

## APPENDIX G

### PUBLIC OUTREACH AND NOTICES

#### **Included:**

##### Local Media

- Chico Enterprise Record
- Mercury Register
- Paradise Post
- Gridley Herald

##### BCAG Website

- [http://www.bcag.org/\\_\\_planning/2007\\_Regional\\_Housing\\_Needs\\_Plan.html](http://www.bcag.org/__planning/2007_Regional_Housing_Needs_Plan.html)

##### Planning Directors Working Group

##### BCAG Board of Directors Meeting

##### Local Governments

- City of Chico
- Town of Paradise
- City of Oroville
- City of Gridley
- City of Biggs
- County of Butte

##### California Department of Housing and Community Development



## Public Notice

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**The public is invited to review and comment on the draft Regional Housing Needs Plan document available at BCAG's web page at:**  
[http://www.bcaq.org/planning/2007\\_regional\\_housing\\_needs\\_plan.html](http://www.bcaq.org/planning/2007_regional_housing_needs_plan.html).

A minimum of 60 calendar days is required to be provided for review of the draft plan. Within the 60 day review/comment period, the BCAG Board of Directors has scheduled a public hearing to receive comments at their regular Board meeting on Thursday, January 24, 2008 at 9:00 a.m. at the City of Chico Council Chambers. Comments and questions can be directed to Mr. Brian Lasagna, Associate Planner for the Butte County Association of Governments at 2580 Sierra Sunrise Terrace, Suite 100, Chico CA 95928. Comments may also be phoned in at 530-879-2468, or by e-mail at [blasagna@bcaq.org](mailto:blasagna@bcaq.org)



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RECEIVED JAN 10 2008

(SPACE FOR FILING STAMP ONLY)

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA,  
IN AND FOR THE COUNTY OF BUTTE

In The Matter Of

PUBLIC NOTICE.

NO:

AFFIDAVIT OF PUBLICATION

State of California }  
County of Butte } SS.

The undersigned resident of the county of Butte, State of California, says:

That I am, and at all time herein mentioned Was a citizen of the United States and not a party To nor interested in the above entitled matter; That I am the principal clerk of the printer and Publisher of


The Chico Enterprise-Record  
The Oroville Mercury-Register

That said newspaper is one of general circulation as defined by Section 6000 Government Code of the State of California, Case No. 26796 By the Superior Court of the State of California, In and for the County of Butte; that said newspaper at all times herein mentioned was printed And published daily in the City of Chico and County of Butte; that the notice of which the Annexed is a true printed copy, was published in Said newspaper on the following days:

DECEMBER 29, 2007.

Dated January 8, 2008.  
At Chico, California.

*Jeanine Wilson*  
(Signature)



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\$ 305.70

Enterprise-Record

Monday, April 7, 2008 **5A**



### Public Notice

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# PROOF OF PUBLICATION

No. BCAG

In The Matter of \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(State of California)  
(County of Butte) as

The undersigned resident of the County of Butte, State of California, says:

That I am, and at all time herein mentioned was a citizen of the United States and not a party to nor interested in the above entitled matter; that I am the principal clerk of the printer and publisher of:

The Gridley Herald

That said newspaper is one of general circulation as defined by Section 6000 Government Code of the State of California, Case No. 27,207 by the Superior Court of the State of California, in and for the County of Butte; that said newspaper at all times herein mentioned was printed and published twice a week (on Wednesdays and Fridays) in the City of Gridley and County of Butte; that the notice of which the annexed is a true printed copy, was published in said newspaper on the following days:

December 26, 2007  
I certify (or declare), under penalty of perjury, that the foregoing is true and correct, at Gridley, California.

Dated 12/26/07  
at Gridley, California  
[Signature]  
(Signature)

### PUBLIC NOTICE—PUBLIC NOTICE—PUBLIC NOTICE

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Publish: December 26, 2007 (The Gridley Herald)



# ROOF OF PUBLICATION

No. \_\_\_\_\_

In The Matter of

Regional Housing Needs Plan

(State of California)  
(County of Butte) as

The undersigned resident of the County of Butte,  
State of California, says:

That I am, and at all time herein mentioned  
was a citizen of the United States and not a party to  
nor interested in the above entitled matter; that I  
am the principal clerk of the printer and publisher of:

The Gridley Herald

That said newspaper is one of general  
circulation as defined by Section 6000 Government  
Code of the State of California, Case No. 27,207 by  
the Superior Court of the State of California, in and  
for the County of Butte; that said newspaper at all  
times herein mentioned was printed and published  
twice a week (on Wednesdays and Fridays) in the  
City of Gridley and County of Butte; that the notice  
of which the annexed is a true printed copy, was  
published in said newspaper on the following days:

April 9, 2008

I certify (or declare), under penalty of perjury, that  
the foregoing is true and correct, at Gridley,  
California.

