

BIOLOGICAL CONSTRAINTS ANALYSIS

ENTERPRISE RANCHERIA

HOUSING PROJECT

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Prepared for:

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Water Services: Water supply is not a constraint to development in the County, as abundant groundwater and surface supplies are generally available. There are presently twelve public water systems in Butte County. As of 1990, the community water systems served 159,160 County residents and provided 14 million gallons of water per day to all users. The storage capacity of these twelve systems is 25,74 million gallons, so there is adequate unused capacity to meet future needs during the period covered by this Housing Element.

The delivery capabilities of the County's community water systems will have to be expanded to serve new residential users. Such expansion is simply a matter of adding distribution lines to connect new development to public water supply systems. Several of the water systems will require upgraded treatment to assure that minimum state water quality standards are met.

Even though capacity exists, the several of the water supply distributions systems are in need of improvement. Chico water service lines are expanded in response to specific development proposals. Other areas of the County contain abundant sources of water and future development will not be constrained by this factor. Although there are no technological or physical barriers to supplying water to new residences and maintaining water quality, the cost of delivering and treating water will have to be borne by those users.

Streets and Traffic Circulation: Residential development within and on the periphery of urban areas of the County creates a need for expansion and improvement of the existing street system to accommodate increased usage.

The absence of an available funding source to finance needed expansions and improvements is an obstacle to residential development. With the passage of Proposition 13 in California, and the elimination of general obligation bonds as a mechanism to finance public facilities, Butte County, with the rest of the state, is searching for new mechanisms to finance construction of the necessary facilities which must accompany residential development.

In some areas of the County, specifically the Paradise Ridge Area, development in the unincorporated area will create a strain on the existing traffic infrastructure. The County has adopted a requirement to encourage traffic considerations and preparations during the construction of additional housing units. Developers are expected to take a greater responsibility for paying the cost of necessary on-site and off-site traffic improvements to serve new residents. This expectation translates into an additional financial burden for new residents.

The County has identified 57 state highways, county roads, and arterial roads serving the county, incorporated urban areas, and unincorporated communities. These roads are generally functioning at a level of service of "C" or better, a level of service considered acceptable by the County for traffic flow.

Plans are currently being prepared by CalTrans, the County, and the cities for improvements to tow state highways and several arterial roads in anticipation of future development. There are no physical barriers that would prevent the County from expanding its system of roads to accommodate new development. New developments will have to bear the cost of those improvements from which they benefit, however. More detailed information on the County's road system and planned improvements is included in Chapter 5 of the Butte County General Plan Background Report.

Land Development Process: Through its subdivision ordinances, and other land use controls, local government provides the framework within which development may take place. The process established may frustrate or facilitate residential development.

Depending on the location of a proposed residential development, development impact fees can range from \$3,000 to \$6,000 for a single family dwelling unit and from \$1,500 to \$3,500 for a multifamily dwelling unit. These fees are relatively low in comparison to those charged in most urban communities. They do represent an added development cost which could affect the financial feasibility of some affordable housing developments, however. The County could mitigate the impact of these fees on low-income housing by reducing or deferring the fees for certain types of development or seeking state or federal subsidies that can help to defray necessary public costs for which the fees are charged.

Table H-22 shows the planning fees for the County and the zoning regulations for agriculturally and residentially zoned land in the unincorporated County.

Tables H-23 and H-24 summarize the County's zoning regulations. Any of the 23 zones listed in Table H-23 can be developed for housing. The regulations for each of these zones permit at least one dwelling unit per lot. In addition to the 23 zones listed in Table H-23, there are the four residential zones, R-1, R-2, R-3 and R-4. Table H-24 shows the specific County regulations for these four residential zones.

Butte County also imposes certain minimum standards applicable to building sites throughout the County regardless of zone. Such standards may be reduced or increased by the regulations of a particular zone by explicit regulation in the section of Article III containing regulations for that zone. Table H-25 summarizes these standards.

