated Plan
Community Engagement Summaries
Focus Group: 10/17/24
Community Meeting: 10/24/24
Community Survey: 12/24 – 2/25

Chico Con Plan, 2025-2029
Summary of Input from Focus Group and Community Meeting: Prioritization of Needs and Associated Goals

10/17/24 Focus Group at North Point Apartments:

Needs Area:		Most Votes:	Other Identified Needs:				Identified Goals:
Housing		Affordable housing units (7 votes)	Substandard housing conditions, houses needing rehab				Provide funding for small projects/infill/ADUs; funding for housing rehab
							Partner with County BH; Prop 1 opportunities and Cal-AIM; continue operational support for shelters; continue TBRA
Homelessness		Substance Use services (6 votes)	Operational Support for shelters (1 vote)	Diversion support to address housing insecurity			Continue to fund public services and encourage applications from after school/other family support programs
Services		Family support services (2 votes); after school programs like Boys & Girls Club					Fund infrastructure improvements in these areas: Cedar Street, 8 th & 9 th Avenues between Mangrove and Esplanade
Community Development		Street improvements (1 vote)	Sidewalks with ADA compliance	Lighting	Storm drainage	Bike Paths	Partner with Alliance for Workforce
Economy		Job training/apprenticeships (3 votes)					

Development; create a workforce accelerator path for City positions where people can begin at entry level; support funding training programs like culinary arts and construction trades						
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10/24/24 Community Meeting at Dorothy Johnson Center:

Needs Area:	Most Votes:	Other Identified Needs				Identified Goal(s):
Housing	Housing affordability, both rental and ownership (4 votes)	Housing Rehab/Retrofits for Seniors (2 votes)	Down Payment Assistance	Starter homes for first time homebuyers	Site affordable housing with access to transit and amenities	Continue to invest funding in affordable housing opportunities; fund grants/loans for rehab/retrofits
Homelessness	Managed shelter sites (aka campgrounds) (2 votes)	More pallet shelters/tiny homes (1 vote)	Address overcoming shelter resistance by providing more options (1 vote)	Counseling: substance use and mental illness		Continue to fund shelter operations and alternative shelter types, with services
Services	Support for families, such as childcare (1 vote)	Budgeting/Financial Planning	Diversify organizations the City works with	Engage volunteers to help low income households		Continue to fund public services
Community Development	Sidewalks and visible crosswalks/corner visibility (3 votes) (Neighborhoods: Chapman, South Campus, The Avenues)	Lighting (1 vote)	Bike Lanes	General infrastructure improvement in Chapman		Work with public works to identify projects that can use CDBG funding to address these needs
Economy		Small Business lending				Continue to fund SBDC; ensure there

							are referrals for funding opportunities
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Discussion with City on projects:

Infrastructure project on North Cedar

Prop 1 Funding for Affordable Housing (need housing vouchers and targeting 30% AMI); would like to have a goal to support one or two projects in the next 5 years. Discussing a Barber Yard project as a potential, but may be more private market.

Looking at housing rehab with Habitat for Humanity starting in 2026, using PLHA AOWH

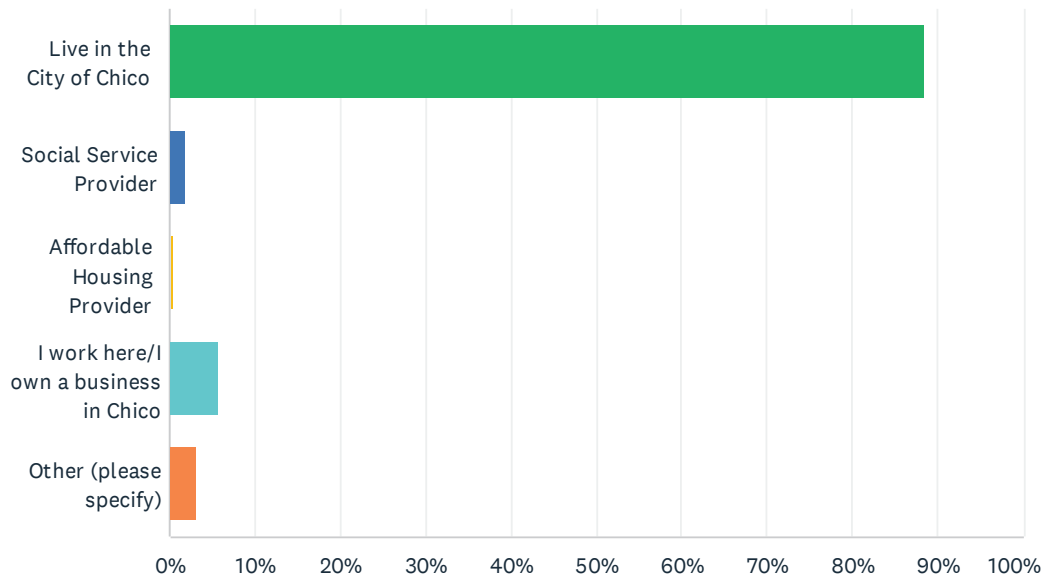
CHIP is the only CHDO right now; may be able to bring Habitat on to the CHDO list

Youth/children services

Ongoing operational support for homeless services

Q1 Which of the following best describes you? (Check which best applies)

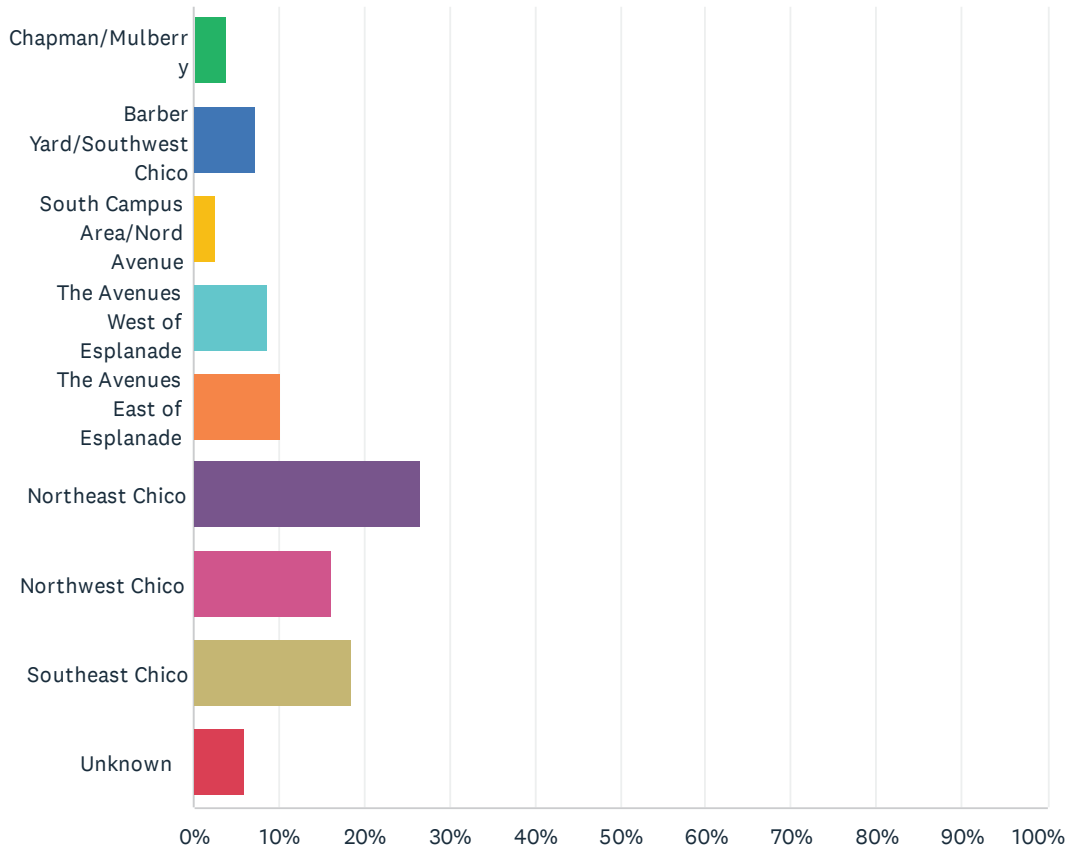
Answered: 403 Skipped: 1



ANSWER CHOICES	RESPONSES	
Live in the City of Chico	88.59%	357
Social Service Provider	1.99%	8
Affordable Housing Provider	0.50%	2
I work here/I own a business in Chico	5.71%	23
Other (please specify)	3.23%	13
TOTAL		403

Q2 If you live in the City of Chico, which neighborhood or area of the City do you live in?

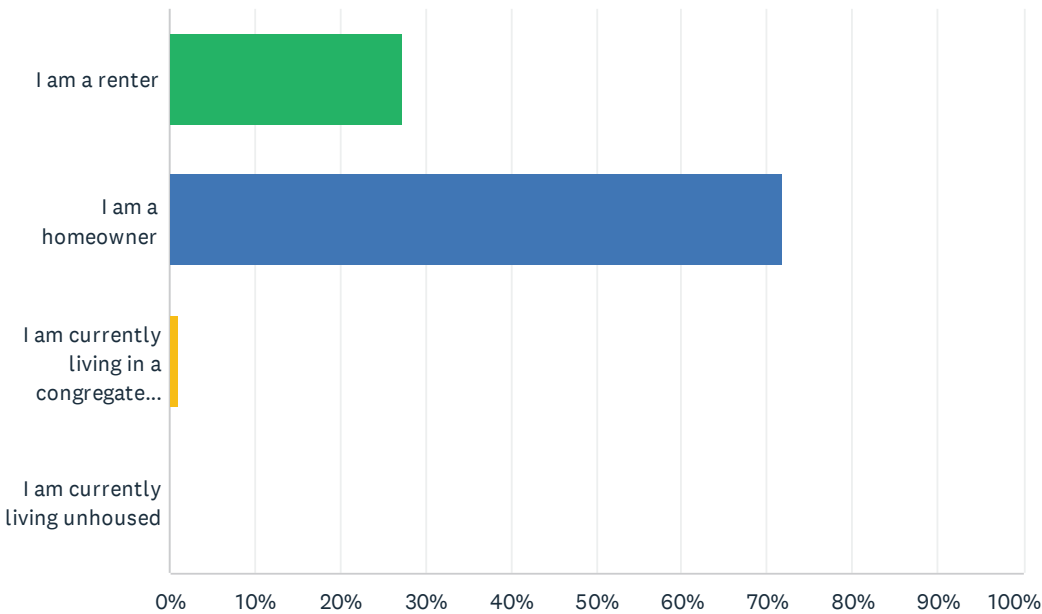
Answered: 388 Skipped: 16



ANSWER CHOICES	RESPONSES	
Chapman/Mulberry	3.87%	15
Barber Yard/Southwest Chico	7.22%	28
South Campus Area/Nord Avenue	2.58%	10
The Avenues West of Esplanade	8.76%	34
The Avenues East of Esplanade	10.31%	40
Northeast Chico	26.55%	103
Northwest Chico	16.24%	63
Southeast Chico	18.56%	72
Unknown	5.93%	23
TOTAL		388

Q3 What is your housing status?

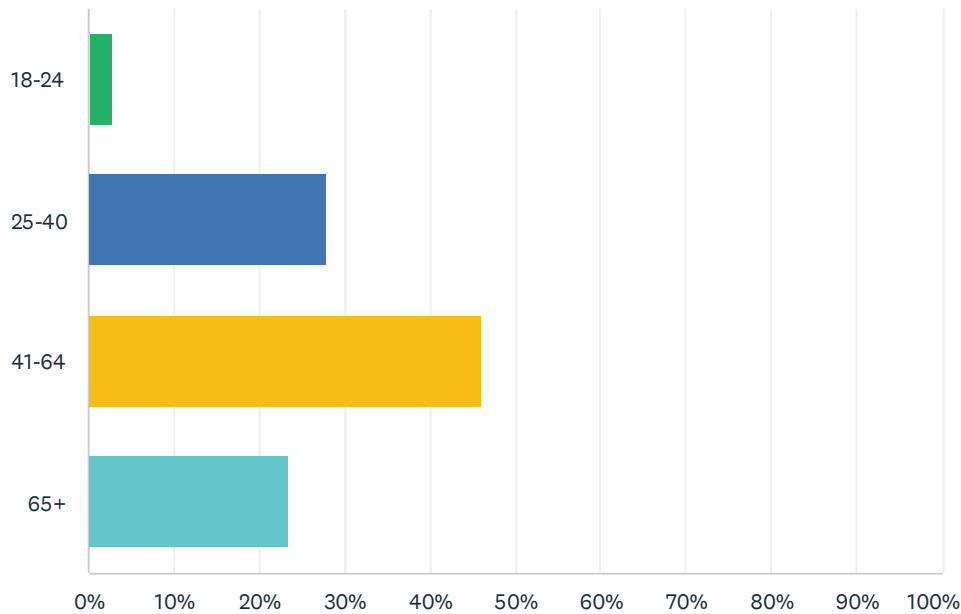
Answered: 400 Skipped: 4



ANSWER CHOICES	RESPONSES	
I am a renter	27.25%	109
I am a homeowner	71.75%	287
I am currently living in a congregate setting (dormitory, emergency shelter, residential care facility, skilled nursing facility, etc)	1.00%	4
I am currently living unhoused	0.00%	0
TOTAL		400

Q4 What is your age?

Answered: 402 Skipped: 2



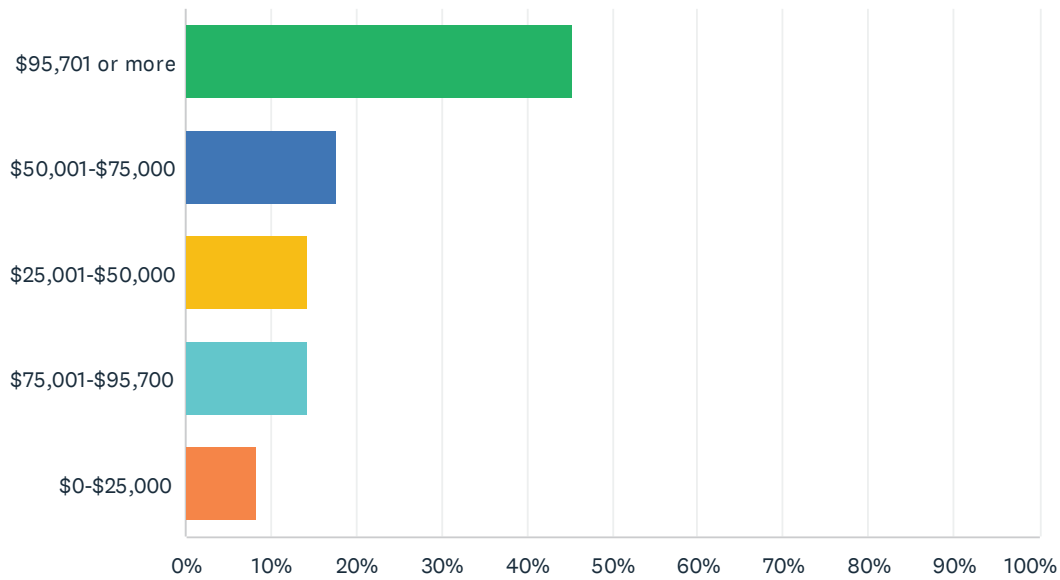
ANSWER CHOICES	RESPONSES	
18-24	2.74%	11
25-40	27.86%	112
41-64	46.02%	185
65+	23.38%	94
TOTAL		402

Q5 If you rent or are a homeowner, how many people live in your household?

Answered: 374 Skipped: 30

Q6 What is your household's annual gross income?

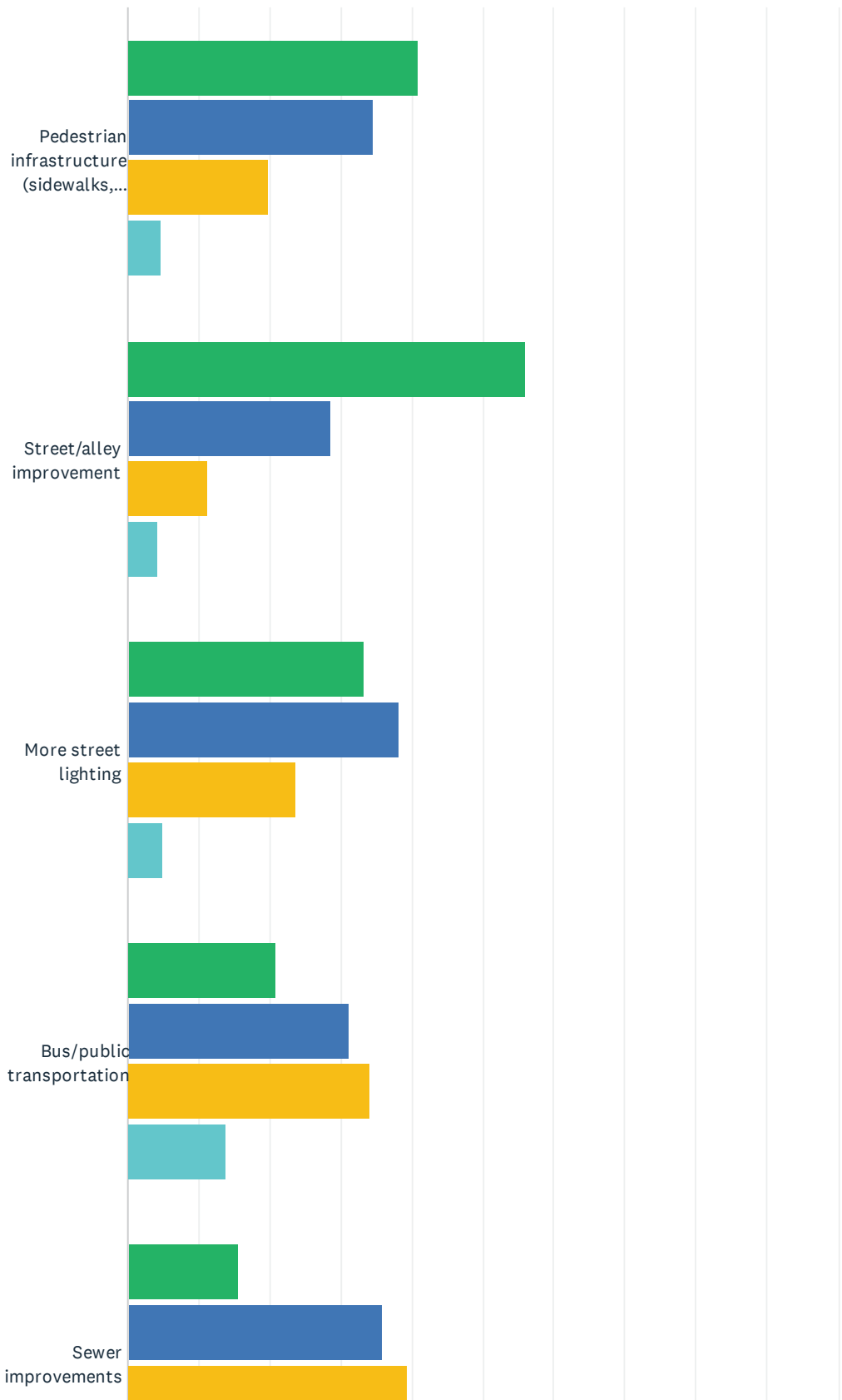
Answered: 394 Skipped: 10



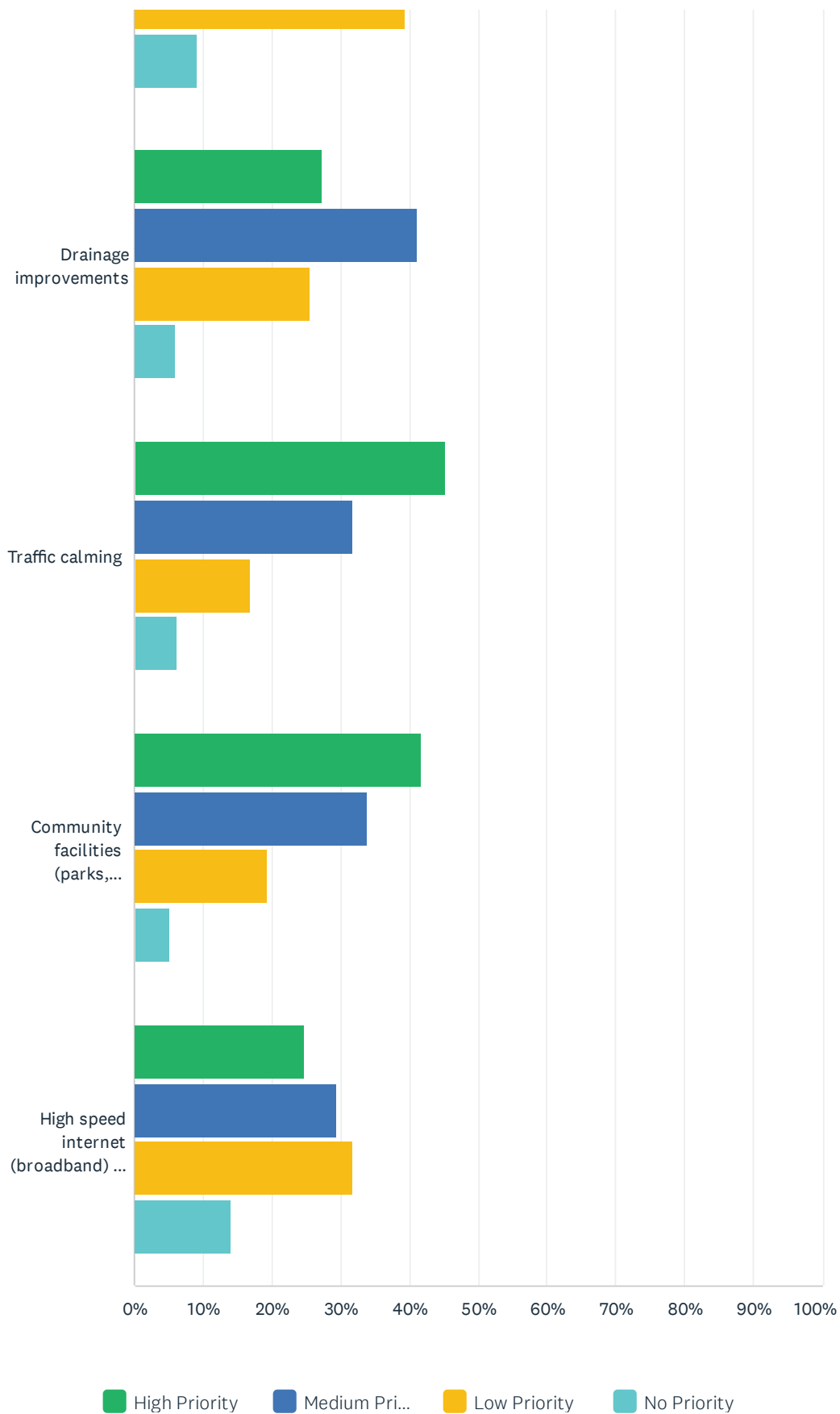
ANSWER CHOICES	RESPONSES	
\$95,701 or more	45.43%	179
\$50,001-\$75,000	17.77%	70
\$25,001-\$50,000	14.21%	56
\$75,001-\$95,700	14.21%	56
\$0-\$25,000	8.38%	33
TOTAL		394