Dated 4/9/08  
at Gridley, California

Wise Johnson  
(Signature)

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Publish: April 9, 2008 (The Gridley Herald)



## PLANNING DIRECTORS GROUP

Item # 7

Date: August 24, 2007

### REGIONAL HOUSING NEEDS ALLOCATION PLAN – PRELIMINARY HOUSING NEEDS NUMBERS FROM HCD

**PREPARED BY: Chris Devine, Planning Manager**

**DISCUSSION:** BCAG staff has received the preliminary Regional Housing Needs Allocation (RHNA) numbers from the California Department of Housing and Community Development (HCD). The allocation period is for January 2007 – June 30, 2014. These numbers are identified in Table One below. **Please review the numbers in Table One and provide any comments at the meeting.**

It will be BCAG's role to work with this group over the next several months to develop an acceptable methodology for distributing this countywide number among the six jurisdictions in Butte County. Overall, BCAG staff feels that we fared fairly well in terms of receiving somewhat reasonable numbers to work with.

The total number of units to plan for is significantly lower than what was allocated for the 2002 update of the plan (Table Three), and differs only by 14% from the housing projections developed by this group (Table Two). Further, when compared with the 2002 numbers, there is a higher percentage of moderate and above-moderate income housing units and a smaller percentage of very low and low income units.

The overall numbers provided by HCD are based on projections developed by the California Department of Finance. The income distributions provided by HCD are based on a median household income for Butte County of \$31,924 (per 2000 U.S. Census), with 0-50% of the median household income being very low (\$0-\$15,962), 50-80% being low (\$15,963 - \$25,539), 80-120% being moderate (\$25,540 - \$38,309), and >120% being above moderate (>\$38,310).

Table One – Preliminary 2007 Regional Housing Needs Allocation Numbers from HCD

<b>Projected Housing Need by Income</b>	<b>Determination</b>	<b>Percent</b>
Very Low	3,369	24%
Low	2,272	16%
Moderate	2,371	17%
Above Moderate	5,933	43%
<b>Total</b>	<b>13,944</b>	<b>100%</b>

BCAG’s projection of housing for the same period that was developed through the Planning Directors Group is identified in Table Two below.

Table Two – BCAG Housing Growth Projections

<b>BCAG Housing Projections 2007-2014</b>
<b>Butte Co. Total: 12,188</b>
1,756 less than HCD
Or, 14% less than HCD

The Regional Housing Needs Allocation numbers from the 2002 update of the plan are included below in Table Three for comparison’s sake.

Table Three – 2002 RHNA Update Numbers

Very Low	4,966	27%
Low	3,494	19%
Moderate	2,391	13%
Above Moderate	7,541	41%
<b>Total</b>	<b>18,392</b>	<b>100%</b>

The updated RHNA Plan is not due to HCD until August 2008, but BCAG staff hopes to have this completed by December 2007 or sooner to facilitate incorporation of the RHNA numbers in the General Plan updates. Each jurisdiction’s updated Housing Elements will then be due to HCD by August 2009.



## PLANNING DIRECTORS GROUP

## Item #5

Date: October 24, 2007

### REGIONAL HOUSING NEEDS ALLOCATION PLAN – PROPOSED METHODOLOGY

**PREPARED BY: Brian Lasagna, Associate Planner**

**DISCUSSION:** At the last Planning Directors Group meeting, the Regional Housing Needs Allocation (RHNA) numbers from the California Department of Housing and Community Development (HCD) were reviewed. The Group indicated that BCAG staff should move forward with developing a draft allocation of the numbers based on the methodology used in the 2001-2008 RHNA plan, and review this with the group at the next meeting.