[RETURN TO TOP OF PAGE]

TABLE H - 22 PLANNING AND DEVELOPMENT FEES County of Butte	
Activity	Fee Required
Appeal/EIR Requirement	t
Appeal/PC* Decision	\$ 250.00 + staff time & materials
Boundary Line Modification	\$ 578.00
Determinations (Certificate of Compliance)	\$ 390.00 + \$20/lot
Development Agreement	\$ 2,380.00
General Plan Amendment	\$ 2,043.00
Land Conservation Agreement (Inclusions)	\$ 250.00
Land Conservation Agreement (Withdrawal)	\$ 1,000.00 Deposit
Mining Permit/Reclamation Plan	\$ 1,685.00
Parcel Map	\$ 1,529.00 + \$20/lot + EHD
Pre-Application Review-OPA	\$ 250.00
Publication of Adopting Zoning Ordinance	\$ 500.00 deposit min.
Rezone	\$ 2,291.00
Rezone-PUD	\$ 2,466.00
Specific Plan	\$ 2,180.00
Subdivision Map	\$ 1,615.00 + \$5/lot + EHD (1-49 lots) 1,865.00 + EHD (50 + lots)
TPZ Zone	\$ 1,160.00 minimum

Use Permit	\$ 1,258.00
Variance	\$ 1,358.00
Waiver	\$ 1,687.00
Impact Fees	t
Thermalito Area Drainage Fee	\$ 425.00 per dwelling unit
Chico Area Park Fee	\$ 1,189.00 per dwelling unit
School Fees - All Areas	\$ 1.58 per square foot
Sheriff Fee - All Areas	\$ 360.00 per s.f. unit \$ 252.00 per m.f. unit
Street Improvements - Chico Area	\$ 1,331.00 per s.f. unit \$ 804.00 per m.f. unit \$ 602.00 per mobilehome
Street Improvements - Thermalito Area	

Environmental Review: Mandated by the California Environmental Quality Act (CEQA) of 1970, as amended, each local agency with discretionary authority over a project must evaluate the environmental impacts of that project prior to its approval. Butte County's CEQA review is administered by the Development Services Department, operating under the County's procedures. The Development Services Department estimates that approximately 85 percent of all projects will not result in significant environmental impacts and are, thus, processed with "Negative Declarations". EIR's are required for the balance of projects reviewed by the County.

The review process is comprehensive and many variables, including project size, type, and location affect the outcome of the initial study phase and determination of the next step. On an average, it takes approximately six weeks to prepare, review, and respond to comments on a Negative Declaration. In contrast, the same functions take six to seven months to accomplish for a project with an EIR.

While these time frames are well within the deadlines required by state law, more expeditious environmental review could certainly help reduce time-related development costs. Much of time involved in completing a Negative Declaration or an EIR is related to state required public notice, comment, and hearing periods.

Because of the public notice and comment periods required by the California Environmental Quality Act (CEQA), the **minimum** reasonable time in which a Negative Declaration could be completed is two to three weeks for a simple project, and three to four weeks for a more complex project. In addition to the time required for actually completing the checklist, CEQA requires a 30-day public comment period after a Negative Declaration has been prepared and before it can become final.

State law also requires public notices, comment periods, written responses to comments, and findings before an EIR can be adopted. Given these procedural requirements, the **minimum** reasonable time for the adoption of a final EIR for a relatively straightforward project would be about four or five months, and for a complex project six or seven months.

[RETURN TO TOP OF PAGE]

These minimum times assume that there is no public controversy, no initially undiscovered facts that must subsequently be researched, and that other responsible agencies are expeditious in providing their comments. Given the complexities of environmental review under CEQA, the County does not believe that its average time for completing environmental reviews is excessive. There are opportunities to expedite environmental review however. These include:

1. using modern data retrieval methods made available with computer technology;
2. placing greater emphasis on and improving the level of analysis contained in EIRs prepared on area-wide projects, such as General Plan Amendments, so that consistent zoning and/or development projects can more efficiently be evaluated in light of these EIRs; and
3. aggressively sticking to minimum-requires state deadlines for review by responsible agencies and the public.