Q7 INFRASTRUCTURE NEEDS

Answered: 404 Skipped: 0



City of Chico 5-Year HUD Consolidated Plan

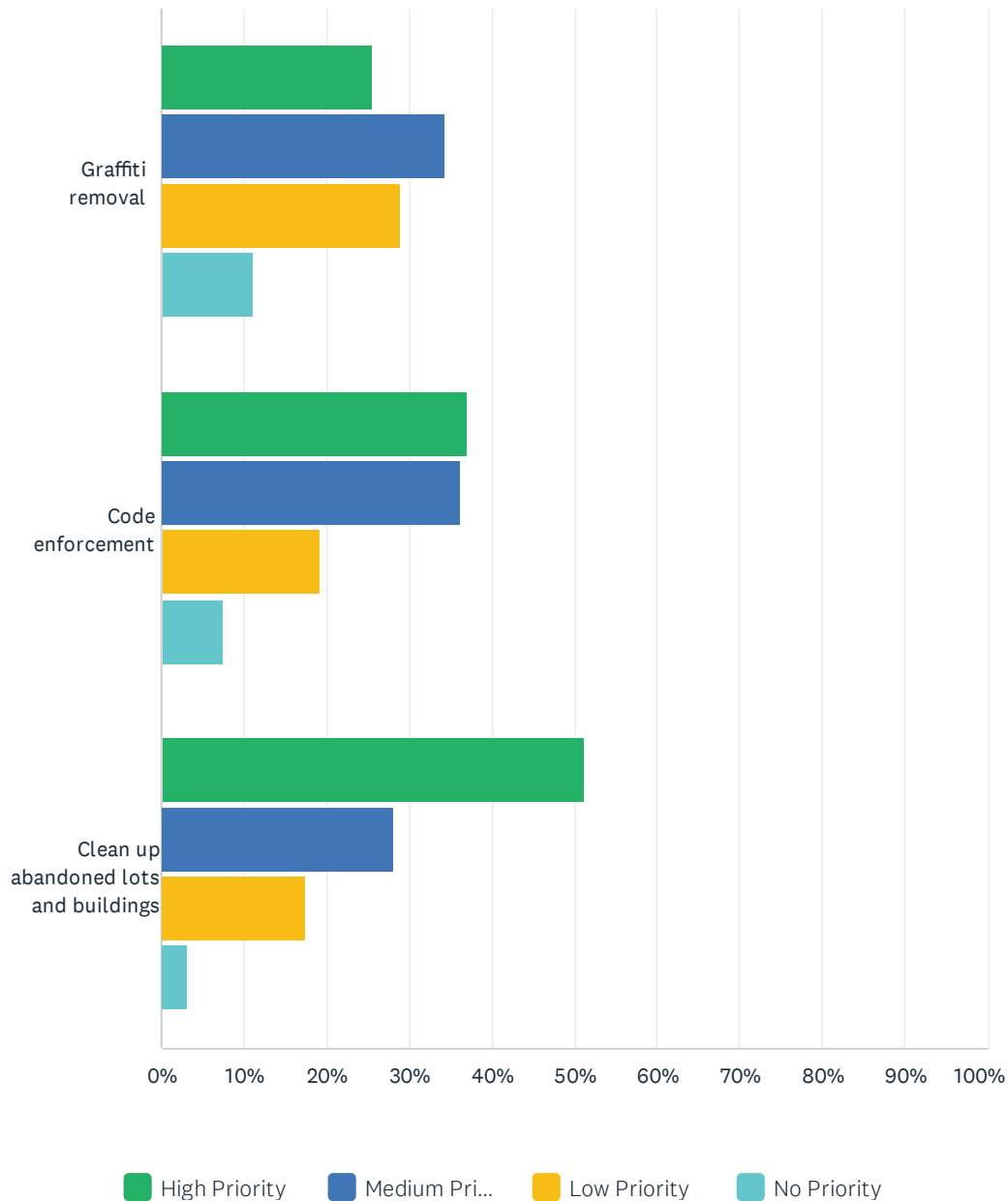


City of Chico 5-Year HUD Consolidated Plan

	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NO PRIORITY	TOTAL	WEIGHTED AVERAGE
Pedestrian infrastructure (sidewalks, crosswalks, etc.)	40.85% 163	34.59% 138	19.80% 79	4.76% 19	399	1.88
Street/alley improvement	56.00% 224	28.50% 114	11.25% 45	4.25% 17	400	1.64
More street lighting	33.16% 130	38.27% 150	23.72% 93	4.85% 19	392	2.00
Bus/public transportation	20.96% 83	31.06% 123	34.09% 135	13.89% 55	396	2.41
Sewer improvements	15.62% 62	35.77% 142	39.55% 157	9.07% 36	397	2.42
Drainage improvements	27.20% 108	41.06% 163	25.69% 102	6.05% 24	397	2.11
Traffic calming	45.29% 178	31.81% 125	16.79% 66	6.11% 24	393	1.84
Community facilities (parks, recreation centers, etc.)	41.85% 167	33.83% 135	19.30% 77	5.01% 20	399	1.87
High speed internet (broadband) in residential areas & parks	24.69% 98	29.47% 117	31.74% 126	14.11% 56	397	2.35

Q8 NEIGHBORHOOD SERVICES

Answered: 400 Skipped: 4



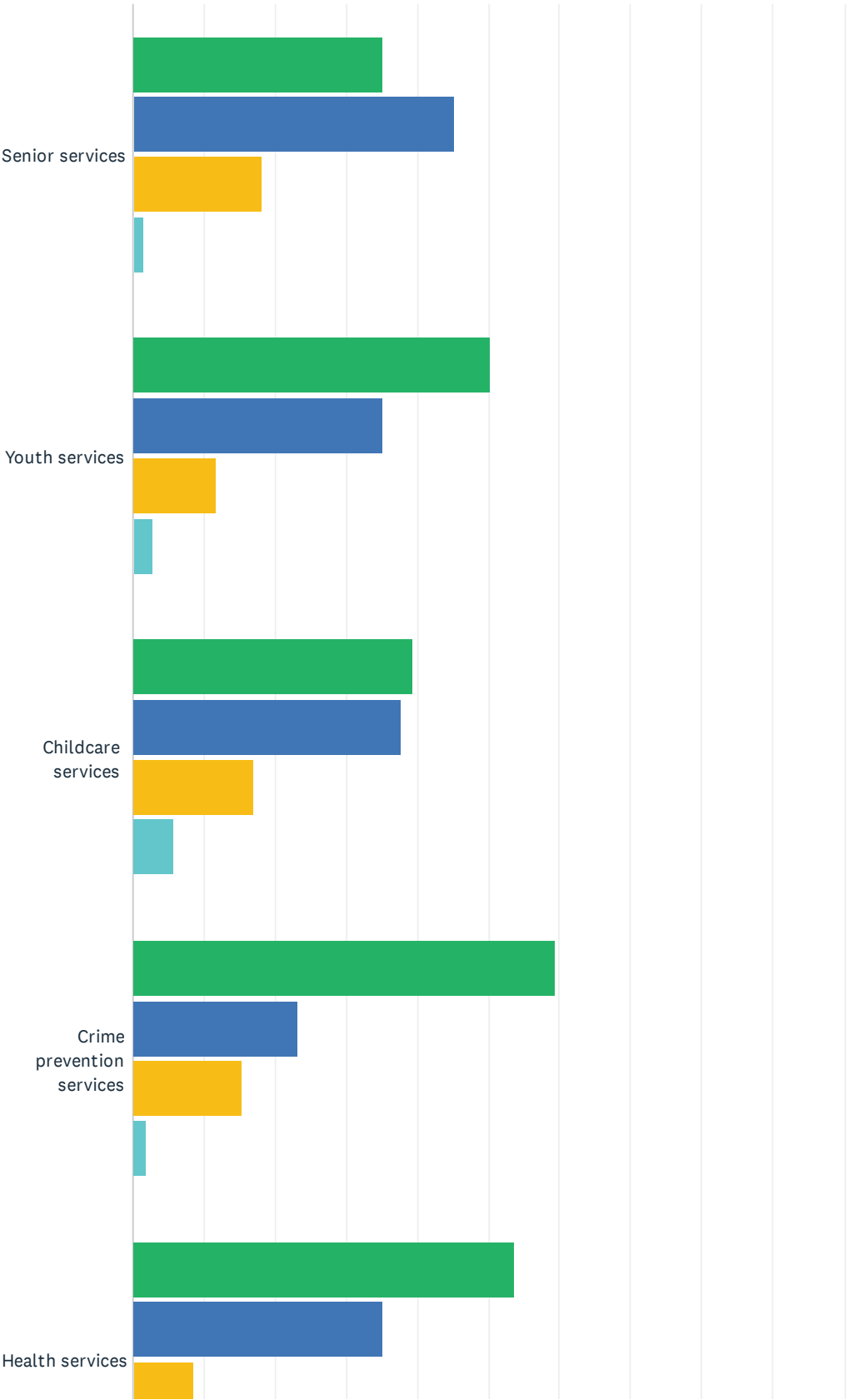
	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NO PRIORITY	TOTAL	WEIGHTED AVERAGE
Graffiti removal	25.69% 102	34.26% 136	28.97% 115	11.08% 44	397	2.25
Code enforcement	37.03% 147	36.27% 144	19.14% 76	7.56% 30	397	1.97
Clean up abandoned lots and buildings	51.13% 204	28.07% 112	17.54% 70	3.26% 13	399	1.73

Q9 Are there any other comments you would like to share (other areas of infrastructure needs, recommendations for specific projects or programs)?
(255 character limit)

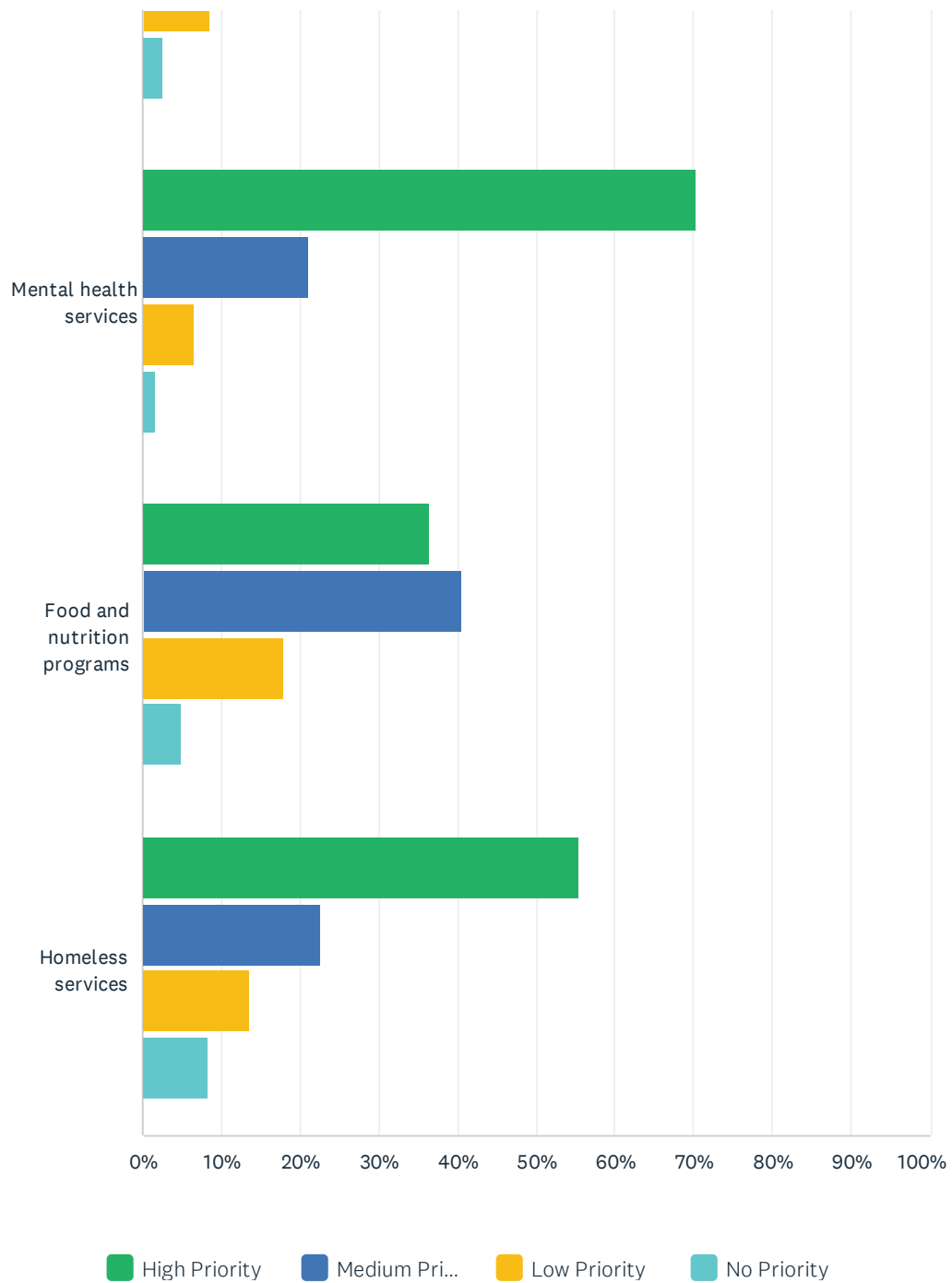
Answered: 183 Skipped: 221

Q10 COMMUNITY SERVICES

Answered: 403 Skipped: 1



City of Chico 5-Year HUD Consolidated Plan

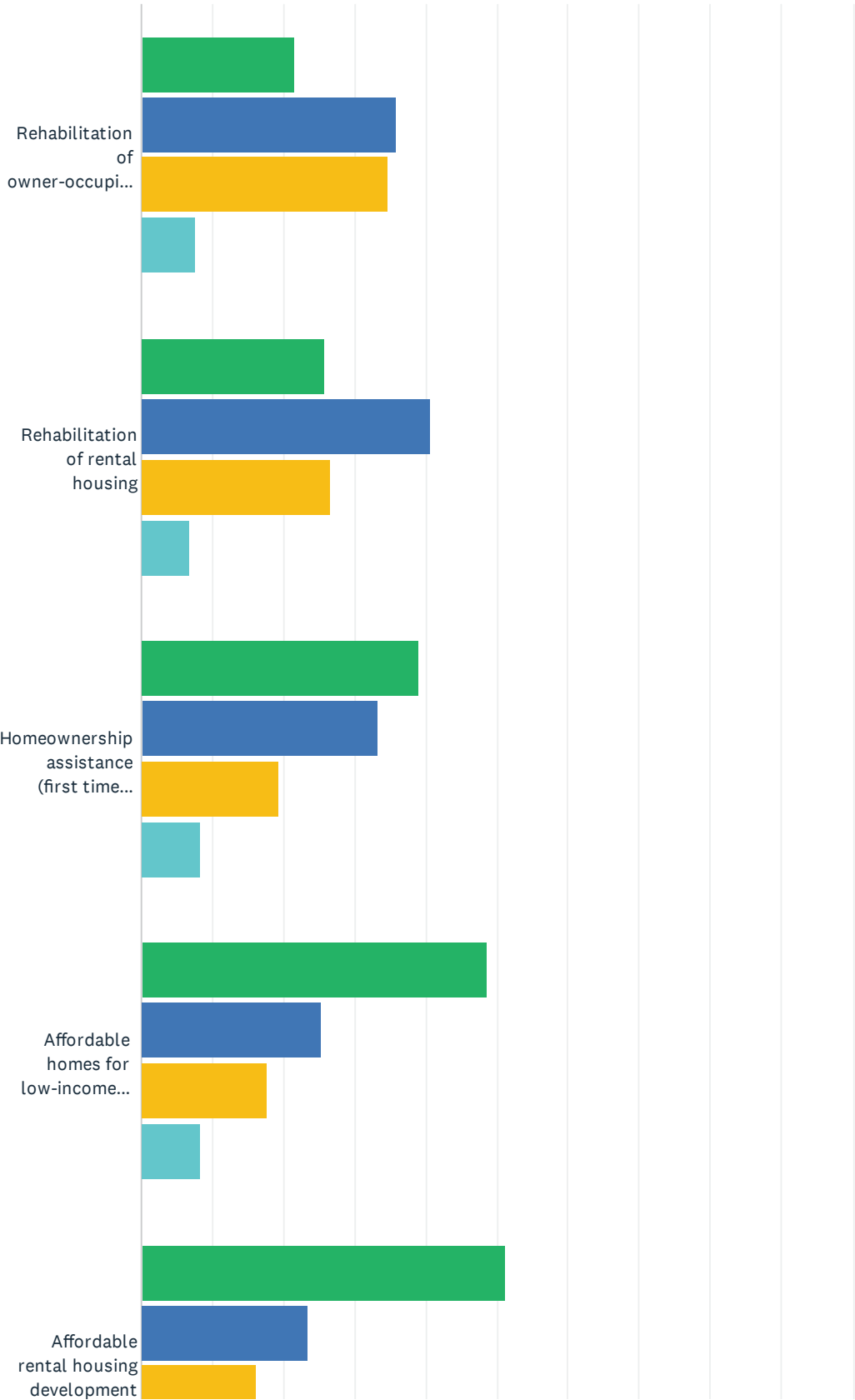


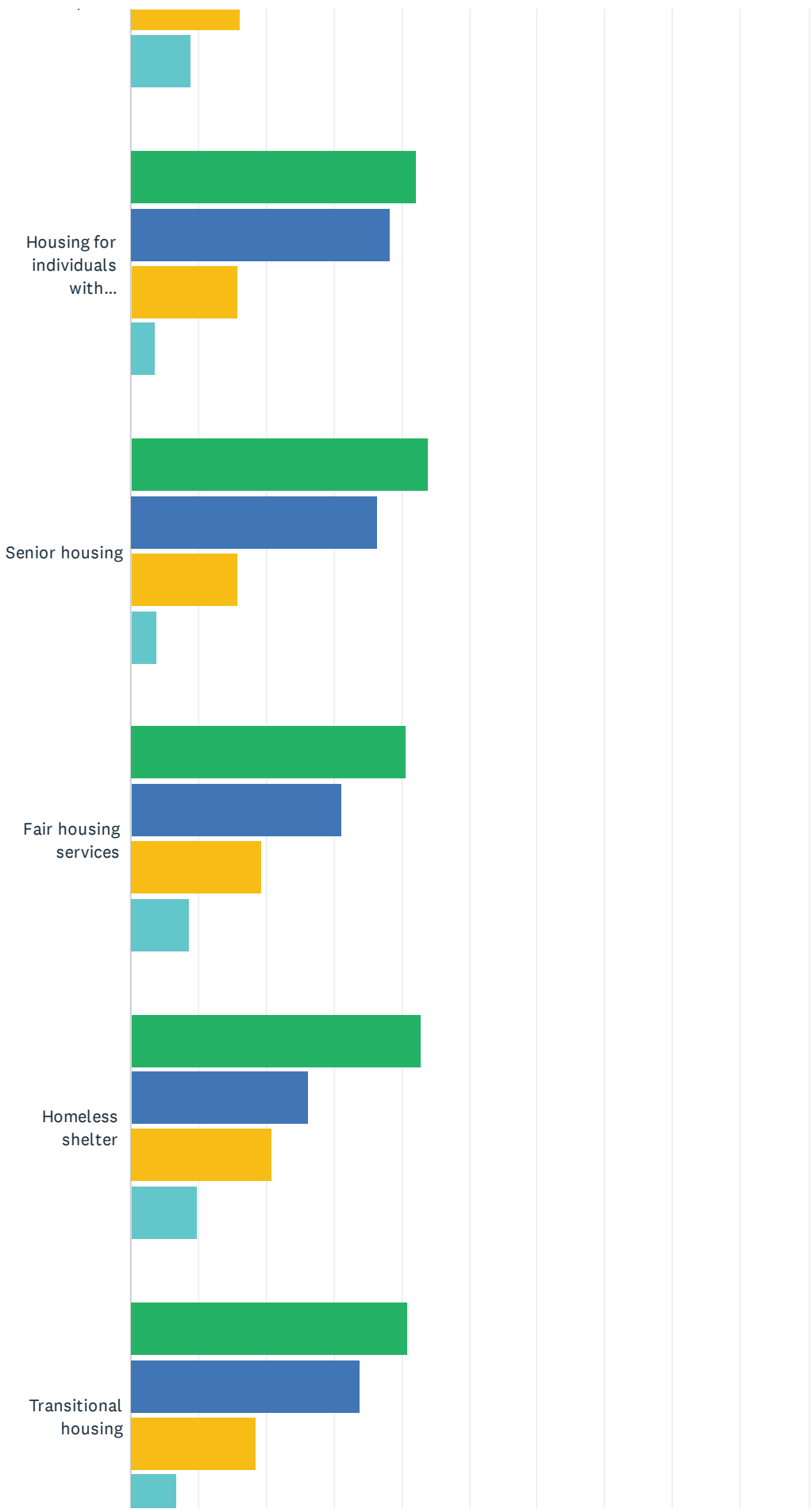
City of Chico 5-Year HUD Consolidated Plan

	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NO PRIORITY	TOTAL	WEIGHTED AVERAGE
Senior services	35.16% 141	45.14% 181	18.20% 73	1.50% 6	401	1.86
Youth services	50.25% 201	35.25% 141	11.75% 47	2.75% 11	400	1.67
Childcare services	39.45% 157	37.69% 150	17.09% 68	5.78% 23	398	1.89
Crime prevention services	59.50% 238	23.25% 93	15.25% 61	2.00% 8	400	1.60
Health services	53.75% 215	35.25% 141	8.50% 34	2.50% 10	400	1.60
Mental health services	70.40% 283	21.14% 85	6.72% 27	1.74% 7	402	1.40
Food and nutrition programs	36.50% 146	40.50% 162	18.00% 72	5.00% 20	400	1.92
Homeless services	55.53% 221	22.61% 90	13.57% 54	8.29% 33	398	1.75