BCAG staff has identified below, a proposed methodology for the RHNA update that is based on the prior 2001-2008 RHNA Plan update methodology. **Please review the methodology and provide comments at the meeting.**

#### **Allocation by Jurisdiction**

The following steps detail the draft methodology used to allocate the 13,994 housing units among BCAG's six member jurisdictions. Allocations are primarily based on each jurisdiction's share of growth forecasted in the Butte Regional Growth Projections 2006–2030 for the period from 2007 to 2014. The Butte Regional Growth Projections 2006-2030 were developed by the Planning Directors Group for use in the General Plan update efforts and BCAG's 2007 Regional Transportation Plan (RTP) update.

- 5) Summarize each jurisdiction's percentage of the total projected housing unit growth from the Butte Regional Growth Projections for the period 2007 to 2014.

Totals for each year were added from the period 2007 to 2013, along with half of the total for the year 2014, to derive a sum for the 7.5 year period. The percentage of each jurisdiction's share of the total housing unit increase could then be determined for each jurisdiction (Table 1).

<b>Table 1. Housing Unit Increase 2006-2014</b>		
<b>Jurisdiction</b>	<b>*Projected Housing Increase 2007-2014</b>	<b>Percentage of County Total Housing Increase</b>
City of Biggs	141	1.11%
City of Chico	5,264	41.38%
City of Gridley	984	7.74%
City of Oroville	2,167	17.04%
Town of Paradise	1,128	8.87%
Unincorporated	3,036	23.87%
<b>Butte County Total</b>	<b>12,720</b>	<b>100.00%</b>
<i>* Source: BCAG Butte Regional Growth Projections 2006 - 2030</i>		

- 6) Apply each jurisdiction's percentage of county total housing unit increase to HCD's 13,759 housing units to determine each jurisdiction's share of the regional housing need. (13,994 minus 185 replacements units) (Table 2).

<b>Table 2. Jurisdiction Share of Regional Housing Need</b>		
<b>Jurisdiction</b>	<b>Percentage of Total Housing Growth 2007-2014</b>	<b>Share of Regional Housing Needs 2007-2014</b>
City of Biggs	1.11%	153
City of Chico	41.38%	5,694
City of Gridley	7.74%	1,064
City of Oroville	17.04%	2,344
Town of Paradise	8.87%	1,220
Unincorporated	23.87%	3,284
<b>County Total</b>	<b>100.00%</b>	<b>13,759</b>

- 7) Make adjustments for Replacement Need (Dilapidated units) to be applied to each jurisdiction's final share or regional housing needs.
- a. The allocation of the 185 replacement units among BCAG's member jurisdictions is based on the estimated percentage of housing stock of each jurisdiction that is considered in need of substantial rehabilitation or "dilapidated" (Table 3). The information is being obtained from each jurisdiction's General Plan Housing Element. At this time, these percentages are preliminary and have not been confirmed by all jurisdictions.

<b>Table 3. Percent Dilapidated Units</b>	
<b>Jurisdiction</b>	<b>Percent Dilapidated Units</b>
Biggs	0.5%
Chico	0.2%
Gridley	0.5%
Oroville	0.9%
Paradise	0.5%
Unincorporated	1.0%
<i>Source: City of Biggs, Chico, Gridley, Oroville, Town of Paradise, and Butte County General Plans Housing Elements.</i>	

- b. Each jurisdictions Percent Dilapidated Units was then applied to California Department of Finance 2007 housing unit estimates to determine the Percent of County Total (Table 4).

<b>Table 4. Percent of County Total Based on Current Housing Estimates</b>				
<b>Jurisdiction</b>	<b>*Housing Estimates 2007</b>	<b>Percent Dilapidated Units</b>	<b>Total Estimated Dilapidated Units</b>	<b>Percent of County Total</b>
Biggs	625	0.5%	3	1%
Chico	35,505	0.2%	71	12%
Gridley	2,331	0.5%	12	2%
Oroville	6,254	0.9%	56	10%
Paradise	12,729	0.5%	64	11%
Unincorporated	37,355	1.0%	374	64%
Butte County Total	94,799		580	100%
<i>* Source: California Department of Finance 2007 housing unit estimates</i>				

- c. Each jurisdiction's Percent of County Total was then applied to HCD's 185 Replacement units (13,944 minus 13,759 Household Increase) (Table 5).