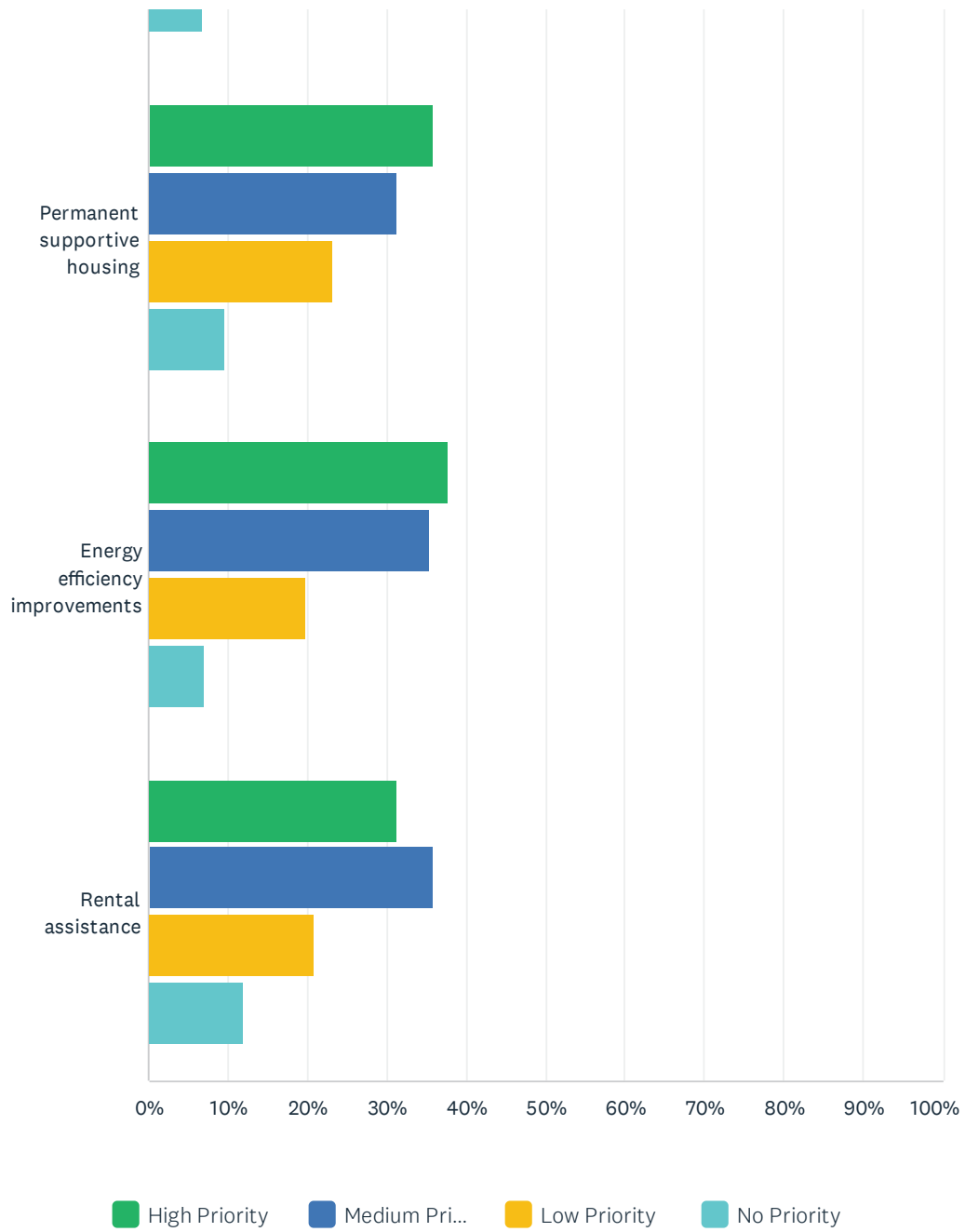
Q11 HOUSING SERVICES

Answered: 402 Skipped: 2





City of Chico 5-Year HUD Consolidated Plan

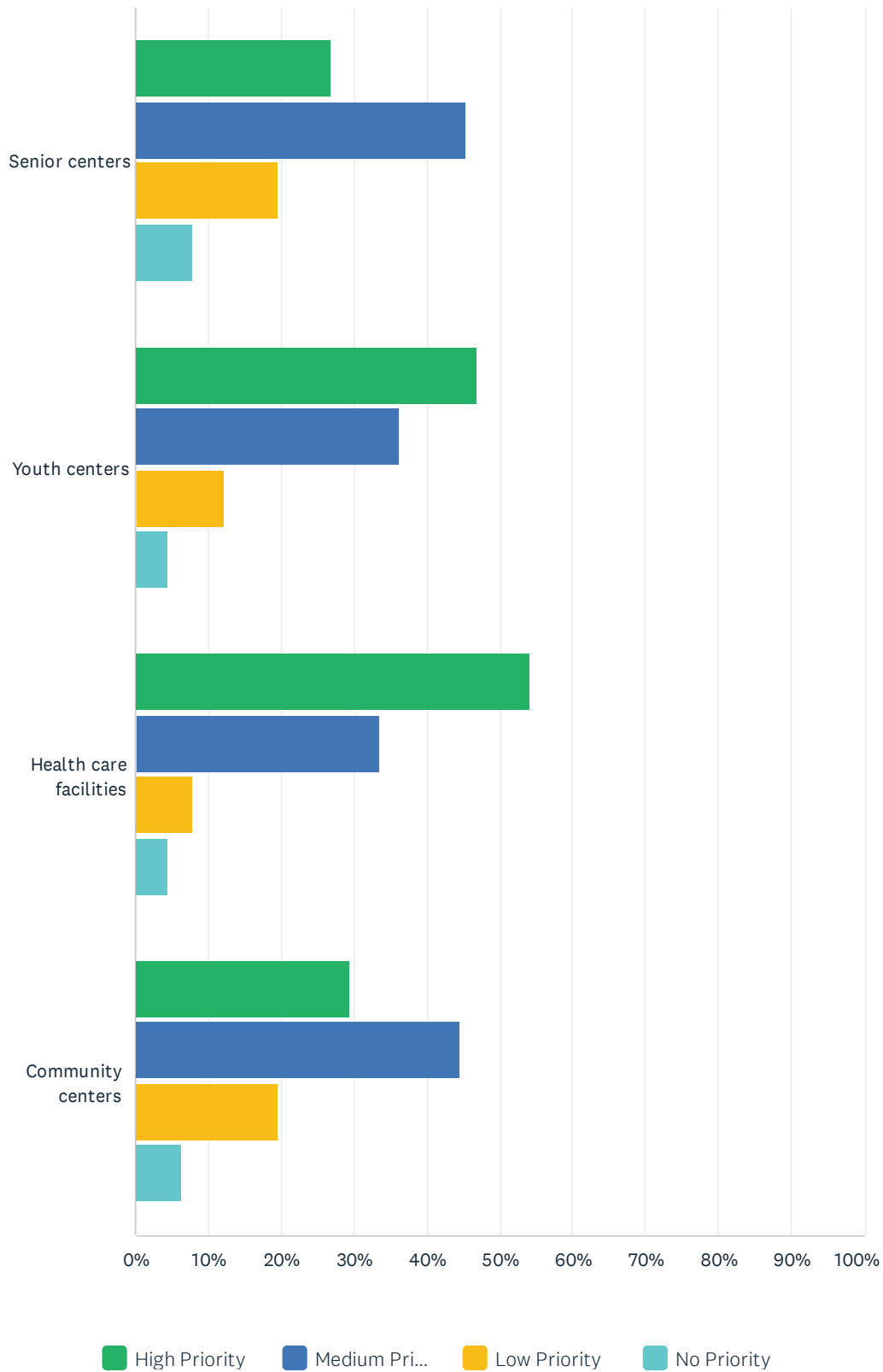


City of Chico 5-Year HUD Consolidated Plan

	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NO PRIORITY	TOTAL	WEIGHTED AVERAGE
Rehabilitation of owner-occupied units	21.63% 85	35.88% 141	34.86% 137	7.63% 30	393	2.28
Rehabilitation of rental housing	25.83% 101	40.66% 159	26.60% 104	6.91% 27	391	2.15
Homeownership assistance (first time homebuyer)	39.00% 156	33.25% 133	19.50% 78	8.25% 33	400	1.97
Affordable homes for low-income homebuyers	48.63% 195	25.44% 102	17.71% 71	8.23% 33	401	1.86
Affordable rental housing development	51.13% 204	23.56% 94	16.29% 65	9.02% 36	399	1.83
Housing for individuals with disabilities	42.32% 168	38.29% 152	15.87% 63	3.53% 14	397	1.81
Senior housing	44.00% 176	36.50% 146	15.75% 63	3.75% 15	400	1.79
Fair housing services	40.82% 160	31.12% 122	19.39% 76	8.67% 34	392	1.96
Homeless shelter	42.93% 170	26.26% 104	20.96% 83	9.85% 39	396	1.98
Transitional housing	40.85% 163	33.83% 135	18.55% 74	6.77% 27	399	1.91
Permanent supportive housing	35.86% 142	31.31% 124	23.23% 92	9.60% 38	396	2.07
Energy efficiency improvements	37.84% 151	35.34% 141	19.80% 79	7.02% 28	399	1.96
Rental assistance	31.30% 123	35.88% 141	20.87% 82	11.96% 47	393	2.13

Q12 COMMUNITY FACILITIES

Answered: 402 Skipped: 2

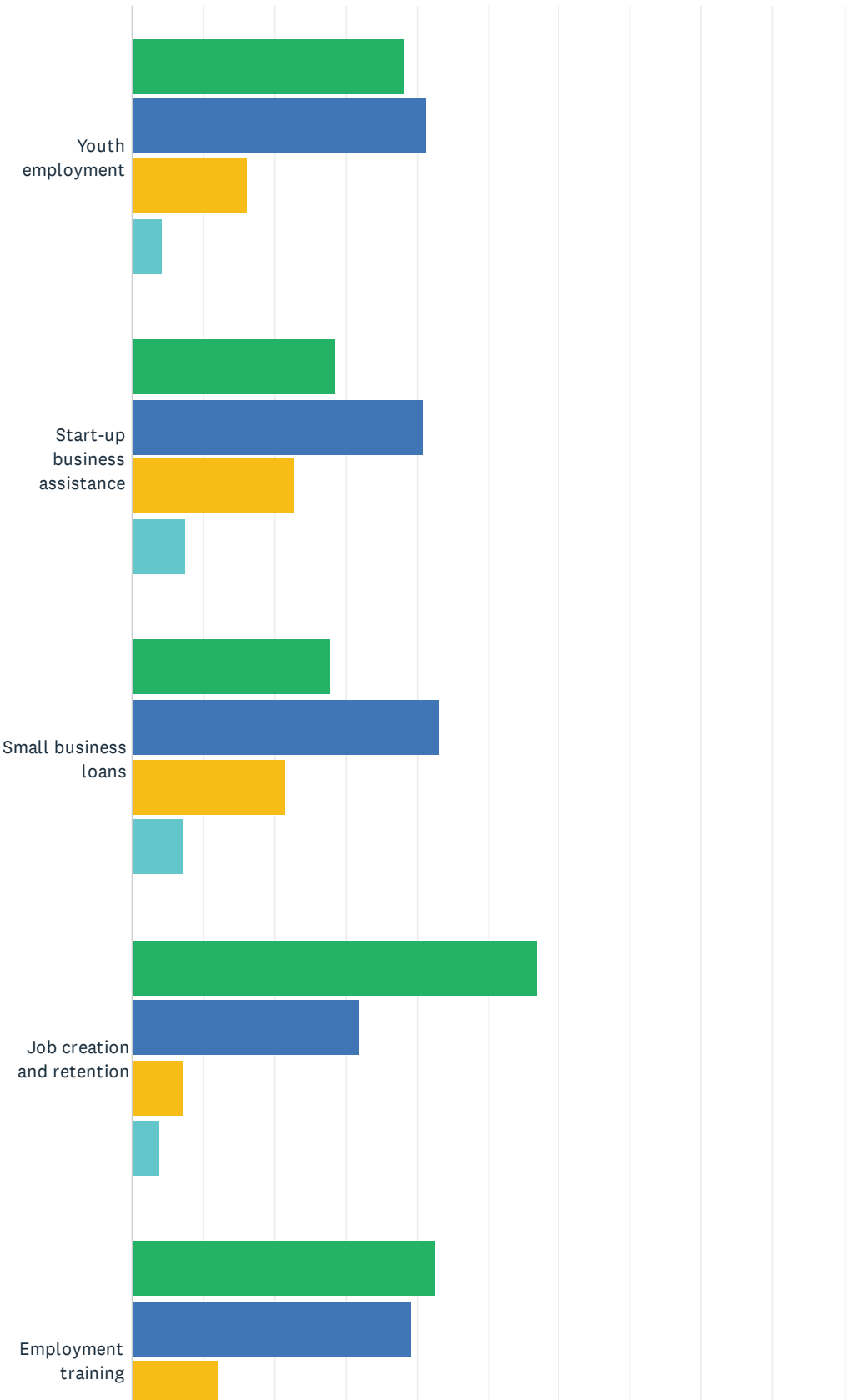


City of Chico 5-Year HUD Consolidated Plan

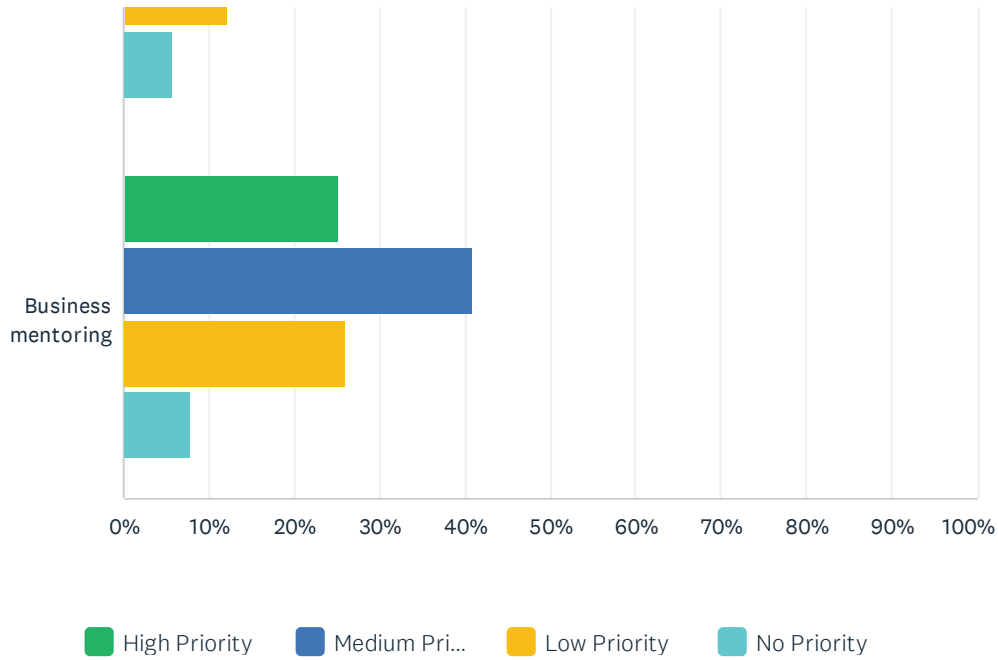
	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NO PRIORITY	TOTAL	WEIGHTED AVERAGE
Senior centers	26.87% 108	45.52% 183	19.65% 79	7.96% 32	402	2.09
Youth centers	47.00% 188	36.25% 145	12.25% 49	4.50% 18	400	1.74
Health care facilities	54.11% 217	33.42% 134	7.98% 32	4.49% 18	401	1.63
Community centers	29.47% 117	44.58% 177	19.65% 78	6.30% 25	397	2.03

Q13 ECONOMIC DEVELOPMENT ACTIVITIES

Answered: 402 Skipped: 2



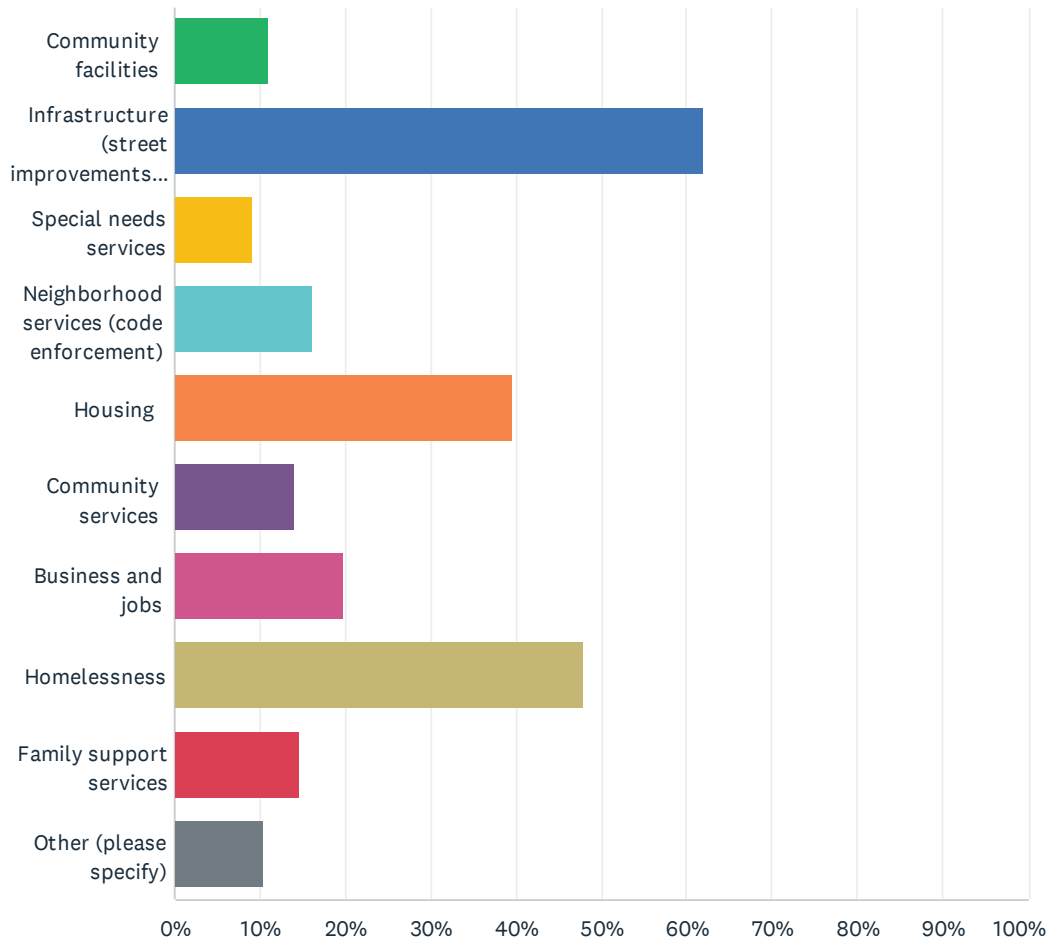
City of Chico 5-Year HUD Consolidated Plan



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NO PRIORITY	TOTAL	WEIGHTED AVERAGE
Youth employment	38.15% 153	41.40% 166	16.21% 65	4.24% 17	401	1.87
Start-up business assistance	28.64% 114	40.95% 163	22.86% 91	7.54% 30	398	2.09
Small business loans	27.89% 111	43.22% 172	21.61% 86	7.29% 29	398	2.08
Job creation and retention	57.00% 228	32.00% 128	7.25% 29	3.75% 15	400	1.58
Employment training	42.75% 171	39.25% 157	12.25% 49	5.75% 23	400	1.81
Business mentoring	25.25% 100	40.91% 162	26.01% 103	7.83% 31	396	2.16

Q14 Which category do you consider the highest priority for the City's Community Development Block Grant (CDBG) funding for the next five years (select up to three)?

Answered: 403 Skipped: 1



City of Chico 5-Year HUD Consolidated Plan

ANSWER CHOICES	RESPONSES	
Community facilities	11.17%	45
Infrastructure (street improvements, safety)	62.03%	250
Special needs services	9.18%	37
Neighborhood services (code enforcement)	16.13%	65
Housing	39.70%	160
Community services	14.14%	57
Business and jobs	19.85%	80
Homelessness	47.89%	193
Family support services	14.64%	59
Other (please specify)	10.42%	42
Total Respondents: 403		

Q15 Any comments you would like to share (other areas of need, recommendations for specific projects or programs, etc.)? (255 character limit)

Answered: 149 Skipped: 255

Q16 If you wish to stay informed regarding the progress and initiatives of the Plan, please provide your email address below. (optional, not required)

Answered: 132 Skipped: 272

ANSWER CHOICES	RESPONSES	
Email address	100.00%	132

CITY OF CHICO
CDD--Housing Division
DRAFT 2025-26 HUD Annual Plan Budget

CDBG	
SOURCES	
Prior Year Estimated Resources	201,223.00
<i>Estimated 2025-26 Allocation</i>	<i>960,832.00</i>
Total	1,162,055.00
USES	
Administration (20% Grant)	
General Program Administration	164,166.00
Fair Housing Program	8,000.00
Continuum of Care Administration	20,000.00
Total Administration	192,166.00
Housing Programs and Projects	
Program Delivery	3,000.00
Homeowner Rehab - Sewer Laterals	50,000.00
Housing Services	30,000.00
North Cedar Street Rehabilitation Project	300,000.00
Rental Rehabilitation Project	252,769.00
Code Enforcement	140,000.00
Economic development	
SBDC--Microenterprise Counseling	50,000.00
Public Services	
True North Housing Alliance	24,020.00
Chico Meals on Wheels	24,020.00
Peg Taylor Center	24,020.00
Catalyst Domestic Violence Services	24,020.00
Chico Housing Action Team (CHAT)	24,020.00
Community Action Agency - Esplanade House	24,020.00
Total Public Services	144,120.00
CDBG Totals	1,162,055.00

CITY OF CHICO
CDD--Housing Division
DRAFT 2025-26 HUD Annual Plan Budget

HOME	
SOURCES	
Prior Year Estimated Resources	1,045,802.00
<i>Estimated 2025-26 Allocation</i>	568,650.00
Program Income	18,988.00
	1,633,440.00
USES	
Administration (10% Grant)	
HOME Program General Administration	56,865.00
Housing Programs and Projects	
Tenant Based Rental Assistance (TBRA)	150,000.00
Habitat Wisconsin	790,000.00
Rental Rehabilitation Project	636,575.00
HOME Totals	1,633,440.00

**CITY OF CHICO AD-HOC CITIZEN'S ADVISORY COMMITTEE
CDBG PUBLIC SERVICES FUNDING RECOMMENDATIONS**

MINUTES OF THE MEETING OF MARCH 12, 2025

Council Conference Room 1

Committee Members Present: Kim Dietz, Chairperson
 Tamra Young
 Rashell Brobst
 Braden Pisani

Committee Members Absent: Amy Mickelson-Beadle

Staff Members Present: MaryJo Alonzo, Housing Program Manager

1. CALL TO ORDER

Chairperson Dietz called the meeting to order at 5:35 p.m.

2. ADVISORY COMMITTEE WELCOME

The Committee introduced themselves to the audience.

3. PRESENT FUNDING RECOMMENDATIONS

Committee Chairperson Dietz thanked the applicants for their work within the community and for presenting their applications to the Committee. Funding recommendations were made based on the Committee's review of the applications, presentations made to the Committee, and what service is provided within the community. The Committee used the City's adopted priorities for use of the CDBG Public Service funds (as established as part of the 2020-2024 Consolidated Plan as the 2025-29 priorities are being prepared). The priorities focus on providing assistance to people experiencing homelessness and/or supporting the prevention of homelessness through any of the following services:

1. Assist people experiencing homelessness, including providing stable housing (shelter, transitional, permanent)
2. Support and improve the well-being of seniors
3. Support and improve the well-being of people with disabilities
4. Provide legal services
5. Provide meals for homebound people
6. Provide childcare so that parent(s) may work to receive education
7. Provide rehabilitative health services

To follow HUD guidance, the Committee used a new scoring rubric that was updated in 2023 based on feedback from last year's funding recommendation process. Scoring was divided into four categories and each application was scored based on a 100-point structure. Below is the list of ratings which the Committee used to inform their funding recommendations.

FY 2025-26

CDBG-CAC Public Service Award Recommendation Matrix

Average Rate	Agency Name	Applicant Request	Award Recommendation	% of Request to Award
93.80	Catalyst Domestic Violence Services	\$33,880	\$24,020.00	71%
89.60	True North Housing Alliance	\$40,000	\$24,020.00	60%
89.40	Community Action Agency of Butte County	\$27,000	\$24,020.00	89%
88.60	Chico Meals on Wheels - Council on Aging	\$40,000	\$24,020.00	60%
78.80	Chico Housing Action Team	\$25,000	\$24,020.00	96%
76.00	Innovative Health Care Services	\$35,000	\$24,020.00	69%
69.40	Home & Heart	\$30,000	\$0.00	0%
67.40	CHIP	\$20,000	\$0.00	0%
54.20	South Chico Community Assistance Center	\$25,000	\$0.00	0%

Estimated* CDBG Funds Available	\$144,124	*Amount to be adjusted based on final HUD allocation
TOTAL Requested	\$275,880	
TOTAL Award Recommended	\$144,120	Per Funding Recommendation Meeting March 12, 2025
Balance of Estimated* CDBG Funds	\$4	

Chairperson Dietz summarized the funding recommendations methodology of the Committee:

- Due to minimum funding per award of \$20,000, 6 applicants could be funded with the expected funding allocation.
- Committee members rated applications based on scoring rubric (out of 100 points) and ranked from 1-9 (1 highest, 9 lowest score).
- Applications who rated and ranked highest are recommended for funding.
- The top six ranked applicants were proposed to receive an equal funding recommendation.
- At this time, staff is awaiting the Federal budget allocation and estimated funding was based on current year allocation. The following contingency plan was approved in the event the final HUD allocation differs from the expected allocation:
 1. determine the difference between expected allocation and actual allocation;
 2. divide that difference into six equal parts; and
 3. increase or decrease funding to each organization equally except that no organization should be funded less than \$20,000.

4. QUESTION AND ANSWER SESSION

Applicants were encouraged to ask questions or open discussion of pertinent issues.

None.

Applicants were invited to participate during the Public Hearings at the planned City Council meetings and staff reminded applicants that final funding recommendations will be decided by Council.

5. PUBLIC COMMENT

No public comments were submitted.

6. ADJOURNMENT

There being no further business from the Committee, the meeting ended at 6:00 p.m. It is not anticipated that this Committee will meet again during this calendar year.



City of Chico

Citizen Participation Plan

For the Use of Funds from the Department of Housing & Urban Development

The purpose of the Citizen Participation Plan is to establish policy and procedures for citizen participation in the planning, implementation and assessment of activities proposed in the Consolidated Plan, any Substantial Amendments to the Plan, the Annual Action Plan and the Consolidated Annual Performance Evaluation Report (CAPER).

Encouragement of Citizen Participation

Citizen participation is encouraged by all Chico residents, especially by individuals of low and moderate income, residents of slum and blight areas, and residents of predominantly low- and moderate-income neighborhoods where project activity is on-going or being considered. The City makes an effort to ensure the participation of persons with special needs and/or persons who are often underrepresented in public process, and organizations that represent such persons of low income, persons of color, non-English speaking persons, persons with disabilities, and/or persons who are homeless.

At a minimum, the City will post a notice on the City's website notifying the public of the Consolidated/Annual Plan process and the schedule of public meetings, workshops and/or focus groups. The City will incorporate alternative public involvement techniques, such as the use of focus groups and the internet, including email distribution of notifications. Upon request and/or when relevant, special provisions will be made to accommodate persons who wish to participate who have a disability or language barrier.

The City also has a CDBG Ad-Hoc Citizen Advisory Committee, comprised of up to seven representatives who are appointed by the City's Finance Committee. The Committee Members review proposals and make recommendations to the City Council concerning funding for Public Service projects. Committee meetings are open to the public and held as needed. Committee agendas are posted 72 hours prior to a meeting and available on the City's website.

Citizen Comment on the Consolidated/Annual Plan and Amendments

Prior to the adoption of a Consolidated Plan, Substantial Amendments and the Annual Action Plan, the City will make the draft documents available to citizens, public agencies and other interested parties, for a comment period of no less than 30 days, or as waived by HUD. The following information will be identified in a notice that will be published in the local newspaper of general circulation: the amount of assistance the City expects to receive and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income, the dates of the public comment period, and location of where draft documents may be obtained for review. If it is believed that any of the proposed activities will cause displacement of persons, information will be included that

describes the types and levels of assistance the City will make available (or others make available), to assist persons displaced.

The 30-day public comment period may be decreased in the event of an urgent community need in accordance with a HUD waiver, or as long as it does not conflict with HUD regulations. In no event shall the public comment period be less than 5 days.

The draft CAPER will be made available for comment for no less than 15 days before submission to HUD. A notice will be published in the local newspaper of general circulation.

Copies of the current Draft and Final Consolidated/Annual Plans and CAPER will be available for review on the City's Housing Webpage and at the following locations:

City Hall in the Housing Division—411 Main Street 2nd Floor

Chico Branch of the Butte County Library—1108 Sherman Avenue

Housing Authority of the County of Butte—2039 Forest Avenue

Legal Services of Northern California—541 Normal Street

If residents require special assistance for community meetings for physical, visual, or language impairments, as well as for alternative format/language assistance, they should contact the Community Development Department – Housing Division at (530)-879-6300 or Monday through Friday, 8:00 a.m. to 5:00 p.m. prior to the meeting date.

The City will consider any comments by individuals or groups received in writing, or orally at public hearings considering the Plans/CAPER. A summary of the written and oral comments received during the comment period will be included in the Consolidated Plan, Substantial Amendments, Action Plan or CAPER as applicable.

Public Hearings and Meetings

In accordance with HUD regulations, the City will hold at least two public hearings each year to obtain citizen's views and respond to proposals and questions. All public hearing meetings will be open to the public and held in buildings that are accessible to persons with disabilities. At least one public hearing will be held before the draft Consolidated/Annual Plan is adopted. The hearing will occur at a regularly scheduled City Council meeting and will be noticed via a special hearing notice in a local newspaper in general circulation at least 15 days prior to the date of the meeting. Copies of the notices in English and Spanish will be posted on the City's website. Hearings may be held virtually via computer and television transmission when dictated, for public health and safety. Notices will include information on how to submit comments. Upon request and/or when relevant, special provisions will be made to accommodate persons due to disability or language barrier.

The 15-day notice may be decreased in the event of an urgent community need in accordance with a HUD waiver, or as long as it does not conflict with HUD regulations. In no event shall the public comment period be less than 5 days.

A public hearing will be held before the CAPER is submitted to HUD. The CAPER will be considered at a regularly scheduled City Council meeting and will be noticed via a special hearing notice in a local

newspaper of general circulation at least 15 days prior to the date of the meeting. Notices in English and Spanish will be posted on the City's website.

A contact name and telephone number will be provided in the hearing notice to allow interested parties to ask questions or to make requests for special accommodations. If a significant number of non-English speaking residents are expected to be in attendance, the City will seek interpreter services from appropriate individuals or service organizations to provide such services.

Amendments to Consolidated/Annual Plans

The City considers a substantial change to the Consolidated/Annual Plan to be a change in funding from one eligible activity to another in an amount that exceeds 15% of the total annual grant allocation plus program income.

A draft Substantial Amendment will provide 30 days (unless modified per HUD waiver) for public comment and will be noticed as described in the Citizen Comment section of this document.

The 30-day public comment period may be decreased in the event of an urgent community need in accordance with a HUD waiver, or as long as it does not conflict with HUD regulations. In no event shall the public comment period be less than 5 days.

A change in the federal funding level after the draft Consolidated Plan is published would not be considered a Substantial Amendment.

Technical Assistance

Technical assistance, to the extent feasible, will be provided to organizations or individuals representative of persons of low-and-moderate-income that request assistance in developing funding proposals.

Complaints

The City will provide written responses to citizen written complaints related to the Consolidated Plan, Amendments and CAPER where practical, within 15 working days of receipt.

Public Review of Citizen Participation Plan

The Citizen Participation Plan is made available for public review and comment prior to adoption along with the five-year Consolidated Plan. Any substantial amendments to the Citizen Participation Plan will be made available for public review and comment prior to adoption. This plan will be available on the City's website and copies will be made available to those without internet access, at no charge and will be made available in an accessible format to persons with disabilities who require web readers to meet Americans with Disabilities Act requirements, or in Spanish, upon request.

Analysis of Impediments

To Fair Housing Choice

City of Chico, 2025



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I. Introduction

A. Purpose

The U.S. Department of Housing and Urban Development (HUD) requires that all states and cities in the country receiving Community Development Block Grant funds conduct an Analysis of Impediments to Fair Housing Choice every five years. Impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

Impediments can be public (e.g. General Plan actions or Zoning Ordinance requirements), private (e.g. tenant selection policies and procedures), or financial (e.g. discriminatory loaning practices).

Fair Housing Planning is a process to eliminate impediments to fair housing choice. The Analysis of Impediments identifies impediments and provides the substantive basis for Fair Housing Planning. The Analysis of Impediments also provides important information about the current state of local fair housing to policy makers, administrative staff, housing providers, lenders, and fair housing advocates.

B. Process

The Analysis of Impediments involves:

- An analysis of data that describes the local conditions for fair housing choice, including the availability of affordable, accessible housing in a range of unit sizes.
- A comprehensive review of the jurisdiction's laws, regulations, and administrative policies, procedures, and practices.
- An assessment of how those laws, regulations, and administrative policies, procedures, and practices affect the location, availability, and accessibility of housing.

- An assessment of conditions, both public and private, affecting fair housing choice for all protected classes.

The City of Chico undertook the following process to develop the Analysis of Impediments:

- Reviewed HUD guidance on Fair Housing Planning, the 2025-2029 City of Chico Consolidated Plan, the 2020 City of Chico Analysis of Impediments, and the Chapter 6 Constraints Analysis of the 2022-2030 City of Chico Housing Element.
 - Engaged fair housing organizations, other governments, advocacy groups, housing providers, service providers, financial institutions, educational institutions, and the general public, concurrent with Consolidated Plan outreach.
 - Consulted with the following entities in identifying impediments, and appropriate responses, to fair housing:
 - Butte Countywide Homeless Continuum of Care
 - California State University, Chico Basic Needs Program (CSUC)
 - Catalyst Domestic Violence Services
 - City of Chico staff
 - Disability Action Center (DAC)
 - Habitat for Humanity, Butte County
 - Housing Authority of the County of Butte (HACB)
 - Hmong Cultural Center of Butte County
 - Local Housing Providers: Community Housing Improvement Program (CHIP), Chico Housing Action Team (CHAT), True North Housing Alliance, The Jesus Center and Community Action Agency of Butte County, Inc. (CAA)
 - Legal Services of Northern California (LSNC)
 - Northern Valley Catholic Social Services (NVCSS)
 - North Valley Property Owners Association (NVPOA)
 - Youth for Change
4. Reviewed relevant data collected for the 2025-2029 Chico Consolidated Plan.
 5. Collected additional fair housing information: U.S. Census, U.S. Housing and Urban Development (HUD), Home Mortgage Disclosure Act (HMDA), and occupancy data in Section 8, public, and subsidized rental housing.
 6. Drafted the Analysis of Impediments document for City of Chico staff review and public review.

C. Goals

The goals of this analysis are:

- To create an ongoing process for the examination of fair housing in Chico and strive for the elimination of housing discrimination in the jurisdiction.
- To build working relationships among the various agencies involved with housing provision, both public and private.
- To provide opportunities for racially and ethnically inclusive patterns of housing occupancy.
- To promote housing that is physically accessible to, and usable by, all persons, particularly persons with disabilities.
- To educate both the public and private sector on the need for, and benefits of, fair housing.

II. Jurisdictional Background Data

To be consistent with the 2025-2029 City of Chico Consolidated Plan, this report predominantly uses two data sources: the U.S. Census American Community Survey, in particular the 2020 Decennial Census and 2018-2022 ACS 5-year estimates, and the 2017-2021 HUD Comprehensive Housing Affordability Strategy (CHAS). These time periods are the most recent available from these sources for use with the Consolidated Plan. These data sources provide a great amount of detail that is useful for the analysis of fair housing impediments, such as housing conditions, overcrowding, and housing cost burden, cross-tabulated by race, income, and household size. While more recent data would be preferable, the data sources used are the most relevant and complete available for the Analysis of Impediments.

A. Demographics

As of the 2020 Decennial Census, the City of Chico had a population of 101,475 persons with 44,270 households (U.S. Census, 2020 American Community Survey). Below are tables with key demographic indicators.

	Number of Persons	Percent of Total Population
Persons speaking a language other than English at home	16,207	16.0%
Persons in Poverty	23,277	22.9%
Persons in Poverty in Family Households	13,597	13.4%

Persons in Poverty in non-Family Households	9,680	9.5%
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Source: U.S. Census, 2020 Decennial Census

Race or Ethnicity	Number of Persons	Percent of Total Population
White (not Hispanic/Latino)	67,278	66.3%
Black or African American (not Hispanic/Latino)	1,725	1.7%
American Indian and Alaska Native (not Hispanic/Latino)	913	0.9%
Asian (not Hispanic/Latino)	4,160	4.1%
Native Hawaiian and Other Pacific Islander (not Hispanic/Latino)	304	0.3%
Some other race (not Hispanic/Latino)	608	0.6%
Two or more races (not Hispanic/Latino)	6,291	6.2%
Persons of Hispanic/Latino Origin (any Race)	20,194	19.9%

Source: U.S. Census, 2020 Decennial Census

Age	Number of Persons	Percent of Total Population
0 to 19 years old	24,604	24.2%
20 to 34 years old	30,973	30.5%
35 to 64 years old	32,191	31.7%
65 and older	13,707	13.5%

Source: U.S. Census, 2020 Decennial Census

B. Income

In 2022, the Chico median household income was \$68,195. An estimated 28.3% of Chico households earned less than \$35,000, which is nearly half of the median income. The table below shows that a large majority of Chico households earn middle to low incomes, with 39.1% of households earning less than \$50,000.

Household Income in the Past 12 Months	Number of Households	Percent of Total Households
Less than \$24,999	8,919	19.5%
\$25,000 to \$49,999	8,965	19.6%
\$50,000 to \$74,999	6,724	14.7%
\$75,000 to \$99,999	5,580	12.2%
\$100,000 to \$149,999	7,227	15.8%
\$150,000 or more	8,370	18.3%

Source: U.S. Census, 2018-2022 American Community Survey

C. Employment

As of 2022, Chico had 61,962 employed persons over 16 years of age. The average commute time for these employees was 21.3 minutes (U.S. Census, 2022 American Community Survey 5-year estimates).

The table below shows characteristics of the full-time, year-round employed population in Chico as of 2022. The estimated number of full-time, year-round employed persons in this category was 31,854, which is 51.4% of the total number of employed persons in Chico. The median annual earnings for males working full-time and year-round were \$13,220 higher than for females. The median annual earnings for all males with earnings in 2022 were \$6,252 higher than the median earnings of all females with earnings.

The “management, business, science, and arts occupations” category in the table below encompasses a wide variety of occupations, including the areas of education, social services, and healthcare. Median earnings in this category range from \$30,274 for “arts, design, entertainment, sports, and media occupations” to \$95,201 for “Health diagnosing and treating practitioners and other technical occupations” (2022 ACS 5-year Estimates).

The “service occupations” category includes healthcare support, fire fighters, law enforcement, food preparation and serving, building and grounds maintenance, and personal care. Median earnings in this category range from \$11,557 for “Personal care and service occupations” to \$101,038 for “law enforcement workers including supervisors.”

Occupation	Number of Persons	Median Earnings
Full-time, year-round civilian employed population 16 years and over	33,485	\$56,546
Management, business, science, and arts occupations	15,995	\$59,210
Service occupations	4,134	\$18,106
Sales and office occupations	6,238	\$30,540
Natural resources, construction, and maintenance occupations	2,670	\$43,294
Production, transportation, and material moving occupations	2,652	\$28,529

Source: U.S. Census, 2018-2022 American Community Survey

D. Housing

The Occupation and Household Income tables above point to a need for affordable housing in Chico. In order to afford the 2022 Chico median contract rent of \$1,232 (ACS 2022 1-year estimate), a household must earn at least \$52,700. This assumes paying 30% of income toward rent and utilities with the city’s average monthly utility cost of \$285 (California Public Utilities Commission, 2024). This income is 191% of the median earnings for one worker in service occupations. Housing affordability is even more challenging for part-time and unemployed persons. As of 2022, an estimated 12,390 renter households (53% of all Chico renter households) paid more than 30% of their income toward housing (U.S. Dept of HUD, CHAS data, 2017-2021).

Section NA-10 of the 2025-2029 City of Chico Consolidated Plan illustrates that housing affordability and availability are the most common housing problems in

Chico. This is particularly the case for Low-Income (earning less than 50% of Area Median Income) and Extremely Low-Income (earning less than 30% of Area Median Income) households, as well as elderly and single-person households.

In terms of race and ethnicity, Hispanic/Latino, Black/African American, and American Indian/Alaskan Native households have disproportionate shares of the city's Housing Problems and Severe Housing Problems, as described in Sections NA-15 and NA-20 of the Consolidated Plan. 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.

City of Chico Race and Ethnicity

Race or Ethnicity	Number of Persons	Percent of Total Population
White (not Hispanic/Latino)	70,424	69.4 %
Black or African American (not Hispanic/Latino)	1,928	1.9%
American Indian and Alaska Native (not Hispanic/Latino)	812	0.8%
Asian (not Hispanic/Latino)	4,972	4.9%
Native Hawaiian and Other Pacific Islander (not Hispanic/Latino)	507	0.5%
Some other race (not Hispanic/Latino)	6,089	6.0%
Two or more races (not Hispanic/Latino)	9,843	9.7%
Persons of Hispanic/Latino Origin (any Race)	18,773	18.5%

Source: U.S. Census, 2018-2022 American Community Survey

The table below shows owner-occupied home purchases by racial and ethnic category for the City of Chico in 2023. The percent of total originations by White non-Hispanic/Latino buyers is 7.2% *higher* than the White non-Hispanic/Latino percentage of the population. The percent of total originations by Persons of Hispanic/Latino Origin is 6.8% *lower* than the Hispanic/Latino percentage of the population.

2023 1st Lien Mortgage Originations for 1-4 Unit Owner-Occupied Home Purchases

All Mortgages

Racial or Ethnic Category	Total Number of Originations	Percent of Total Originations
White (not Hispanic/Latino)	768	76.6%
Black or African American (not Hispanic/Latino)	13	1.3%
American Indian and Alaska Native (not Hispanic/Latino)	8	0.8%
Asian (not Hispanic/Latino)	42	4.2%
Native Hawaiian and Other Pacific Islander (not Hispanic/Latino)	1	0.1%
Persons of Hispanic/Latino Origin (any Race)	117	11.7%
Unknown/Not applicable/Multi-racial (not Hispanic/Latino)	54	5.4%

Total	1,003	100%
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Source: Consumer Financial Protection Bureau, Home Mortgage Disclosure Act 2023 Data for the City of Chico

Comparing this 2025 analysis to 2017 HMDA data and 2011-2015 U.S. Census American Community Survey data used in the 2020 City of Chico Analysis of Impediments (table below), it is noteworthy that 1) mortgage originations have dropped for all groups by more than half; 2) persons of Hispanic/Latino origin have grown as a percentage of the population; and 3) White persons have reduced as a percentage of the population. The changes over these four years in percentage of originations from White and from Hispanic/Latino households have increased/decreased proportionally with their changes in demographic representation.

2017 1st Lien Mortgage Originations for 1-4 Unit Owner-Occupied Home Purchases
All Mortgages

Racial or Ethnic Category	Total Number of Originations	Percent of Total Originations
White (not Hispanic/Latino)	1,843	78.7%
Black or African American (not Hispanic/Latino)	18	0.8%
American Indian and Alaska Native (not Hispanic/Latino)	20	0.9%
Asian (not Hispanic/Latino)	85	3.6%
Native Hawaiian and Other Pacific Islander (not Hispanic/Latino)	9	0.4%
Persons of Hispanic/Latino Origin (any Race)	194	8.3%
Unknown/Not applicable	174	7.4%
Total	2,343	100%

Source: Consumer Financial Protection Bureau, Home Mortgage Disclosure Act 2017 Data for the City of Chico

The table below shows the total number of Higher Price Originations and Percent of Total Originations by racial or ethnic category, for the same types of loans as shown above. Only 625 of 1,003 records could be considered for this analysis due to lack of data on race, ethnicity or both for many records. Higher Priced Mortgages are defined by the Consumer Financial Protection Bureau as loans with annual percentage rates that exceed the average prime offer rate for a comparable transaction by at least 1.5%. The percentage of Higher Price Originations was higher for Persons of Hispanic/Latino Origin homebuyers than for White homebuyers; other races were not meaningfully analyzed due to small sample sizes.

1st Lien Mortgage Originations for 1-4 Unit Owner-Occupied Home Purchases
Higher Priced Mortgages

Racial or Ethnic Category	Total Number of Higher Price Originations	Percent of Total Originations by Racial/Ethnic Category
White (not Hispanic/Latino)	45	8.3%
Black or African American (not Hispanic/Latino)	0	0%
American Indian and Alaska Native (not Hispanic/Latino)	0	0%
Asian (not Hispanic/Latino)	0	0%

Native Hawaiian and Other Pacific Islander (not Hispanic/Latino)	0	0%
Persons of Hispanic/Latino Origin (any Race)	10	12.3%
Unknown/Not applicable	10	
Total	65	

Note: Higher Priced Mortgages are defined by the Consumer Financial Protection Bureau as loans with annual percentage rates that exceed the average prime offer rate for a comparable transaction by at least 1.5%
Source: Consumer Financial Protection Bureau, Home Mortgage Disclosure Act 2023 Data for the City of Chico

The table below shows the percent of total originations denied or not accepted by racial or ethnic category for the City of Chico in 2023. Persons of Hispanic/Latino Origin had higher rates of denial than White applicants; other races represented sample sizes too small to draw conclusions.

2023 1st Lien Mortgage Applications Denied or Not Accepted for 1-4 Unit Owner-Occupied Home Purchases

Racial or Ethnic Category	Total Number of Denials	Percent of Total Originations by Racial/Ethnic Category
White (not Hispanic/Latino)	76	9.7%
Black or African American (not Hispanic/Latino)	0	0%
American Indian and Alaska Native (not Hispanic/Latino)	1	9.1%
Asian (not Hispanic/Latino)	2	5.3%
Native Hawaiian and Other Pacific Islander (not Hispanic/Latino)	0	0%
Persons of Hispanic/Latino Origin (any Race)	15	12.8%
Unknown/Not applicable	1	11.1%
Total	94	

Source: Consumer Financial Protection Bureau, Home Mortgage Disclosure Act 2023 Data for the City of Chico

III. Evaluation of Jurisdiction's Current Fair Housing Legal Status

The City of Chico is not currently named in any fair housing lawsuits.

IV. Identification of Impediments to Fair Housing Choice

A. Public Sector

This section focuses on possible actions or omissions in the public sector (including public housing, community development, transportation, and community services) that may affect housing choice. A determination should be made to see if any action or omission is influenced by public policies, practices, and procedures such as those regarding site selection for the construction of public and private housing, building, occupancy, and health and safety codes.

1. Zoning and Site Selection

To adhere to fair housing law, planning and building policies and codes should avoid restricting housing choices in the following ways:

- High concentrations of low-income housing;
- Limited availability of housing affordable to low-income and moderate-income households; and
- Exclusions or limitations on special needs housing, including shelter and housing for homeless persons, persons with disabilities, seniors, and racial and ethnic minorities.

This section analyzes how government policy and regulations may affect these restrictions on housing choice. The City of Chico 2022-2030 Housing Element and 2025-2029 Consolidated Plan provides extensive detail on this topic.

High concentrations of low-income housing

The City of Chico belongs to the Butte County Association of Governments (BCAG), which guides regional planning. BCAG produces, in accordance with State law, a Regional Housing Allocation Plan. This plan directs each jurisdiction within the County to facilitate the production of its fair share of housing affordable to all income levels. The table below lists the final allocations from the most recent plan, BCAG's 6th Cycle RHNA, which covers the period of December 31, 2021, to June 15, 2030. The City of Chico was directed to facilitate the production of 1,101 very low-income, 507 low-income, 770 moderate-income, and 1,110 above moderate-income housing units, for a total of 3,488 units, or approximately 22.5% of the County's required 15,506 units (county totals include fire rebuild allocation, which increases the County total but does not impact the City of Chico's RHNA total).