<b>Table 5. Jurisdiction Share of Regional Housing Need Replacement Units</b>		
<b>Jurisdiction</b>	<b>Percent of County Total</b>	<b>Share of Replacement Units 2007-2014</b>
City of Biggs	1%	2
City of Chico	12%	22
City of Gridley	2%	4
City of Oroville	10%	19
Town of Paradise	11%	20
Unincorporated	64%	118
<b>Butte County Total</b>	<b>100%</b>	<b>185</b>

- 8) Add Replacement Need (Dilapidated units) to Housing Need and determine each jurisdiction's draft total share of the Regional Housing Need (Table 6).

<b>Table 6. Draft Jurisdiction Share of Regional Housing Need</b>			
<b>Jurisdiction</b>	<b>Initial Distribution Housing Needs</b>	<b>Replacement Need Adjustment</b>	<b>Jurisdiction Draft Share of Regional Housing Needs 2007-2014</b>
City of Biggs	153	2	155
City of Chico	5,694	22	5,716
City of Gridley	1,064	4	1,068
City of Oroville	2,344	19	2,363
Town of Paradise	1,220	20	1,240
Unincorporated	3,284	118	3,402
<b>County Total</b>	<b>13,759</b>	<b>185</b>	<b>13,994</b>

- 9) HCD requires BCAG to "survey" each of its member jurisdictions to request information from them regarding the factors listed below that can be considered in the development of a methodology based on these factors:
- k) Member jurisdictions' existing and projected jobs and housing relationship.
  - l) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:
    - i. Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution

decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

- ii. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions.
  - iii. Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long term basis.
  - iv. County policies to preserve prime agricultural land within an unincorporated area.
- m) The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.
  - n) The market demand for housing.
  - o) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.
  - p) The loss of units contained in assisted housing developments that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.
  - q) High-housing costs burdens.
  - r) The housing needs of farmworkers.
  - s) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.
  - t) Any other factors adopted by the council of governments.



Because the Planning Directors Group has already considered most of these factors when we developed our Regional Growth Projections in September 2006, BCAG staff proposes that we base our methodology for allocation by jurisdiction primarily on the Regional Growth Projections as identified above and consider them to be inclusive of these items, with the exception of farmworker housing needs, university housing needs, and the loss of units contained in assisted housing developments (h, i, and f above). BCAG staff will follow-up on these items separately to see if additional adjustments need to be made to the methodology to account for these factors.

Because the Regional Growth Projections were finalized approximately one year ago, and because BCAG is required to “survey” the local jurisdictions within 6 months of developing the RHNA methodology, we are requesting that if any of the assumptions used to develop the Regional Growth Projections in September 2006 have changed *significantly*, then please provide us with this information so that we can consider it in the allocation methodology.

### Allocation by Income Group

Adapted from the methodology used for the 2001-2008 RHNA, this method makes adjustments based on 2000 U.S. Census distributions (Table 7), in comparison to the distributions provided by HCD (Table 8). As required by the state, BCAG is to make adjustments that avoid further impacting those jurisdictions with a higher than average percentage of lower-income households in comparison to the region.

As in the 2001-2008 RHNA, the Unincorporated allocation of housing units by income group was not adjusted from the 2000 U.S. Census estimates, but rather was kept consistent with their existing distribution of housing types as identified in the 2000 U.S. Census. As stated in the 2001-2008 RHNA, this non-adjustment is due to the fact that very low and low income households are better developed in incorporated areas where infrastructure and services exist to accommodate this housing type.

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Totals
City of Biggs	23%	16%	17%	44%	100%
City of Chico	28%	16%	15%	41%	100%
City of Gridley	31%	21%	15%	33%	100%
City of Oroville	37%	19%	15%	29%	100%
Town of Paradise	23%	18%	18%	42%	100%
Unincorporated	20%	16%	18%	46%	100%
Butte County Total	24%	16%	17%	43%	100%

Source: 2000 U.S. Census

<b>Table 8. Butte County Regional Housing Needs Determination January 2007- June 30, 2014.</b>	
<b>Income Group</b>	<b>Housing Units</b>
Very Low	3,369 (24%)
Low	2,272 (16%)
Moderate	2,371 (17%)
Above Moderate	5,933 (43%)
Total	13,944 (100%)
<i>Source: California Department of Housing and Community Development</i>	

The following steps detail the draft methodology used to distribute each jurisdiction's share of the 13,994 housing units among the very low, low, moderate, and above moderate income groups.