TABLE 10 TOTAL ALLOCATION BY INCOME TIER

Jurisdiction	Very Low		Low		Moderate		Above Moderate		Total
	%	Housing Units	%	Housing Units	%	Housing Units	%	Housing Units	Housing Units
City of Biggs	44.4%	36	1.2%	1	14.8%	12	39.5%	32	81
City of Chico	31.6%	1,101	14.5%	507	22.1%	770	31.8%	1,110	3,488
City of Gridley	34.2%	118	11.9%	41	8.7%	30	45.2%	156	344
City of Oroville	27.4%	171	1.0%	6	11.7%	73	60.0%	375	625
Town of Paradise	5.3%	383	5.2%	374	18.4%	1,319	71.1%	5,103	7,179
Unincorporated	7.2%	272	9.5%	361	26.3%	998	56.9%	2,157	3,788
County Total	13.4%	2,081	8.3%	1,290	20.7%	3,202	57.6%	8,933	15,506
Overall HCD Requirement	13.4%	2,081	8.3%	1,290	20.7%	3,202	57.6%	8,933	15,506

Source: Butte County Association of Governments, 2020

This report uses Geographic Information Systems (GIS) data to analyze concentrations of low-income housing. The Appendix has maps showing income and demographic information for the City of Chico that are also detailed in the 2025-2029 Consolidated Plan. The Low-Income Households Map shows two census tracts (5.02 and 6.04), west of the California State University, Chico (CSUC) campus, with over 50% low-income households. Census Tracts with more than 40% low-income households include 6.03, 10.00, 12.00, and 13.00, all in the south and west parts of the city.

The Extremely Low-Income Households Map is similar to the Low Income Households Map, showing Census Tracts 5.02, 6.03, 6.04 and 10.00 with the highest concentrations of extremely low-income households at greater than 30% of households. Other census tracts surrounding these census tracts, in the south and west parts of the city are 20% to 30% extremely low-income. These census tracts constitute some of the oldest neighborhoods in Chico, where home prices and rents are less expensive than elsewhere in the city. Many of the residents are students, as the census tracts are located near CSUC.

These geographic characteristics are strongly influenced by market trends, as older structures and the abundance of student residents provide less permanence to the lower income neighborhoods.

The City of Chico does not have large concentrations of racial minorities (70.3% of the population is White). Census Tract 5.02 is 50% White non-Hispanic/Latino, and includes 32% Hispanic/Latino and 10% Asian persons. No other census tracts are less than 50% White non-Hispanic/Latino.

An estimated 19.9% of Chico residents are of Hispanic/Latino origin. The Persons of Hispanic Origin Map in the Appendix shows census tracts with the highest Hispanic/Latino concentrations. Census Tract 13.00 has the highest percentage of

people of Hispanic/Latino origin with 27.4%, followed by Census Tracts 5.01, 5.02, and 6.04 on the west end of the city, and Census Tracts 2.01, 2.02, 4.01 and 4.02 on the north end of the city, and 11.00 and 13.00 on the south end, each with 20%-25% of residents identifying as Hispanic/Latino.

The percentage of persons who are non-Hispanic/Latino non-White in the city is very low. The majority of persons in this category are Asian or two or more races. The Asian Persons Map in the Appendix shows five census tracts that have Asian persons as more than 7.5% of the population, with the rest of the city's census tracts having lower percentages of Asian persons. The Persons of Two or More Races Map in the Appendix shows that only Census Tracts 5.01 in the west of the city, and 9.01 in the east of the city, have more than 7.5% of residents as two or more races, with the rest of the city's census tracts having lower percentages of multi-racial persons.

In reviewing the May 2023 City Zoning Map (<https://chico.ca.us/documents/Departments/Community-Development/Geographic-Information-Systems/ZoningMap.pdf>) medium, medium-high and high density residential areas and commercial areas are located throughout the city on commercial corridors such as Esplanade Avenue, Forest Avenue, Highway 32 East, Nord Avenue/Walnut Street, and Rio Lindo Avenue. However, areas immediately to the west and north of CSUC have high concentrations of land zoned for higher density residential relative to the rest of the city. While this zoning concentration follows historic development patterns that responded to market student housing demands, future city zoning plans should take this concentration into consideration in order to maintain community balance of zoning districts throughout the city.

The Affordable Housing Projects in Chico Map in the Appendix shows that low-income, publicly assisted projects are spread throughout most of the city. However, there are higher concentrations in the southeast and south-central portions of the city. The Housing Authority of the County of Butte (HACB) and the City of Chico should take this into consideration to proactively avoid high concentrations of low-income housing.

During interviews for this report, staff of California State University, Chico (CSUC); Catalyst Domestic Violence Services; Chico Housing Action Team; The Jesus Center, True North Housing Alliance; Disability Action Center; and Youth for Change noted their program participants tend to live in these areas of the city: Chapman-Mulberry neighborhood; the north, south, and west neighborhoods around CSUC; Nord Avenue; and Southwest Chico. Program participants also tend to live in affordable housing managed by the Community Housing Improvement Program (CHIP).

Limited availability of housing affordable to low-income and moderate-income households

As shown in the City of Chico 2022-2030 Housing Element, Figure 32.3, the city had 1,698 permanently affordable, subsidized rental units at the time the Housing Element was adopted. The Chico 2030 General Plan and Municipal Code encourage affordable housing development in a number of ways. City actions and policies to encourage affordable development are described in the 2022-2030 Housing Element, Chapter 6: Constraints Analysis, and section MA-40 of the 2020-2024 City of Chico Consolidated Plan and summarized below.

- **Comprehensive Analysis:** Conducted an in-depth analysis of governmental constraints as part of the 2022-2030 Housing Element.
- **Flexible Zoning:**
 - Residential zoning districts allow a wide range of housing types and densities (7 to 70 units per acre).
 - Encouraged mixed-use development and special housing types (e.g., live/work units, boarding houses).
 - Created Traditional Neighborhood Development (TND) zones to promote diverse housing options.
- **Parking Standards:** Reduced parking standards and allowed further reductions for small units with rent restrictions for low-income households.
- **Supportive Housing:** Expanded opportunities for emergency shelters, supportive, and transitional housing by allowing them as permitted uses in all residential zoning districts. Transitional and permanent supportive housing is allowed by right in all residential zones.
- **Streamlined Improvement Standards:** Analyzed design criteria to ensure standards do not present undue burdens on developers.
- **Development Fees:**
 - Conducted a nexus study to justify development fees, ensuring they are lower than many comparable jurisdictions.
 - Reduced impact fees for studio/single-room occupancy and one-bedroom units to 70% of standard fees.
- **Permit Processing:**
 - Code changes to allow housing use by Right without discretionary approvals.
 - Simplified permit processing and provided informal consultations for potential projects to address issues early.
 - Initiated modifications specifically for affordable housing projects to comply with State law.
- **Housing for People with Disabilities:** Adopted provisions to support residential care homes for persons with disabilities, ensuring no undue regulatory barriers.
- **Zoning Code Updates:**
 - Enacted comprehensive updates to remove barriers to housing production, including increased residential densities.
 - Updated Accessory Dwelling Unit (ADU) regulations to comply with State laws and reduce fees.

- Implementation of a Streamlined Approval process for housing projects per State Senate Bill 35.
- Implementation of the recently enacted State Senate Bill 9-California Housing Opportunity and More Efficiency Act which allows for more dense development in single-family residential zones.
- **ADU Incentives:**
 - An Accessory Dwelling Unit (ADU) ordinance in compliance with State laws to encourage development of these units and updated comprehensive submittal package with reduced submittal fee.
 - City utilized grant funds to design 13 free pre-approved ADU plans (including one accessible unit design) that allow for permit-streamlining and offer significant savings for the interested ADU owner.
 - ADU impact fees have been reduced; owner occupancy requirement for primary units has been removed for the majority of the City.
 - City finalized a 2-story ADU plan with parking below and the residence above to add to the ADU catalog and has a promotional video highlighting the ADU plans on the City's website.
- **Density Bonus Law:** Updated the local Zoning Code to incorporate the State Density Bonus Law, allowing increased density and concessions for projects with affordable units. Housing density bonus or incentives for development of housing for very low, low or moderate- income households - if the prescribed percentage of units are made affordable, developers are eligible for a density bonus of up to 50% and may request up to three incentives or concessions.

These measures reflect the City of Chico's commitment to facilitating affordable housing development and addressing local housing needs.

The City's 2030 General Plan includes various planned measures to encourage the creation of housing for people with special needs:

- Expedite project processing and reduce regulatory barriers to the development of specialized housing by working cooperatively with non-profit, charitable, and educational organizations.
- Encourage the development of a variety of housing options for seniors, youth, those with disabilities, and people experiencing homelessness by partnering with developers on the funding of these units.
- Continue Tenant Based Rental Assistance (TBRA) to serve an estimated 120 households at risk of homelessness by providing deposit and monthly rental assistance for up to 24 months. This program provides assistance to very-low, extremely-low-income and special needs families at-risk of homelessness, who are working towards self- sufficiency with a locally established social services provider. The City contracts with the Housing Authority of Butte County to administer this program.
- Complete a feasibility study of Single Room Occupancy (SRO) or other small unit developments, especially through the conversion of motels/hotels which

are vacant or underutilized and assist in identifying potential funding resources.

- Revise the Municipal Code Section 19.24.040 so that compatibility requirements do not apply to residential projects for persons with disabilities.
- Amend the Municipal Code to include a Reasonable Accommodation procedure for persons with disabilities to request a variance from zoning or building code standards without requiring discretionary review.

Illustrated in MA-30 of the 2020-2024 Chico Consolidated Plan, there are 1,412 total beds for homeless households in service or under development, including 1,079 emergency shelter and transitional housing beds, and 288 permanent supportive housing beds, with 45 additional permanent supportive housing beds under development. The 2023 Point In Time Count, a federally required activity estimating the number of unhoused individuals across the nation, showed 925 unhoused individuals in the city of Chico, forming the majority of the 1,237 total unhoused individuals across Butte County.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	88	0	120	81	0
Households with Only Adults	609	35	210	164	21
Chronically Homeless Households	0	0	0	35	0
Veterans	0	0	15	4	0
Unaccompanied Youth	4	0	2	4	0

Source: HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

Updates to the Zoning Code since 2015

As detailed in the 2022-2030 Housing Element, the following is a description of revisions to the Zoning Code since 2020 that have been enacted to remove barriers to the production of housing, which include:

- **Goal 3, “Support production of housing that is affordable to low-income households” includes actions to:** update the City’s Density Bonus ordinance as allowed by AB 2345; incentivize the production of Accessory Dwelling Units (ADUs) that can be offered at affordable rents to low- to moderate-income households per AB 671; update the City’s portfolio of pre-approved ADU building plans to the new California Building Code standards as those standards are updated by the State; and investigate and monitor the impact of short-term rentals on the availability of both rental housing and single-family homes for potential homebuyers. Two significant new actions that revise the zoning code include: 1) an allowable increase in density for affordable multifamily projects in zoning districts that allow up to 20-22 units per acre, to 30 units per acre; and 2) by-right permitting of residential uses in the Industrial Office Mixed Use (IOMU) zone, allowing densities of up to 35 units per acre.
- **Action 3.3.6:** In June 2024, the City amended the Residential and Commercial Land Use Tables in the City’s Municipal Code to add a footnote which states that for the residential and commercial zoning districts where the allowable density is 20 or 22 dwelling units per acre, multi-family units are permitted to develop up to 30 dwelling units per acre if a minimum of 15% of the units are deed restricted housing affordable to low-incomes at or below 80% of AMI.
- **Action 3.3.7:** In June 2024, the City amended its Municipal Code to allow residential uses by-right in the Industrial Office Mixed Use (IOMU) zoning district, with allowable densities of up to at least 35 units per acre.
- **Action 4.2.4:** In June 2024, the City amended Table LU-2 of the General Plan and Section 19.52.080(D)(1) of the Municipal Code to clarify that all residential and commercial zoning districts with the -COS zoning overlay benefit from higher allowable residential densities, not just sites with mixed use designations.
- **Action H.4.6.2:** The City amended tables in the Municipal Code to make transitional and supportive housing an explicitly permitted use in all zoning districts that allow residential development.

2. Residential Readiness Code Amendments

City-initiated amendments to Title 19 of the Chico Municipal Code (Land Use and Development Regulations) to implement numerous 2022 Housing Element Actions, create consistency with policy direction in the General Plan, resolve minor inconsistencies in the Code, formalize interpretations made by the Community Development Director, respond to new State legislation, and clarify terms and

definitions. A corresponding amendment to Table LU-2 in the Land Use Element of the General Plan is proposed for consistency with changes made to Title 19. The proposed code amendments also address direction by the City Council to; 1) institute efficiencies in permitting processes for projects requiring architectural review; 2) provide for greater flexibility in parking standards for residential projects proposed in the Downtown Parking Area; 3) adopt special restrictions on the sale and service of alcohol by Council resolution; and 4) clarify language regarding commercial cannabis regulations. The proposed amendments represent Phase 1 of a planned multi-phase Code Amendment program and are referred to as the “Residential Readiness” program, as the majority of amendments are intended to streamline existing processes, reduce barriers for residential development and facilitate housing production. Phase 2 of the Residential Readiness amendments were recently approved by Council in April 2025.

In 2019, the City Council approved numerous amendments to the City’s Zoning Code that address direction by Council to gain efficiencies in implementation of the Code as called for by the General Plan, including and administrative use permit process, greater flexibility related to nonconforming residential uses and structures, and incentives for affordable housing, including ADU amendments.

3. Accessory Dwelling Units Stimulus Effort

Accessory Dwelling Units (ADUs) have been a focus of the City both before and after the Camp Fire and are also an area of increased legislative activity by the State of California. ADUs represent a more affordable market-rate housing option due to their small size and reduced cost of land and fees. The City has taken numerous steps to promote the development of ADUs, some actions were required by new State laws, and some the City took in response to its local housing crisis after the Camp Fire. These have included:

- Reducing the ADU development impact fees by 50%;
- Eliminating development impact fees for ADUs less than 750 square feet (sf);
- Eliminating sidewalk requirements where none exist on connecting sides;
- Allowing ADUs on multi-family lots under certain conditions;
- Allowing up to three ADUs on a single-family lot under certain conditions;
- Establishing a de facto amnesty program for unauthorized ADUs;
- Providing the community with free preapproved ADU plans developed by a local architect, with numerous floor plans and formats available. These plans are permit ready, meaning a streamlined permit process and significant savings for an interested property owner.

In addition to these measures, a new program to incentivize the development of ADUs with affordable rents to Very Low-, Low-, or Moderate-Income households is outlined in Action 3.3.3 of the Housing Element 2022-2030 Chapter 3 Housing

Program: “Explore funding sources that can be used to subsidize the cost of construction for ADUs that offer affordable rents for very low-, low- or moderate-income households, with recorded regulatory restrictions on rents. If determined feasible, implement a subsidy program.”

4. Update to State Density Bonus Law

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. The City of Chico’s Density Bonus provision is located in Chapter 19.62 of the Municipal Code. 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 (Action 3.3.1), which updated the City’s Density Bonus ordinance to increase the allowable density bonus for affordable housing from 35% to 50% per AB 2345. Projects with all units restricted to affordable rents will be eligible for a density bonus of up to 80%. The City will further update the Density Bonus ordinance to comply with AB 1287, which went into effect on January 1, 2024. AB 1287 provides developers of Moderate-Income affordable units with the opportunity to receive density bonuses.

Exclusions or limitations on special needs housing, including shelter and housing for homeless persons, persons with disabilities, seniors, and racial and ethnic minorities.

As described above, the City’s zoning code does not unfairly exclude emergency shelters, housing for homeless persons, or special needs housing. Also as described above, higher density and small lot housing is encouraged in many zoning districts, which makes senior housing, as well as affordable housing in general, more feasible. Furthermore, the City’s planning policy and regulations meet fair housing requirements, and do not encourage limitations to housing choice for racial or ethnic minorities.

The City has expanded opportunities for emergency shelters, supportive, and transitional housing by allowing them as permitted uses in all residential zoning districts. It has also adopted provisions to support residential care homes for persons with disabilities, ensuring no undue regulatory barriers.

The City’s zoning code does not limit the development of housing that is accessible to persons with disabilities. Residential care homes for six or fewer residents are permitted as a matter of right in all residential districts, as well as the Residential Office and Neighborhood Commercial districts. Residential care homes for seven or more persons are permitted in most residential districts, the Office Residential District, and commercial districts with a use permit. There are no development standards that regulate the concentration or spacing of residential care homes.

The City's Municipal Code allows the Community Development Director to approve modifications or exceptions to the regulations, standards and practices for the siting, development and use of housing or housing related facilities, or other matters related to zoning and land use, that would eliminate regulatory barriers and provide an individual with a disability an equal opportunity to housing of his or her choice. Such examples of code exceptions granted under this authority include minor deviations in front setbacks to allow direct-access wheelchair ramps at residential dwellings and allowing the keeping of animals not typically allowed for emotional support.

To better understand the needs of racial/ethnic minorities and persons with disabilities, organizations that work with these populations were interviewed for this study. Disability Action Center, Hmong Cultural Center of Butte County, and Northern Valley Catholic Social Service provide services for people with disabilities, and the Hmong and Hispanic/Latino communities, respectively. Due to their role in providing both public housing units and Housing Choice Vouchers, the Housing Authority of the County of Butte was also interviewed. During interviews conducted for this report, staff described barriers to housing their client's experience.

Disability Action Center (DAC) staff noted that their clients with disabilities experience challenges with finding housing, and increasingly so in recent years. These barriers entail: lack of income, including lack of employment opportunities and difficulty qualifying for government subsidy programs; increase in rental prices; lack of funds for a deposit; lack of funds for utility bills, which are more expensive in both older homes and cheaper housing; finding homes that are accessible for wheelchairs and mobility devices; and finding housing that will accept pets, especially larger dogs. People with disabilities are also likely to have higher healthcare expenses and higher rates of needing to access public transportation.

The Hmong Cultural Center of Butte County (HCCBC) staff stated challenges Hmong people experience in finding housing including: high rental market prices, long waiting lists, and difficulty in navigating communication, applications, and paperwork if they are not fluent in English. A significant proportion of the Hmong community in Butte County lives in Section 8 public housing, and HCCBC staff suggested hiring more bicultural and bilingual Hmong staff at the Housing Authority of the County of Butte to provide culturally appropriate translations and resources for the underserved Hmong community.

Northern Valley Catholic Social Service (NVCSS) staff noted their Hispanic/Latino clients experience barriers to housing, including: language and communication, especially when onsite property managers are not bilingual; lack of documentation such as a social security number; concerns regarding legal status; lack of access to a computer and internet for online housing documents; lack of established credit history due in part to larger proportions of the community using cash instead of credit; lack of rental history due in part from renting from friends or relatives; and

lack of income such as three times the rent (some families will double-up and choose to live together in order to fulfill income requirements).

Once Hispanic/Latino households obtain housing, additional barriers remain such as a hesitancy to ask questions, complain, or submit maintenance requests due to fear of causing issues, losing housing (eviction), or due to fear regarding legal status. These additional barriers are more challenging in personal rentals run by individual landlords in which NVCSS staff noted housing is less likely to be maintained or up to date.

Housing Authority of the County of Butte (HACB) staff noted that speaking a language other than English, Spanish or Hmong can be a barrier to housing, as landlords often do not want to make an effort to communicate with people who speak other languages. For example, there are now immigrants from Afghanistan living in Chico who speak Farsi, and they have encountered issues in working with landlords. It was also noted that if a disability makes it difficult to use a computer, the requirement to fill out an online application is also a barrier.

2. Community Revitalization

One aspect of fair housing choice is neighborhood revitalization and the provision of good services to areas in which low- and moderate-income families live. Racial and ethnic minorities, who are especially concentrated in such neighborhoods, will benefit from better neighborhood environments so critical to good housing.

Frequently, the quality or extent of public services and facilities varies dramatically among residential neighborhoods. Public services and facilities include schools, recreational facilities and programs, social service programs, parks, roads, transportation, street lighting, trash collection, street cleaning, crime prevention, and police protection activities. Lower-income, densely populated residential areas too often lack the level and array of services that are provided in less impacted, more affluent neighborhoods. Jurisdictions should strive to equalize services as part of Fair Housing Planning.

For purposes of this Chico Consolidated Plan analysis, a "concentration" of racial or ethnic minorities, or low-income families, are census tracts with at least one of the following characteristics:

- less than 50% of households are White non-Hispanics
- more than 50% of households are Low Income
- more than 30% of households are Extremely Low Income

The MA-50 section of the 2025-2029 Chico Consolidated Plan provides details on where the concentrations of racial or ethnic minorities or low-income families are found in Chico. In summary:

- In general, the downtown and areas adjacent to the south and west have more racial and ethnic minorities than areas on the east and north sides of the City. Census Tract 5.02 is the only census tract where less than 50% of the population is non-Hispanic White (49.58%). Census Tract 5.02 is located adjacent and to the west of the California State University Chico campus, surrounding Nord Avenue and generally south of West Sacramento Avenue
- Census Tracts with 50% or more of households earning less than \$50,000 are concentrated in the central, west, and south parts of the City (Census Tracts 6.03, 10.00, 6.04, 5.02, 13.00, 12.00, 11.00). Four census tracts in the downtown and adjacent to the northwest around the Chico State campus have more than 60% of households earning less than \$50,000, including Census Tracts 6.03, 10.00, 6.04, and 5.02.
- Census Tracts with 30% or more of households earning less than \$25,000 are concentrated in the downtown and adjacent census tracts to the northwest, north, and south (Census Tracts 10.00, 5.02, 6.04, 6.03, and 12.00).
- Census Tract 5.02 is the only census tract that has concentrations of racial or ethnic minorities, Low Income households, and Extremely Low-Income households, where “concentration” is defined as above. All of the census tracts that have concentrations of Extremely Low-Income Households also have concentrations of Low-Income Households: 5.02, 6.03, 6.04, 10.00, and 12.00.

Census Tract 13.00, which includes the Chapman Mulberry-Neighborhood, was not identified as a census tract with concentrations of Low-Income households in this analysis, although it has been identified in previous Consolidated Plans. According to the 2022-2030 Housing Element, Capital improvement projects in Census Tract 13 have included a pedestrian/bicycle connection, corridor bikeway facility, road rehabilitation, and sewer mains and laterals for residential connections. Proposed projects include additional road rehabilitation and corridor bikeway facility as well as congestion relief and sewer trunk lines. In December 2021, the Chapman Park Renovation Project was granted \$2.9 million through Proposition 68 for construction of a new splash pad water recreation and play_area, walking path with lighting, fencing, and restrooms. While Census Tract 13.00 continues to have a high proportion of Low-Income resident households, concentrations of these households have been declining in recent years.

These changes in concentrations of Low Income and Extremely Low-Income households within Census Tract 13.00 could provide a model for effecting similar changes in Census Tracts 5.02, 6.04, 6.03, 10.00, and 12.00. The Chapman-Mulberry Neighborhood that is located within Census Tract 13.00 has benefitted from a number of public investments in recent years, including: the construction of new homes for Low Income first-time homebuyers by Habitat for Humanity of Butte

County in the area of 16th to 20th Streets, between C and D Streets; new street and gutter infrastructure in this area; new homes for Low Income first-time homebuyers on 11th Street just east of Park Avenue; and new pathway and road improvements around Chapman Elementary School as part of the Safe Routes to School Program. The Chapman-Mulberry Neighborhood is also home to the Dorothy F. Johnson Community Center, which provides community-based programs, space for community gatherings, and recreational opportunities for youth. Targeting HUD entitlement funds toward affordable home ownership and infrastructure projects in Low Income neighborhoods has proved to be effective in addressing concentrations of poverty, and the City may want to replicate this strategy in key areas within Census Tracts 5.02, 6.04, 6.03, 10.00, and 12.00.

Census Tracts 5.02 and 6.04, west of the California State University, Chico (CSUC) campus, have the highest proportions of low-income and extremely low-income households in the city. Households in these census tracts also have the highest housing cost burdens.

Census Tracts 5.02 and 6.04 are near the CSUC campus. The large percentage of college students living in this area drives the high share of renter tenancy, the high proportion of rent-burdened households, and low median incomes. However, the CSUC campus is also an asset to these neighborhoods by providing opportunities for employment and college/community collaborations to address neighborhood problems. Chico High School, Citrus Elementary and Enloe Hospital are also near these census tracts, while not within their boundaries.

The City of Chico's Capital Projects map currently does not show any projects in design or development in Census Tract 5.02. However, the City will consider the use of CDBG funds, whenever available and appropriate to supplement public works projects that need additional funding, such as roadway rehabilitation and beautification of the bike path connection from SR 32 to California State University Chico.

In Census Tract 6.04, the City is in the design phase for comprehensive streetscape improvements along North Cedar Street with \$1.24 million allocated for engineering in FY 2024-25 from a planning grant from the state (REAP 2.0). It includes roadway reconstruction, storm drain and ADA improvements, and new curb, gutter, and sidewalk. The City also is in a design phase for improvements to the West Sacramento Ave. railroad crossing.

The Hegan Lane Congestion Relief project will focus on reconstructing parts of Hegan Lane and Midway, installing bicycle lanes along Otterson Drive, roundabouts at key intersections, and a new traffic light at E. Park Avenue and Scott Avenue (Census Tract 11). Finally, the P-18 Trunkline project, slated for 2025, will install sewer trunk lines in the southern and southeastern sections of Chico (Census Tracts 11,12,13)

Fair Housing Impediment 1: High concentration of racial minorities in Census Tract 5.02, which also has high concentrations of low-income households, renter households, housing cost burdens, substandard housing, and inadequate public improvements.

Fair Housing Objective 1: Partner with legal services/fair housing organizations to hold public workshops in Census Tract 5.02 on fair housing, the Americans with Disabilities Act, and tenant rights. Provide information to tenants in these areas so that they can advocate for their housing rights and connect to resources.

This Community Revitalization section analyzes the following with respect to fair housing in the City of Chico:

- The extent to which municipal and other services (transportation, social services, schools, health services, hospitals, banks, and other lending institutions) are equally distributed throughout the city.
- Efforts to link transportation, job creation, and housing opportunities for low-income households.
- Efforts to revitalize or enhance lower income neighborhoods.
- Financial resources to fund affordable housing, community facilities and services, and small and disadvantaged business opportunities in neighborhoods in need of revitalization.

The extent to which municipal and other services (transportation, social services, schools, health services, hospitals, banks and other lending institutions) are equally distributed throughout the city.

Transportation: Most of the City of Chico, particularly lower income neighborhoods, is relatively compact, with walkable blocks and streets that are accessible to a comprehensive transit system—the B-Line Bus System. The centrally located transit center connects riders to all parts of the city, as well as the nearby towns of Biggs/Gridley; Magalia/Paradise; and Oroville/Palermo. The B-Line Bus System includes Paratransit, which is available throughout the city. Disability Action Center (DAC) staff noted in an interview for this report that the cost of Paratransit can be a barrier for persons with disabilities.

Social Services: The City of Chico is home to a wide variety of social services, with offices distributed throughout the city. The County Departments of Employment and Social Services and Behavioral Health have service offices located in the east and central parts of the city.

Schools: Elementary, Junior, and High schools are evenly distributed throughout the community, serving those neighborhoods with a large enough child population to

justify their need. Due to Chico's relatively small physical size, ease of access is not a significant issue at this time.

Hospitals and Health Services: There is presently one hospital to serve the community's needs, Enloe Medical Center. This facility is located in one of the oldest residential areas of the city, near some of the city's lowest income neighborhoods. There are also a number of walk-in medical care facilities situated in various locations around the city.

Banks: Banks and other financial services are scattered in commercial areas around the community. There are concentrations in the Downtown Central Business Core, North Valley Plaza Mall, Chico Mall / Skyway, as well as other commercial strip locations around town. 3CORE is a tri-county Community Development Financial Institution that is based in Chico on the east side of the city, with a mission of providing capital and financial services to low-income households and communities.

Efforts to link transportation, job creation, and housing opportunities for low-income households

As described in Section IV.A.1, the City's 2030 General Plan lays out a broad strategy to connect housing to jobs and reduce vehicle trips. This strategy has been implemented through the Municipal Code, and in particular, the Zoning Code. Key aspects of the City's "smart growth" strategy include:

- A "Green Line" which limits development in agricultural areas to the west of the city, thereby focusing new growth on infill and redevelopment;
- A focus on infill development, with higher densities and greater zoning flexibility to encourage development in the downtown, community and neighborhood centers, and along transit/commercial corridors;
- A Corridor Opportunity Site Overlay Zone that encourages higher density and mixed uses along underutilized transit corridors. The overlay zone allows for residential use above ground floor office or retail, and reduced parking standards;
- A Traditional Neighborhood Development Zoning District, encompassing 271 acres, intended to create compact and complete neighborhoods with a mix of residential and non-residential uses within walking distances of one another; and
- Master-planned new growth areas within the city limits that emphasize a mix of uses, walkable neighborhoods, and easy access to jobs, transportation, recreation, and retail and community amenities.

- The Corridor Opportunity Site (COS) Overlay Zone. The COS overlay zone is intended to encourage mixed use development of medium- and high-density residential and commercial land uses and to promote increased residential density, and transportation patterns that do not rely solely on the automobile. Residential projects within the COS must be developed at or above the midpoint of the allowable density range and are allowed to develop at up to 70 units per acre. Action 4.2.5 of the 2022-2030 Housing Element will investigate opportunities to apply the Corridor Opportunity Site (COS) overlay to additional areas and corridors within the City, with an emphasis on Transit Priority Areas and Major Transit Stops.
- Sites identified as appropriately zoned for affordable housing development in the Site Inventory of the 2022-2030 Housing Element are predominantly those with close proximity to public transit. This amenity is a requirement of the Low Income Housing Tax Credit program, which provides the majority of funding for affordable housing in Chico.
- Several actions were added to the 2022-2030 Housing Element to address improving access to jobs and transportation for low-income households:
 - Action 1.6.1: Use State/Federal grant funds available to the City to support infrastructure needs for planned affordable housing projects. To the extent feasible, prioritize projects in areas with high job proximity and high economic, education, and environmental outcomes.
 - Action 1.7.2: Conduct specific, targeted outreach to Census Tracts 2.02, 3, 5.01, 5.02, 6.03, 6.04, 10, 11, 12, and 13 which have block groups with the finding “less positive economic outcome” or “furthest proximity to jobs” (HCD AFFH Data Resources and Mapping Tool: 2021 TCAC; 2017 U.S. Department of Housing and Urban Development). To the extent feasible, outreach will be bilingual in English and Spanish. Outreach will include preparation and distribution of a flyer in collaboration with the Butte College Small Business Development Center. The flyer will advertise small business counseling for low-income individuals who own or want to start their own business. Provide the flyer for outreach to local businesses, employers, health care, restaurants, schools, stores, and organizations in these census tracts.
- Whenever appropriate, the City will consider applying for the State of California AHSC funding. Administered by the Strategic Growth Council and implemented by the California 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 through

improved pedestrian and non-motorized access to services, education and jobs. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

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Almost all affordable housing projects located in Chico are financed with tax credits administered by the California Tax Credit Allocation Committee (CTCAC). CTCAC prioritizes projects that are close to public transit, grocery stores, libraries, schools, hospitals, health clinics, pharmacies and senior centers. Almost all the city's large low-income affordable housing developments (50+ units) built over the last 20 years, representing about 800 units, are located on or near commercial/transit corridors and employment centers.

Efforts to revitalize or enhance lower income neighborhoods

The City adopted plans for two lower income neighborhoods in 2008 — one for the Chico Avenues Neighborhood, and one for the Southwest Chico Neighborhood, and a Chapman/Mulberry Plan in 2004. The Chico Avenues Neighborhood is comprised of portions of four census tracts: 6.01, 6.03, 6.04, and 7.00. Census tract 6.04 meets the CDBG definition of a “low-moderate income area”, in that at least 50% of the residents earn less than 80% of Area Median Income. The Southwest Chico Neighborhood is comprised of census tract 12.00 in which at least 40% of the residents have low-moderate incomes. These plans describe a multi-year approach to address a broad range of infrastructure needs for these neighborhoods, in addition to addressing other neighborhood priorities, such as historic preservation and traffic calming.

Since adoption of these neighborhood plans for the Avenues, Southwest Chico, and Chapman/Mulberry, the City continues to plan and undertake significant efforts to enhance its lower income neighborhoods through use of HUD funds, former redevelopment agency funds, and community partnerships. These efforts have predominantly focused on lower income, older, central city neighborhoods as described in this Analysis of Impediments. Below is a summary of these efforts by neighborhood.

Chapman/Mulberry Neighborhood (Census Tract 13.00)

- The remaining portions of the Chapman and Mulberry neighborhoods in the area of Census Tract 13.00 was annexed into the City of Chico on July 1, 2020. The annexation now provides city services such as police, fire and code enforcement, as well as potential infrastructure improvements.
- In July 2024, the City approved \$2.4 million for its affordable homeowner project with Habitat for Humanity to build 5 homes affordable to low-income

homebuyers on former City land, while also committing to improvement of surrounding streets, sidewalks, gutters, storm drain, and sewer system.

- Ongoing conversion of septic systems to the city sewer system, in compliance with State directives, including a CDBG-funded County grant program to assist low-income homeowners in connecting their laterals to the sewer system.
- Improved lighting and storm water drainage in the north part of the Chapman neighborhood along 10th Street.

As of 2020, the Chapman/Mulberry neighborhood has been enhanced by the construction of 27 new homes for low-income, first-time homebuyers through Habitat for Humanity of Butte County, in the area of East 16th to 20th Streets between C and D Streets, along Mulberry Street, and on East 11th Street. In addition to the new homes in the area, storm drain, alley and street improvements were made for access to the homes on 19th and 20th Streets.

Continued use and maintenance by the Chico Area Recreation District, and other community organizations, of the Dorothy Johnson Center, located at the heart of the Chapman neighborhood, as well as 20th Street Park.

- Newly constructed Salvation Army Community and Family Service & Education Office on 16th Street provides important services to the community.
- Chapman Elementary School is in the center of the Chapman Neighborhood, and pathway and road improvements that are part of the Safe Routes to School program have benefited the surrounding area.
- The City completed roadway maintenance and rehabilitation of Pine, Mulberry and Cypress Streets from East 9th Street to East 20th Street in 2022. The City is in the design phase of 20th St. Corridor improvements, to facilitate the acquisition of right-of-way and completion of street improvements to improve corridor operations and provide for economic development. The project will implement a complete streets approach to encourage other modes of travel.

Southwest Chico Neighborhood (Census Tract 12.00)

- Development of 1200 Park Avenue, an affordable tax credit housing project for low-income seniors, which enhanced an entire city block.
- Development of a 58-unit multifamily affordable/supportive housing project located at the former site of The Jesus Center at 1297 Park Avenue known as The Foundation, owned and operated by Jamboree Housing.

- Street, sidewalk, and median improvements along Park Avenue.
- Infill redevelopment associated with the construction of The Jesus Center's Renewal Center on Fair Street, with the possibility of future supportive housing at the site.
- Use of the City's Housing Rehabilitation Program, funded by CDBG, to improve energy efficiency of the housing stock.

In Census Tract 12.00, the City's Capital Improvement Project budget includes the Comanche Creek Greenway: Construct a Class 1 bikeway gap closure on an abandoned railroad grade, connecting the regional Chico-Durham bike path at the Midway to the recently completed Phase 1 pedestrian/bike bridge over Comanche Creek. Phase 2 will achieve goals from the adopted Southwest Neighborhood Plan relating to enhanced public access to Comanche Creek and improved circulation for employees and residents. Benefits to the many area residents and employees include: providing safe, non-motorized urban trails that support recreational and commuter bike/pedestrian traffic; acquiring the final 8.02 acres of the planned 30.99 acre Comanche Creek Greenway; native tree planting; and a Class A path, wayfinding signage, kiosks, lighting, and other recreational amenities. The project is funded with a \$1.5M California Natural Resources Agency (CNRA) grant.

A bridge replacement project over Little Chico Creek at Salem Street. is a funded project through a \$4.3M Federal Highway Administration grant, in the design stage.

- Hegan Lane Congestion Relief, formerly known as W Park Avenue extension, will bring intersection improvements and upgrade circulation to connections to reduce traffic delays in and around the Hegan Lane Business park district. The project has obtained \$5.1M in grant from federal Congestion Mitigation and Air Quality (CMAQ) funding.

Nord Avenue/North Campus/West Avenues Neighborhood (Census Tracts 5.02, 6.03 and 6.04)

- Increased number of new market rate units including:
 - Campus Walk: just under 50 units; two- and four-bedrooms; 330 Nord Avenue
 - The Post on Nord: one to five-bedrooms; 1200 Nord Ave
 - The Urban: 36 three-bedroom units; 1033 W 5th Street
- In Census Tract 6.03, the City's Capital Improvement Project Needs List includes Esplanade safety and accessibility improvements from Memorial Way to Lindo Channel. This funded project includes improvements to the function of the traffic signal system, sidewalk gap closures, and other improvements in order to meet requirements for accessibility in accordance with the adopted ADA Transition Plan. Also, a Class IV path will be

constructed along the eastern side of the Esplanade in the old railroad ROW; add a traffic signal at 1st Avenue and Oleander intersection; and construct a roundabout at Oleander Avenue and Memorial Way, a commercial/residential area next to Chico Junior High School. Construction will begin in 2023.

- In Census Tract 6.04, the City's Capital Improvement Project Needs List includes comprehensive streetscape improvements along North Cedar Street from West Sacramento Avenue to Fourth Avenue. It includes roadway reconstruction, storm drain and ADA improvements, and new curb, gutter, and sidewalk. It is currently unfunded but may provide an opportunity for the City to partner with California State University, Chico (CSUC) and the Mechoopda Tribe.
- In 2018, CSUC demolished an existing facility to build a \$101 million physical sciences building, that opened in the Fall of 2021 (Chico Enterprise-Record, 2018; California State University, Chico, 2025).

Barber Yard Specific Plan, redevelopment and revitalization

The Barber Yard Specific Plan (BYSP) will significantly expand housing opportunities by introducing a diverse array of residential options to meet the community's evolving needs. With up to 1,250 new units, the plan envisions a mix of housing types ranging from single-family homes to high-density apartment complexes, some with commercial spaces integrated to encourage walkability and support local businesses. This development aligns with Chico's 2030 General Plan, designated as a "Special Planning Area," which highlights the need for affordable and accessible housing options to accommodate the city's growth. BYSP's housing offerings will include affordable housing components, accessory dwelling units, and units for sale and rent, ensuring opportunities for various income levels.

The project will impact specific parts of Chico, particularly the Barber neighborhood, with the primary BYSP Area encompassing about 133 acres within the city and an additional 13.5-acre improvement area located just south, within unincorporated Butte County. This strategic location is bounded by local roads such as Chestnut Street and Normal Avenue to the northeast and Estes Road to the east, and it is near the Union Pacific Railroad to the southwest. These boundaries, along with proximity to agricultural and rural residential areas to the south and west, position the development as a bridge between urban Chico and the surrounding rural communities, potentially enhancing connectivity and economic ties between them.

To support the Barber Yard Specific Plan, Chico must commit to essential infrastructure upgrades. The city is responsible for extending roads, including the proposed extensions of Ivy Street, West 16th Street, and other local routes, ensuring

smooth access throughout the development. The project will also require a comprehensive network of bike lanes, pedestrian paths, and multiuse trails to encourage alternative transportation modes. Additionally, Chico's utilities will be enhanced, with wastewater services provided by the city and water services by the California Water Service. The project includes plans for a stormwater basin and drainage improvements to prevent runoff issues, with two potential drainage alignment options being considered to connect the site to Comanche Creek.

The infrastructure improvements necessitate city investment, particularly in stormwater management and transportation. A new water retention and detention basin within the off-site improvement area will handle stormwater, with the city evaluating two potential alignment routes for connecting drainage to Comanche Creek. This infrastructure, alongside road extensions and utility services, will ensure that the Barber Yard Specific Plan is sustainable, and that Chico's broader environmental and community needs are met as the city grows. Through these efforts, Chico aims to build an organized, sustainable urban area that benefits residents and the broader region.

Fair Housing Impediment 2: *Census Tracts 5.02, 6.03, 6.04, 10.00, and 12.00 are lower income neighborhoods that continue to have concentrations of substandard housing and inadequate public infrastructure.*

Fair Housing Objective 2: *Continue to support use of the Housing Rehabilitation Program in Census Tracts 5.02, 6.03, 6.04, 10.00, and 12.00, and target public improvements in these areas over the next five years.*

Financial resources to fund affordable housing, community facilities and services, and small and disadvantaged business opportunities in neighborhoods in need of revitalization

Financial resources available include:

- The HOME Program: The City of Chico is a Participating Jurisdiction for the HOME program and made \$1.43M available in HOME funds for investments in the 2022-23 program year (City of Chico 2023-2024 CAPER, CDBG & HOME Funds).
- Community Development Block Grant: The City of Chico is an entitlement community for the CDBG program and made \$1.48M available in CDBG funds for investments in the 2022-23 program year (City of Chico 2023-2024 CAPER, CDBG & HOME Funds).
- Permanent Local Housing Allocation: The City Received \$390,348 in 2020; \$606,721 in 2021; and \$667,678 in 2022, plus the 5% local administrative cost. The City has committed to use this funding to assist persons who are

experiencing or At-risk of homelessness, including, but not limited to, providing rapid re-housing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

- Other State and Federal programs: As appropriate, housing providers in Chico also apply directly to HUD for funding assistance through the Section 202 and 811 programs as well as Continuum of Care programs, and to the California Department of Housing and Community Development for various programs.
- Low Income Housing Tax Credits: Project development capital is provided to most affordable housing projects in Chico by investors who then obtain tax credits through the Low-Income Housing Tax Credit program administered at the State level by the California Tax Credit Allocation Committee.
- HOME match credit: The City maintains approximately \$12.2 million in match credit. This credit is derived from previous Low- and Moderate-Income housing funds of the former Redevelopment Agency, the value of land donations/leases, private donations, below market rate interest loans and grants made to HOME-eligible housing projects.

November 2018 Camp Fire

The deadliest and most destructive wildfire in California history, known as the Camp Fire, began on November 8th near the town of Pulga in eastern Butte County and was fully contained on November 25th, 2018. It caused 85 fatalities, and burned over 150,000 acres, almost reaching the southeastern portion of the City of Chico (CAL FIRE, 2018). Tens of thousands of residents of eastern Butte County relocated during the Camp Fire or in its aftermath. Many relocated to Butte County communities, including the City of Chico, which grew by almost 20,000 people, or 17%, from January 1, 2018, to January 1, 2019 (California Department of Finance, 2019). Dozens of businesses and schools also relocated to Chico after the Camp Fire. In response to the Camp Fire, a presidentially declared disaster was enacted by the federal government for all of Butte County, opening up federal resources to help rebuild. To address the housing needs of low- and moderate-income households displaced by the destruction of rental units, the U.S. Department of Housing and Urban Development (HUD) made approximately \$32 million available to the City of Chico to build affordable rental housing, and about \$64 million available to Butte County to build affordable rental housing throughout Butte County, including Chico. In addition, the State of California created a set-aside of disaster tax credits for affordable rental projects in Butte County in 2020 and 2021.

CHART A

City of Chico - Summary of Affordable Housing 2020-2025

						# of Units at Affordability Level						
July 2020 Disaster Tax Credit Awards	Project	Address	Type	Status	# Afford Units	30%	40%	50%	55%	60%	Manager Unit	Cert. of Occupancy
	Bruce Village/B20	1990 Belgium Ave	Seniors	Complete	59	6	12	19	0	22	1	Dec. 2023
	Creekside Place*	1250 Notre Dame Blvd	Seniors & Special Needs	Complete	100	75	0	25	0	0	1	Jan. 2023
	Deer Creek, Phase I	2768 Native Oak Dr	Family	Complete	155	16	24	62	0	53	1	Oct. 2024
	Lava Ridge	2796 Native Oak Dr	Family	Complete	97	10	34	0	0	53	1	Oct. 2022
	North Creek Crossings @ Meriam Park, Phase I*	2265 Maclovio Ave.	Family	Complete	105	27	27	31	0	20	1	May 2023
	The Foundation (1297 Park Ave)*	1297 Park Ave.	Special Needs	Complete	58	19	23	7	3	6	1	Sept. 2024
	Senator Conness	2754 Native Oak Dr	Family	Complete	160	17	57	0	0	86	2	Oct. 2024
July 2021 Disaster Tax Credit Awards	Deer Creek, Phase II	2768 Native Oak Dr	Family	Complete	47	5	8	19	0	15	1	Oct. 2024
	North Creek Crossings @ Meriam Park, Phase II*	2265 Maclovio Ave.	Family	Complete	53	13	13	15	0	12	1	Oct. 2023
	Tonea Senior Apartments	184 Tonea Way	Senior	Complete	103	11	26	25	0	41	1	Dec. 2023
City of Chico/County of Butte 2018 CDBG-DR Projects within Chico Sphere of Influence	Chico Bar Triangle*	2225 Bar Triangle Dr.	Large Family	Under construction	69	18	12	19	0	20	1	
	Cussick Apartments*	616 W. East Ave.	Large Family	Under construction	74	21	35	14	0	4	1	
	Oleander Community Housing*	2324 Esplanade	Special Needs	Under construction	37	37	0	0	0	0	1	
	Oak Family Apartments	Cohasset Road	Family	In pre-dev/ awaiting funding	75	8	4	48	0	15	1	
	Oak Park Senior Apartments	Cohasset Road	Senior	In pre-development/ plan check	59	8	0	51	0	0	1	
* City-funded in part					Affordable Units:	1251	291	275	335	3	347	-
					Manager units:	16						

Tax credit and CDBG-DR affordable housing projects in the City of Chico have included the following units, all affordable for households with incomes 30-60% of AMI(City of Chico 2023-2024 CAPER, CDBG & HOME Funds). See Chart A for an overview of developments created since the Camp Fire.

In interviews with housing and homeless services providers for this Analysis of Impediments, they all noted the positive impact that these new units have had on the housing market for lower-income households, but also noted that the need for these units continues to be greater than the supply.