- 1) The percentage point difference between each jurisdiction's 2000 Census income distribution (Table 7) and the HCD county-wide target income distribution (Table 8) is calculated.
- 2) An adjustment is made in the opposite direction to determine the desired income distribution for 2014. For example, if the proportion of a jurisdiction's very low-income population is three percentage points higher than the county-wide proportion in 2000, its recommended share for 2014 is set at three percentage points lower than the countywide average.
- 3) Adjustments are then made to add or subtract the remaining units needed to meet the allocation for each individual income group. These adjustments are applied by first determining the gap between the target HCD allocation and the preliminary allocation as a percentage. This percentage is then applied to each jurisdiction's allocation for that particular income group. For example, if the preliminary numbers for the low income group show a 10% percent deficit, each jurisdiction (excluding Unincorporated) shares an increase of 10% across the board for that income group. Adjustments are made to all income groups in order to meet the HCD requirements.

For incorporated communities with a relatively high percentage of lower-income households, the preliminary 2007-2014 RHNA table (Table 9) reflects an adjustment to reduce the lower-income share of those jurisdictions, and to increase the lower-income share of those jurisdictions with a smaller percentage of low-income households.

<b>Table 9. Preliminary 2007-2014 Regional Housing Needs Allocations</b>									
<b>Jurisdiction</b>	<b>Very Low</b>		<b>Low</b>		<b>Moderate</b>		<b>Above Moderate</b>		<b>Total Allocation</b>
	<b>%</b>	<b>Allocation</b>	<b>%</b>	<b>Allocation</b>	<b>%</b>	<b>Allocation</b>	<b>%</b>	<b>Allocation</b>	
City of Biggs	33%	51	17%	26	14%	22	36%	56	155
City of Chico	27%	1,550	17%	989	17%	959	39%	2,218	5,716
City of Gridley	24%	256	12%	131	17%	182	47%	499	1,068
City of Oroville	17%	401	15%	355	18%	421	51%	1,186	2,363
Town of Paradise	33%	409	15%	186	14%	174	38%	471	1,240
Unincorporated	20%	680	16%	544	18%	612	46%	1,566	3,402
<b>County Total</b>	<b>24%</b>	<b>3,347</b>	<b>16%</b>	<b>2,231</b>	<b>17%</b>	<b>2,370</b>	<b>43%</b>	<b>5,996</b>	<b>13,944</b>
<b>HCD Requirement</b>	<b>24%</b>	<b>3,347</b>	<b>16%</b>	<b>2,231</b>	<b>17%</b>	<b>2,370</b>	<b>43%</b>	<b>5,996</b>	<b>13,944</b>

For comparison, the adopted summary allocation table for the 2001-2008 RHNA (Table 10) has been provided.

<b>Table 10. Adopted 2001-2008 Regional Housing Needs Allocations</b>									
<b>Jurisdiction</b>	<b>Very Low</b>		<b>Low</b>		<b>Moderate</b>		<b>Above Moderate</b>		<b>Total Allocation</b>
	<b>%</b>	<b>Allocation</b>	<b>%</b>	<b>Allocation</b>	<b>%</b>	<b>Allocation</b>	<b>%</b>	<b>Allocation</b>	
City of Biggs	33%	21	21%	13	11%	7	36%	23	65
City of Chico	31%	2,905	21%	1,987	11%	1,050	37%	3,538	9,479
City of Gridley	28%	105	16%	59	11%	42	45%	171	377
City of Oroville	21%	296	18%	248	11%	156	49%	684	1,385
Town of Paradise	35%	522	20%	293	9%	131	37%	556	1,502
Unincorporated	20%	1,117	16%	894	18%	1,005	46%	2,569	5,585
<b>County Total</b>	<b>27%</b>	<b>4,966</b>	<b>19%</b>	<b>3,495</b>	<b>13%</b>	<b>2,391</b>	<b>41%</b>	<b>7541</b>	<b>18,393</b>
<b>HCD Requirement</b>	<b>27%</b>	<b>4,966</b>	<b>19%</b>	<b>3,495</b>	<b>13%</b>	<b>2,391</b>	<b>41%</b>	<b>7541</b>	<b>18,393</b>