3. Public Housing

Areas of analysis for this section include:

- Public housing agency and other housing assistance provider policies and procedures for:
 - Selecting individuals and families to receive the benefits of Federal, State, or local publicly assisted housing programs that provide rental or ownership opportunities for lower-income persons and families.
 - Advertising rental vacancies to the public and establishing and maintaining waiting lists.
 - Assisting certificate and voucher holders to find suitable rental units throughout the jurisdiction.
- Coordination and cooperation among jurisdictions in surrounding metropolitan or regional areas in planning and carrying out housing and related activities

Selecting individuals and families to receive the benefits of Federal, State, or local publicly assisted housing programs that provide rental or ownership opportunities for lower-income persons and families

The effective Admissions and Occupancy Plan and Section 8 Administrative Plan for the Housing Authority of the County of Butte (HACB), both adopted in 2023, are available on HACB's website at <http://butte-housing.com/resources/policies/>. These plans comply with federal and state fair housing law. HACB requires a Fair Housing poster to be posted in conspicuous and accessible locations in PHA lobbies, ensures compliance with all non-discrimination, equal opportunity, and fair housing laws, and ensures that the program is accessible to persons with disabilities. There are no statements or rules in the HACB policies that are or could be construed as discriminatory towards any protected classes. The plans contain detailed policies and procedures regarding non-discrimination, reasonable accommodation for persons with disabilities, and accessibility for persons with limited English proficiency.

Public Housing Authorities are allowed to establish local preferences for selecting applicants. The principal preference for HACB public housing is the date and time of receipt of application, which is a “first come first serve” criteria. In addition, federal regulations require that extremely low-income households make up at least 40% of families admitted to public housing during the PHA’s fiscal year. HACB also has a policy and procedure for poverty de-concentration within its housing.

Beyond date and time of receipt of application for public housing, HACB’s Section 8 waiting list has the following local preferences:

- Limited homeless preference (up to 65 families)
- Limited ‘moving up’ preference (up to 10 families, transitioning out of a PSH unit but no longer needing supportive services)
- Persons displaced by government action, including a government-declared natural disaster, and Federal, State or local government action related to code enforcement, public improvement or development. Within this government displacement preference, priority shall be given to families of veterans and servicemen.
- Victims of domestic violence, dating violence, sexual assault, or stalking
- Victims under witness protection programs
- Limited Family Unification Program and Transitional Age Youth Preference (up to 10 families); within this preference, priority shall be given to families of veterans and servicemen displaced by public action.
- Voucher Utilization/Lease In-Place: in the event that the leasing rate falls below 97%, preference for households that are willing and able to Lease in Place. Priority shall be given to families of veterans and servicemen.

Advertising rental vacancies to the public and establishing and maintaining waiting lists

HACB draws from an existing waiting list to fill vacancies in public housing and available Section 8 vouchers. When waiting lists open or close, HACB provides notice through its website, at its offices, public libraries, other online platforms for local housing news; any local newspapers of general circulation, minority media, and other suitable means. and through its housing and service provider network. Notices are provided in Spanish and Hmong, and other languages as requested. The notices will be made in an accessible format if requested. They will provide potential applicants with information that includes the HACB address and telephone number, and referral to resources to obtain information concerning how to submit an application, information on eligibility requirements and the availability of local preferences. Upon request from a person with a disability, additional time will be given as an accommodation for submission of an application after the closing deadline. This accommodation is to allow persons with disabilities the opportunity to submit an application in cases when a social service organization provides inaccurate or untimely information about the closing date. HACB maintains fair housing outreach policies. These include: identifying underserved populations;

implementing strategies to reach underserved populations; and avoiding outreach methods that exclude protected classes.

After receiving an application, HACB conducts a preliminary assessment of the family's eligibility. A one-step process will be used when it is expected that a family will be selected from the waiting list within 60 days of the date of application. At application, the family must provide all of the information necessary to establish family eligibility and the amount of rent the family will pay. A two-step process will be used when it is expected that a family will not be selected from the waiting list for at least 60 days from the date of application. Under the two-step application process, the HACB initially will require families to provide only the information needed to make an initial assessment of the family's eligibility, and to determine the family's placement on the waiting list. The family will be required to provide all of the information necessary to establish family eligibility and the amount of rent the family will pay when selected from the waiting list. Applicants that appear to be eligible receive written notice that they have been placed on the waiting list.

HACB maintains separate waiting lists for public housing and for Section 8 Housing Choice Vouchers. The HACB maintains a single waiting list for the HCV program combining Butte and Glenn County jurisdictions. Section 8 waiting lists are updated periodically to ensure that all application information is current and timely, in adherence to HACB procedure as described in the Administrative Plan. For public housing, HACB maintains a site-based waiting list system, with separate waiting lists for each of the following sites within the HACB's public housing stock: City of Chico City of Oroville There is a single waiting list for the cities of Gridley and Biggs. Families on this list have the option to select one property over the other upon the first unit offer. The HACB's site-based waiting list policies are as follows: Families may apply and be placed on all three (3) waiting lists. The offer system described in this policy applies to all sites.

HACB provides units designed for persons with disabilities including mobility, sight and hearing impairments, referred to as accessible units. No households without disabilities will be offered these units until all eligible applicants with disabilities have been considered. HACB will require in the lease agreement that any families and individuals without disabilities residing in accessible units must move to an available non-accessible unit within 30 days when HACB has a family or individual on the waiting list who requires an accessible unit.

Assisting certificate and voucher holders to find suitable rental units throughout the jurisdiction

The Map: HCV Voucher Concentration in Chico, CA 9/25/2024 in the Appendix, shows that Section 8 Vouchers are spread throughout most of the city, The city's 993 Housing Choice Vouchers (HCVs) make up 59% of all the HCVs in use in Butte county as a whole (1,684). HCVs are fairly evenly distributed within all census tracts in the city having 0-15% of renter occupied housing units as households with an

HCV. There is a higher percentage of HCVs holders in the north and south portions of the city. In addition, all public housing buildings are located in the southcentral and southwest parts of the city.

The HACB Section 8 Administrative Plan has a policy of recruiting participating property owners with property located outside of areas of poverty and minority concentration. HACB actively promotes and markets the Section 8 program to meet this policy goal. HACB also provides attentive customer service to participating property owners in order to retain existing relationships.

The HACB provides informational materials about the Section 8 program in Spanish and Hmong. All individuals with limited English proficiency are assisted in finding suitable rental units in order to remove barriers to housing. The HACB also coordinates with supportive service providers to assist persons with disabilities to find accessible housing.

Coordination and cooperation among jurisdictions in surrounding metropolitan or regional areas in planning and carrying out housing and related activities

HACB has a countywide service area, which facilitates coordination among jurisdictions in Butte and Glenn Counties. Given its service footprint, HACB works with the Butte County Association of Governments in carrying out the Regional Housing Allocation Plan. In addition, HACB is an active participant in the Butte Countywide Homeless Continuum of Care.

Public Housing Conversion –

Preliminary financial analysis has been completed, evaluating the HACB's Public Housing stock for long-term viability, given aging of the housing stock and anticipated Capital Fund appropriations (*City of Chico 2023-2024 CAPER, CDBG & HOME Funds*). The analysis showed that capital needs will begin to exceed annual Capital Fund revenues within three years, pointing to the inevitable deterioration of the housing stock, absent receipt of other funds. Absent Congressional action, conversion of the portfolio to alternate program and/or financial platforms will be necessary. Chico's Public Housing stock, in particular, lends itself to re-development, as opposed to renovation, as the properties are located central to the community's core, where property values have significantly increased since original development. Highest and best use points to substantial increase in development densities, providing for increase of affordable housing opportunity. The redevelopment invites visioning and coordination with the City of Chico, as the outcome will change the urban fabric of Chico's core in delivering nodes of multi-story, higher density housing.

Public Housing tenants would be protected via relocation to the newer developments, and/or transfer to the HUD Section 8 program platform. The properties, absent the Public Housing regulatory structure, would be free to be

financially leveraged, rehabilitated, converted, redeveloped, etc., in effect “re-set” as affordable housing into the future.

4. Sale of Subsidized Housing and Possible Displacement

In the sale of subsidized housing, the objective should be to preserve lower-income housing opportunities to the maximum extent feasible. However, if any displacement of current minority or low-income families with disabilities occurs, the objective then should be to provide other housing opportunities to displaced households by giving them a real choice to relocate inside and outside minority neighborhoods or predominantly minority occupied buildings. Because a relocation plan often places sole reliance on the provision of certificates or vouchers to displaced households, a good program to promote real choice in the use of certificates and vouchers is essential.

In the event that relocation is part of a federally funded project, requirements of the Federal Uniform Relocation Law apply. In instances where Federal funds are not involved, then California’s Relocation Laws apply.

As required by State Housing Element Law, the City of Chico identifies units at risk of losing affordability over the next five years in its Housing Element. In the City of Chico 2022-2030 Housing Element Update, Chapter 4, Figure 31, 2025-2029, the City identified no projects with HUD project-based rental assistance contracts that will expire in the next five years. One project, Longfellow Apartments, owned by ARC of Butte County (ARC), may be lost by 2031 if affordability covenants are not renewed prior to 2030.

Longfellow Apartments is a 24-unit affordable housing project with City of Chico RDA and CalHFA regulatory agreements recorded against the property. The City of Chico RDA Regulatory Agreement restricts 10 of the units to rents affordable to households earning 50% of Area Median Income and restricts 12 of the units to households earning 80% of Area Median Income. The CalHFA Regulatory Agreement restricts 40% of the units to households earning 50% of Area Median Income and restricts 40% of the units to Special Needs Households for persons with developmental disabilities. These regulatory agreements expire in August 2031 for the City of Chico RDA Regulatory agreement, and in September 2031 for the CalHFA Regulatory Agreement. The City is actively working with ARC to support them in exploring options to rehabilitate the units and preserve the affordability of the property along with its set aside of units for persons with development disabilities.

The City of Chico 2014-2022 Housing Element identified no at-risk projects 2025-2029 in the coming years. The policy of the City is to try to prevent the conversion of subsidized housing if possible. The current policy is that upon notification by HUD that an at-risk housing project will be converted (due to the inability of HUD to find a workable financial incentives package that will keep the project affordable and

provide a sufficient rate of return for the owners) the City will evaluate the property in terms of its physical condition, bedroom mix, and location. The City will work with the HACB and local housing providers to determine whether the project should be preserved and if so, whether the cost required to acquire and rehabilitate the units makes economic sense. If it makes sense to acquire and rehabilitate the units, the City will work with HACB and housing providers to raise funds and execute the project.

Fortunately, the City has not lost any at-risk units in the past. The major reason for this is that HUD contract extensions tend to be more favorable to property owners than market rents. Market rents in Chico are generally not high enough to incentivize a conversion to the private market.

Because of the impact of the college student population on Chico's housing market, and the struggles many students experience to find affordable housing, the City makes every effort to engage with California State University Chico on discussions regarding student housing needs and the University's plans to address those needs. The 2022-2030 Housing Element includes an Action 5.2.1 to continue to encourage CSU Chico to engage the community in housing campus plans. The 2030 Campus Master Plan (adopted Spring 2020) calls for more affordable housing for students to be built on campus.

The City's Housing Division is responsible for monitoring the continued affordability of housing projects assisted by the City and/or former Redevelopment Agency (2022-23 CAPER). Assisted rental projects submit annual reports and certifications of occupancy which document household size, annual income and rent charged. The affordability restrictions are a minimum of 20 years for HOME-funded projects and in most cases the period has been 55 years, due to the involvement of the former Redevelopment Agency funds and/or federal low-income housing tax credits. Home ownership assistance is monitored annually for occupancy by the assisted family. The applicable resale or recapture provision is enforced. Sub-recipients are monitored through site visits and/or desk monitoring and through submissions of reports that are required by their funding agreements. HUD monitoring guidance forms are utilized for the monitoring of HUD-funded projects. The City is required to submit an annual Consolidated Annual Performance and Evaluation Report to HUD for its CDBG and HOME grant. In addition, the City is required by HUD to submit a five-year Consolidated Plan and an Annual Plan for all proposed activities. The Consolidated Plan for 2020-2024 was submitted and approved. As the Housing Successor to the former Redevelopment Agency (RDA), the City has assumed the rights and obligations to enforce all existing loans, grants and various covenants previously executed by the RDA. The City's Housing Division strives to track and monitor all agreements for compliance through an extensive reporting and oversight process.

5. Property Tax Policies

The Butte County Assessor administers property taxes in Butte County. The property tax rate, not including local assessments, is uniform throughout the County and does not vary by locality. The property tax rate is set at 1% of the net property value, and is divided among the county, city, school, and special districts. Most types of publicly assisted housing properties are eligible for a Property Tax Welfare Exemption and are not required to pay property taxes. Owners who suffer damage to their property as the result of a calamity or disaster (such as accident, fire, earthquake, or flood) may be eligible for certain, limited forms of property tax relief under Revenue and Taxation Code Section 170 (R&T 170).

An independent Appeals Board resolves disputes between the County and taxpayers over values of locally assessed property. Assessment appeals hearings are held by a Hearing Officer and before a three-member Board consisting of citizens appointed by the Board of Supervisors. The Appeals Board does not fix tax rates, levy taxes, or change the tax rate.

6. Planning and Zoning Boards

Jurisdictions should pay close attention to the importance of the relationship between the membership of planning and zoning boards and the decisions they make regarding neighborhood revitalization activities and lower-income housing site selection. Broad based representation of citizens in the community, including people with low socioeconomic status, racial and ethnic minorities, all gender identities, persons with disabilities, and families with children should be a basic element of a jurisdiction's efforts to further fair housing process.

The City's Planning Commission is composed of seven members. There are three male members and four women. All seven are white. These are voluntary positions, and they are chosen and appointed by their respective City Councilmember based on the district in which they reside. Recruitment for a vacant seat on the Planning Commission is an open process. When the City advertises for such a position, staff place wording in the ad encouraging members of the various protected classes to apply. The City has a policy of requiring that any Planning Commission member with a conflict of interest relative to a deliberation recuse themselves from the discussion and voting.

7. Building Codes and Accessibility

The City's site improvement standards and building codes do not unfairly impact the feasibility of developing affordable housing. This assessment is further described in the City of Chico 2022-2030 Housing Element, Chapter 6: Constraints Analysis. The

City of Chico has adopted Model Codes consisting of the Uniform Building Code, Uniform Fire Code, Uniform Mechanical Code, Uniform Plumbing Code and National Electric Code. These codes conform with federal and state fair housing law. The City enforces the California Building Codes but does not layer them with additional local building codes. As such, the City's building codes and enforcement do not constrain residential development beyond what is typically required in the State of California.

Standard requirements regarding accessibility for persons with disabilities are found in California's Title 24, which is enforced locally by the City's Building Division. Special accessibility requirements are required for multi-family residential projects with three or more units.

In 2020, the City of Chico adopted the updated 2019 California Building Code. The City operates a Code Enforcement program employing three full-time Code Enforcement Officers and one Supervisor. The Code Enforcement Division uniformly and fairly enforces codes and regulations and assigns high priority to the abatement of violations that constitute potential threats to public health or safety or that may cause significant environmental damage. Enforcement is generally conducted on a complaint-driven basis and Code Enforcement staff work collaboratively with residents to obtain voluntary compliance of City regulations. Neighborhood revitalization was achieved through CDBG-funded code enforcement in those areas of the city where at least 51% of the residents are low-moderate income, and such enforcement, along with the other city improvements and services, is expected to arrest the decline of the area.

The City's Housing Element includes an Action 5.1.6 to include a Reasonable Accommodation procedure for persons with a disability to request a variance from zoning or building code standards that accommodates their disability and does not require discretionary review. The procedure was amended in June 2024 and involves a ministerial review that does not involve approval from an elected or appointed body as is the case for variances, conditional use permits, or special use permits. A written determination on whether to grant or deny the request for reasonable accommodation will be issued within 30 days of the application being deemed complete. The determination will be based on objective findings, including: 1) verification that the requested accommodation will benefit an individual with a disability; 2) whether the requested accommodation is necessary for the requesting individual to have equal opportunity to use and enjoyment of the housing and housing-related services; 3) whether the requested accommodation would impose an undue financial or administrative burden on the City; and 4) whether the requested accommodation would require a fundamental alteration in the nature of a State or local law, including but not limited to land use and zoning. The procedure will also include a process for appeal of the determination, supported by a written decision with findings and supporting documentation for the findings.

B. Private Sector

Under the broad term “private sector” are many specific aspects of the jurisdiction’s housing market that should be examined to determine whether fair housing objectives are being served. The following housing market issues and activities are included under this heading:

1. Banking and insurance policies and practices pertaining to the financing, sale, purchase, rehabilitation, and rental of housing that may affect the achievement of fair housing choice.
2. The sale and rental of housing and real estate practices such as blockbusting, deed restrictions, trust or lease provisions, conversions of apartments to all-adult occupancy, inaccessible design, or management firm “occupancy quotas”.

This section will explore these issues.

1. Lending Policies and Practices

The Housing Background section of this Analysis of Impediments identified some disproportionate racial and ethnic differences in the City of Chico.

The data for persons of Hispanic/Latino origin should be noted as a concern. Hispanic/Latinos have disproportionate originations, higher proportion of higher priced mortgages, and disproportionate percent mortgage denials.

Fair Housing Impediment 3: Unequal access to mortgage lending for racial/ethnic minorities, especially Persons of Hispanic/Latino Origin.

Fair Housing Objective 3: Work with a legal services organization, the Sierra North Valley REALTORS, and racial/ethnic minority groups to provide fair housing education for borrowers and lenders through workshops and written materials.

2. Real Estate Policies and Practices

Realtor Policies and Practices

The California Department of Real Estate has made fair housing education mandatory for all real estate licensees. In response to this mandate, the various associations of realtors in Butte County conduct fair housing workshops as well as provide online education. Course highlights include:

- Who is protected by the fair housing laws
- What acts are prohibited
- Preventing violations of the fair housing laws

In order for participants to receive Department of Real Estate Mandated Credits for this workshop, they must take and pass a written or online exam based upon the information presented.

In the 2022-2030 Housing Element **Action 1.3.1**, the City committed to expand existing fair housing workshops to include a workshop for the Sierra North Valley Realtors Association and lenders (banks, brokerage firms) on fair housing in lending regarding people with low-incomes and people of color.

In an interview for this report, Sierra North Valley REALTORS (SNVR) staff noted their role in providing fair house education to the real estate workforce and lending community. Much of this education has been moved online due to the crises the North State continues to face including the Oroville Dam crisis, the Camp Fire, the 2019 power outages, and COVID-19. SNVR cosponsors the North Valley Property Owner Association's (NVPOA)'s fair housing workshops for landlords. SNVR staff also meets with Chico City Councilors, community members, and housing providers to help address the need for housing in Chico.

SNVR staff believes that housing affordability and availability are significant challenges, especially for underserved communities after the Camp Fire. Staff stated that continued restrictions on housing such as the California Environmental Quality Act, AB 1482 passed in 2019, and local anti-price gouging policies create barriers for increasing housing supply and challenges for both landlords and tenants to provide and access fair housing.

Restrictive Covenants

State law prohibits the creation or enforcement of any CC&Rs that are discriminatory in nature. As far as City staff knows, there are no discriminatory CC&Rs active in the Chico, outside of those specifically allowed by law. Those allowed by law are for retirement communities where the sole discriminatory factor allowed is age.

Leasing Practices

The City has in the past reviewed the various rental policies of the large property management companies in the jurisdiction and found no discriminatory language or policies in those documents. However, many property owners within the City do not use property management companies. Therefore, a large number of leasing practices have not been reviewed.

In writing this report, staff conducted interviews with key community partners, including: Chico Housing Action Team; True North Housing Alliance; The Jesus Center; Community Housing Improvement Program; Habitat for Humanity Butte County; California State University, Chico; Legal Services of Northern California; and North Valley Property Owners Association.

Chico Housing Action Team (CHAT), True North Housing Alliance, and The Jesus Center administer housing programs for people experiencing homelessness. Staff at all of these agencies noted a lack of affordable rental units in the city, especially studio or one-bedroom units as well as a lack of accessible rentals for people with disabilities, especially those who use wheelchairs. The most significant barrier to housing that program participants experience is lack of adequate income. Other barriers include passing standards for credit and rental history and illustrating an income of three times the rent amount.

All staff stated that program participants experience challenges finding decent, affordable housing in Chico. Barriers include having an eviction on their rental history and not having access to a consistent phone number and mailing address for housing waiting lists. Some participants receive a Section 8 Housing Choice Voucher but are unable to find a rental to use the voucher due to a lack of available affordable housing.

Over a third of California State University, Chico (CSUC) students identify as Hispanic/Latino. The CSUC Basic Needs Project serves students experiencing food insecurity, hunger, displacement, homelessness, and poverty. In an interview for this report, Basic Needs Project staff noted that students face barriers to housing including: high market rents; lack of sufficient funds for food due to lack of employment opportunities; and lack of experience in the housing market including understanding budgeting, contracts, or financial wellness. About a quarter to half of CSUC students struggle to find a co-signer and the funds to pay for a deposit and first and last month's rent. Students with disabilities, such as those on the Autism spectrum, face additional barriers in navigating rental housing.

Legal Services of Northern California's (LSNC) Chico office provides free legal assistance regarding housing to low-income people and people affected by the November 2018 Camp Fire in Butte County¹. Staff stated the vast majority of LSNC's fair housing cases are disability related. These cases often include reasonable accommodations such as modifications to homes; service and support animals; extensions on moveout notices or relocation notices; and accommodation of a different rent due date to correlate with a disability benefit check. LSNC's role for reasonable accommodation cases is to help landlords and tenants interact and find a solution to keep the tenant in the home safely.

The North Valley Property Owners Association (NVPOA)'s work centers on the rental housing industry and serves professional property management companies and rental owners who self-manage their residential income properties. Staff also work to enhance relationships between housing providers and residents. To discourage discriminatory practices in their tenant selection process, NVPOA used

¹ LSNC is unable to serve persons who do not have legal documentation to be in the United States or are not in the process of receiving this documentation.

to send out “undercover” shoppers to determine fair housing compliance. NVPOA has not operated this program in recent years.

Fair Housing Impediment 4: Lack of oversight to discourage discriminatory leasing practices.

Fair Housing Objective 4: Work with NVPOA to reinstate testing of leasing practices to determine fair housing compliance. Promote fair housing workshops targeted toward landlords.

Challenges and Concerns

In an interview conducted for this report, NVPOA staff identified these challenges and concerns in leasing practices:

- Allowable rent increases per AB 1482, California's Tenant Protection Act of 2019, which went into effect January 1, 2020. This law limits rent increases and requires "just cause" for evictions, impacting many residential rental properties, but not all. NVPOA indicated that many landlords whose properties are covered by this law are confused about the limitations on rent increases and what is allowable under “just cause” evictions.
- Ongoing confusion among landlords regarding companion/support animals and necessary documentation.
- Lawful procedures for terminating tenancy, including notices and reasons for evictions.

In an interview conducted for this report, LSNC staff identified these challenges and concerns in leasing practices:

- Not all property managers, property owners, and law firms representing properties fully understand the law regarding reasonable accommodations and alleged behavioral violations that are disability related.
- Not all landlords abide by non-discrimination regulations for persons with a Section 8 housing choice voucher. Example: advertising for an 11-month lease when Section 8 requirements include a 12-month lease.
- Unconscious discrimination/implicit bias.
- Landlord screening of applicants, especially for criminal convictions and prior evictions.

- Seniors and people with disabilities are disproportionately affected and intimidated by property owners or managers who have a propensity to submit notices and lease-violation letters.
- An increased use of technology for housing documents and submissions is a growing barrier for seniors, non-tech savvy individuals and people who have disabilities that inhibit their use of technology. Many housing providers, including HACB, prefer or sometimes require electronic and online documentation for communications without making alternatives available to people who do not use technology or without sufficiently making clear that there are accommodations available.
- There are programs through Disability Action Center and Passages to assist tenants with moving out of a unit and into another unit. However, there is a gap in services for tenants who are asked to move temporarily to allow for cleaning and maintenance in their units. The Salvation Army and St. Vincent de Paul run volunteer programs to assist with these situations, but the programs are ad-hoc and not guaranteed. Landlords may not want to assist with moving and assume liability of medical equipment that is being relocated. Without formalized assistance, LSNC's clients who are seniors or have disabilities struggle to move in and out of units temporarily.
- Housing in the City of Chico has not been affordable for LSNC's clients since at least 2012. With a lack of housing availability and affordability, clients are afraid to lose their housing and are more likely to accept unfair housing procedures. This fear has been more widespread after the November 2018 Camp Fire.

Fair Housing Impediment 5: Seniors and people with disabilities report disproportionate impediments to fair housing choice.

Fair Housing Objective 5: Receive ongoing feedback from organizations that serve these populations such as: Community Legal Information Center; Disability Action Center; Far Northern Regional Center; Office of Clients' Rights Advocacy, Disability Rights California; Legal Services of Northern California; and Passages. Update list of accessible units in affordable housing complexes and continue to share it with Disability Action Center. Continue to allocate CDBG funds to NVPOA and LSNC for a combined total of four fair housing workshops per year for both tenants and landlords.

V. Assessment of Fair Housing Programs and Activities

Training and Education

The City of Chico sponsors four fair housing workshops each year with CDBG funds. Two are organized by NVPOA to educate landlords about fair housing law and best practices. Two are organized by LSNC primarily for tenants.

The City intends to expand this through **Housing Element Action 1.3.1**: expand existing fair housing workshops to include an annual workshop for the Sierra North Valley Realtors Association and lenders (banks, brokerage firms) on fair housing in lending regarding people with low-incomes and people of color.

NVPOA's workshop topics include qualifying applicants; fair treatment; discrimination; and processing non-emergency maintenance requests in the order which they are received². Attendance at these workshops ranges from 65-110 persons.

NVPOA also regularly communicates with its members to provide education and updates. Methods of communication include email, in-person, mail, and through social media. NVPOA holds monthly workshops (5 to 20 average attendance) and quarterly luncheons (65 average attendance), and has online education on fair housing linked through its website that members can access at any time.

In an interview for this report, LSNC staff noted some challenges with providing training and education on reasonable accommodation, as reasonable accommodations are situational and based upon what the landlord and tenant can both agree to. LSNC is considering making these adjustments to their training and education work:

- Looking at trends in complaints for the last 6 months, and focusing training on those timely topics. Helping landlords to understand new laws around criminal background checks and how not to discriminate. Providing more sessions on both intentional and unconscious discrimination.

Fair Housing Enforcement

The City provides CDBG funds to LSNC to address fair housing education through the provision of workshops. Fair housing complaints that are brought to the City's attention are directed to LSNC, who represents low-income individuals and families who are alleging a fair housing violation. Many such cases are resolved with settlement agreements. As appropriate, complaints may be further referred to the Federal Office of Fair Housing and Equal Opportunity, or the State of California Fair Housing & Employment Commission.

The City is not aware of any HUD findings of violation of the Fair Housing Act in any publicly funded housing or housing related activities in the city. The City will continue to work with housing and legal providers in the jurisdiction, primarily

² During the COVID-19 pandemic, only essential work orders are allowed.

LSNC and HACB, to determine if any such findings have occurred without the City's knowledge.

In an interview for this report, NVPOA staff stated the organization does not have a grievance committee nor a formalized process for fair housing enforcement, however, NVPOA does engage informally in fair housing enforcement. When tenants call NVPOA regarding fair housing issues, NVPOA will provide assistance and resources to tenants, engage with landlords on the issue, and invite landlords to receive ongoing education and information by becoming a member of NVPOA.

Housing Resource Guide

The City continues to update the Housing Resource Guide, which provides citizens with information to help them access affordable housing in the community. The City continues to provide technical assistance to non-profit groups to the extent possible, to improve the organizational capacity of housing and service organizations. There continues to be increased collaboration among the non-profits and City Departments. City staff continues to be trained to assist in the administration of the CDBG program and takes advantage of HOME and CDBG trainings.

VI. Conclusions and Recommendations

Below is a summary of Fair Housing Impediments and Objectives identified in this Analysis of Impediments.

Fair Housing Impediment 1: *High concentration of racial minorities in Census Tract 5.02, which also has high concentrations of low-income households, renter households, housing cost burdens, substandard housing, and inadequate public improvements.*

Fair Housing Objective 1: *Partner with a legal services organization to hold at least one public workshops in the low income Census Tracts on fair housing, the Americans with Disabilities Act, and tenant rights. Provide information to tenants in these areas so that they can advocate for their housing rights and connect to resources.*

Fair Housing Impediment 2: *Census Tracts 5.02, 6.03, 6.04, 10.00 and 12.00 are lower income neighborhoods that continue to have concentrations of substandard housing and inadequate public infrastructure.*

Fair Housing Objective 2: *Continue to support use of the Housing Rehabilitation Program in Census Tracts 5.02, 6.03, 6.04, 10.00 and 12.00, and target public improvements in these areas over the next five years.*

Fair Housing Impediment 3: *Unequal access to mortgage lending for racial/ethnic minorities, especially Persons of Hispanic/Latino Origin.*

Fair Housing Objective 3: Work with a legal services organization the Sierra North Valley Realtors Association, and racial/ethnic minority groups to provide fair housing education for borrowers and lenders through workshops and written materials over the next five years.

Fair Housing Impediment 4: Lack of oversight to discourage discriminatory leasing practices.

Fair Housing Objective 4: Partner with NVPOA to reinstate testing of leasing practices to determine fair housing compliance. Promote fair housing workshops targeted toward landlords.

Fair Housing Impediment 5: Seniors and people with disabilities report disproportionate impediments to fair housing choice.

Fair Housing Objective 5: Receive ongoing feedback from organizations that serve these populations such as: Community Legal Information Center; Disability Action Center; Far Northern Regional Center; Office of Clients' Rights Advocacy, Disability Rights California; Legal Services of Northern California; and Passages. Continue to update the list of accessible units in affordable housing complexes and share it with Disability Action Center. Continue to allocate CDBG funds for a combined total of four fair housing workshops per year for both tenants and landlords.

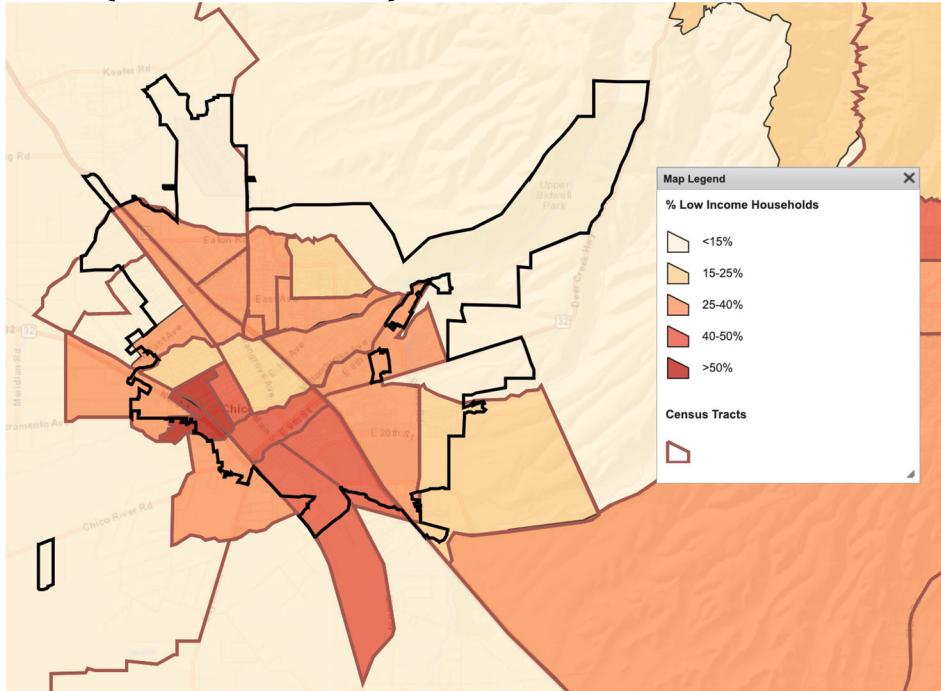
In addition to the Fair Housing Objectives outlined above, the City of Chico shall take the following actions to further Fair Housing:

- Continue to work with housing providers to build housing in areas near jobs, commercial amenities, public facilities, and public transit.
- Continue to work with housing providers to avoid concentrating affordable housing in lower income neighborhoods.
- Continue to implement revitalization plans in older, lower income neighborhoods.
- Continue to proactively address affordable housing at risk of losing rent restrictions by engaging the local HUD field office, property owners, HACB, and local housing providers.
- Continue to work with the North Valley Property Owners Association and the Sierra North Valley REALTORS to educate their members about their responsibilities and rights under Fair Housing Law.
- Continue CDBG funding for Legal Services of Northern California and North Valley Property Owners Association to implement the City's Fair Housing Program to educate tenants, landlords, and the general public.
- Continue to promote the education of the general public on the issue of fair housing.

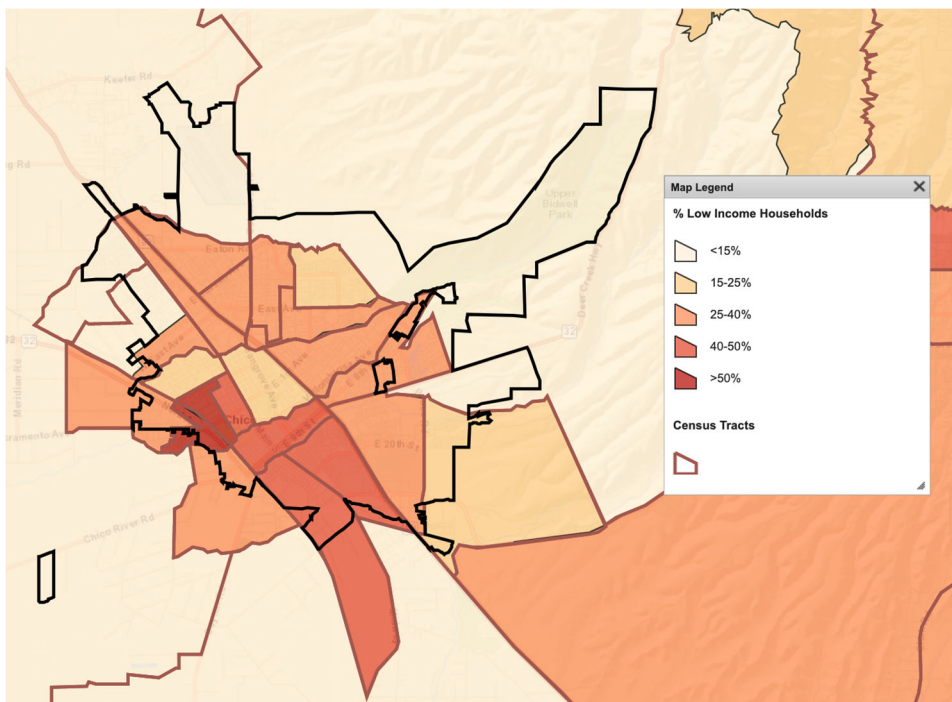
- Work with legal services organizations to update information related to fair housing for the community.
- Continue to gather data for the ongoing process of updating this document and monitoring the fair housing situation in Chico.

VII. Appendix to Analysis of Impediments

Percentage of Low Income Households within Census Tract at 80% AMI or below (Census 2018-2022)



Percentage of Rental Units Affordable to Low-Income Households at 80% of AMI (Census 2018-2022)



Map Legend

% Extreme Low Income Households

- <10%
- 10-15%
- 15-20%
- 20-35%
- >35%

Census Tracts

Map Legend

% Renter units affordable to 30% HAMFI

- <2%
- 2-5%
- 5-10%
- 10-20%
- >20%

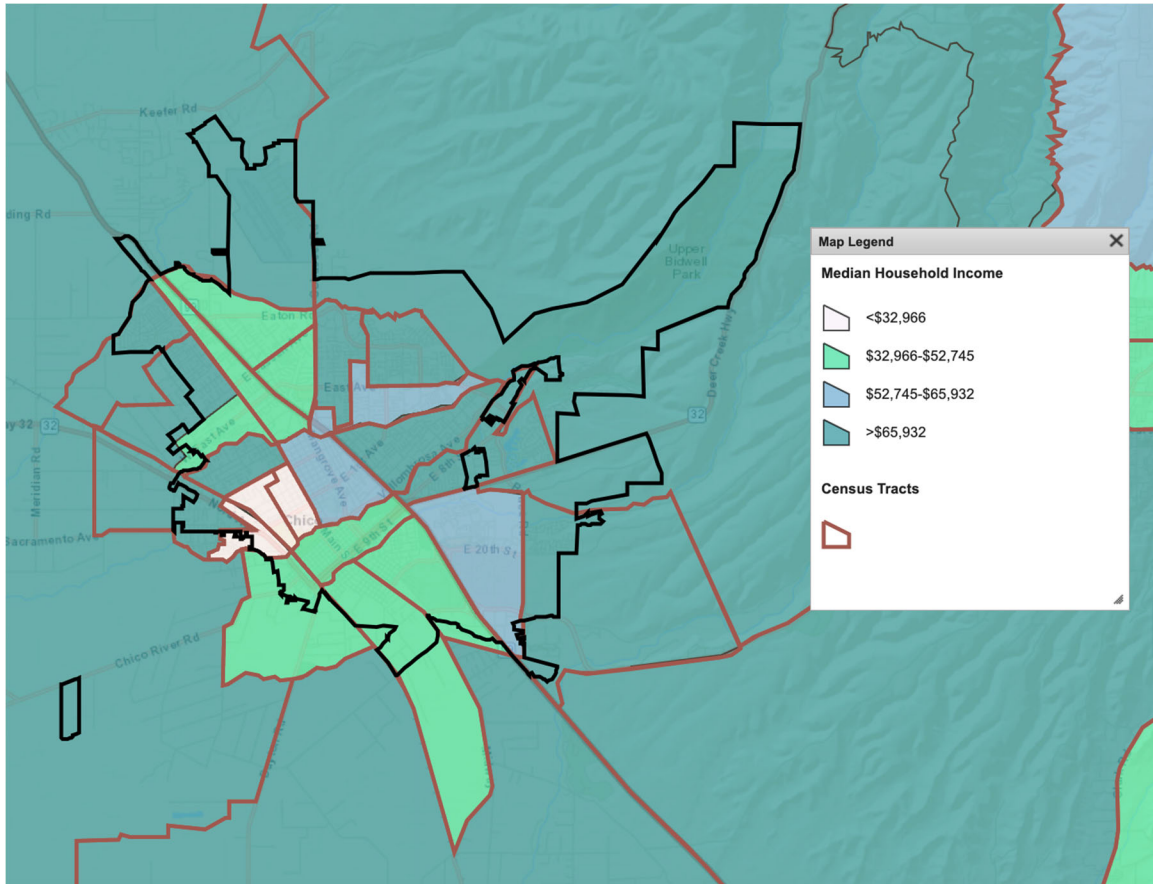
Census Tracts

Census Tracts in which the Median Household Income (2022) qualifies as:

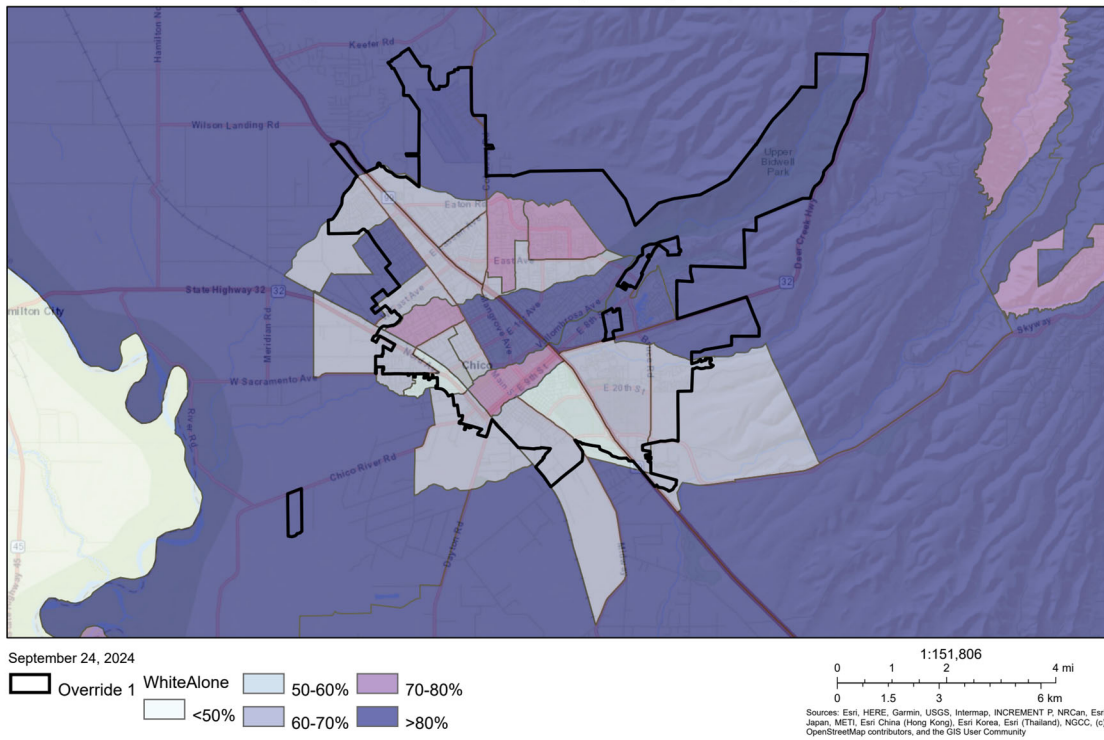
Very low income / Less than 50% AMI / < \$32,966

Low income / 50-80% AMI / \$32,966 - \$52,745

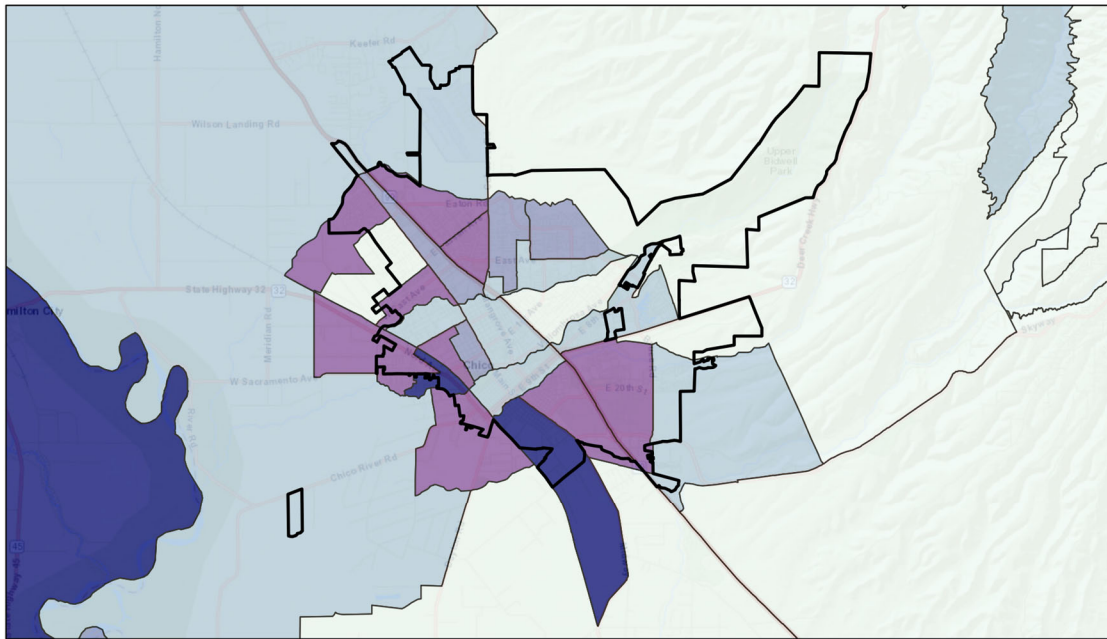
Moderate income / 80-100% AMI / \$52,745 - \$65,932



Percentage of White Households (Not Hispanic) - City of Chico



Persons of Hispanic Origin - City of Chico



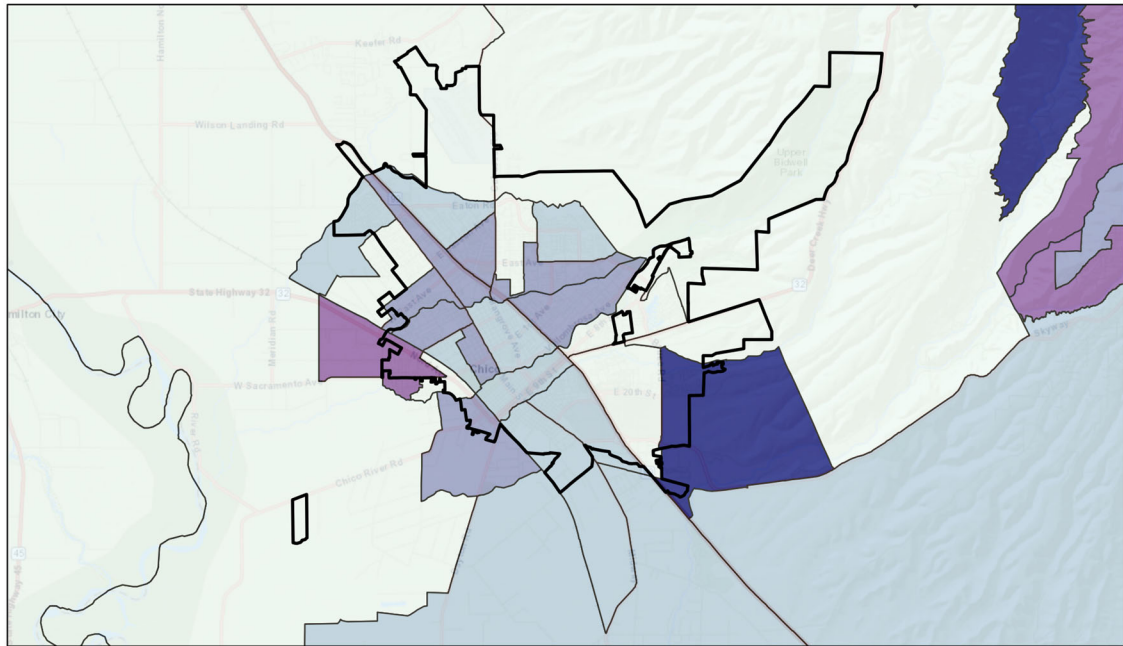
September 24, 2024

 Override 1

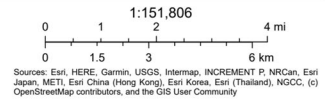
HispanicOrigin			
	10-15%	15-20%	20-25%
	<10%		>25%

1:151,806
 0 1 2 4 mi
 0 1.5 3 6 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Persons of Two or More Races (not Hispanic) - City of Chico



September 24, 2024



Voucher Concentration, Locations of HUD and LIHTC Properties - City of Chico