The application of computer technology to the information collection and analysis phase of the environmental review function would require additional funding from the Board of Supervisors. The Development Services Department is currently placing greater emphasis on area-wide EIRs as they are being prepared in conjunction with the more detailed area plans and rezonings in the County. It should be noted that localities seeking to minimize public review and comments periods are often subject to subsequent legal challenge, which further delays the development process. Such challenges of local environmental review processes are based on the assumption that a longer time period for public review equates to greater quality of the final EIR.

Use Government-Assisted Programs for Lower-Income Housing

a. The Butte County Housing Authority shall fully use all available housing assistance.

Time frame: Annually, throughout the time period of the Element.

Units affected: Households county-wide.

Status to date: To date, there are many available forms of housing assistance the Housing Authority can use. The Housing Authority owns and leases housing units for low- and very low-income families; however, these units are all located in the now incorporated cities of the County.

The Program administers 285 duplexes and townhouses, an increase of 115 units since 1980. Of the 170 housing units under the Program in 1980, 70 were located in then unincorporated cities of Biggs and Gridley. The Housing Authority also administers the County's Section 8 rehabilitation and voucher program. The Housing Authority assists 793 households county-wide with Section 8 certificates, approximately one-third (262) of which are in the unincorporated county area. The Housing Authority also administers 158 rental vouchers, and approximately 52 of these vouchers are held by households residing in the unincorporated county area. In 1992, the Housing Authority administered 130 farmers housing units. These units are filled at full capacity and there has been an average waiting list of 50 applicants. The high occupancy rate and demand is not a response to greater farm opportunities but instead to a Farm Labor Requirement in 1986 that allows rentals to persons with only temporary evidence for permanent residency status. The Housing Authority would like to add an additional 25 to 50 units in the next several years, but has not been able to secure funding. There is also a Rental Assistance Program administered by the Housing Authority which helps low income residents meet their rental payments in units administered by the Authority.

Sincere there are waiting lists for all of the programs administered by the Housing Authority, it is obvious that the county will need to continue its pursuit of additional assistance for low-income households. There are no program barriers that would prevent the Housing Authority from using additional funds for rental and farmworker housing subsidies. The availability and competition for funding are the primary factors determining the amount of assistance received by the Housing Authority relative to the need. The County recommends that the Housing Authority continue its role in administering rental housing and farmworker housing programs.

b. The Board of Supervisors shall utilize all appropriate Community Development Programs—federal and state—which facilitate the provision of housing for low- and moderate-income households.

Time frame: Annually, throughout the time period of the Element.

Units affected: Dependent of number of eligible households and acceptance of loan application.

Status to date: The County has applied for CDBG funds in 1985, 1987, 1988, 1989, and 1990, and 1992. The County received funding in 1985, 1988, 1989, 1990, and 1992 for housing rehabilitation (see below) and public works (sewer connections in Villa Verona, street repairs in Chapmantown, and drainage improvements in El Medio).

In addition, Butte County has received CDBG planning/technical assistance grants for housing and income surveys. The CDBG program has been one of the County's most frequently-used source of funding and should continue to be a key feature of the County's housing strategy.

[RETURN TO TOP OF PAGE]

c. The County's Community Development Staff shall investigate the feasibility of participating in tax exempt mortgage revenue bond financing for housing programs to benefit low and moderate income households in the County. This action shall take place within a year of Housing Element adoption.

Time frame: Periodically, beginning within year of Element adoption.

Units affected: Flexible depending on the number of units financed and/or the availability of funds.

Status to date: Financing through tax exempt mortgage revenue bonds can be provided through the California Housing and Finance Agency (CHFA). However, there have been no CHFA financed multi-family units in the unincorporated County during the time period of the Element. The County has investigated the possibility of issuing bonds locally, but has determined that it would not be financially and administratively feasible to do so. Other options would include a joint-issued of bonds with another locality (possibly Chico or Oroville) or a request that CHFA issue bonds on behalf of Butte County. A lack of staff has prevented the County from pursuing these options, and unless the County's financial position improves between during the next two years, it is unlikely that the County would be able to manage a bond program and use tax-exempt bonds to finance housing during the period covered by this Housing Element. Although tax-exempt bonds represent an important method of financing low- and moderate-income housing, the use of this option will be low-priority unless the County can obtain the administrative capacity within the next two years to manage such a program.

d. The County's Community Development shall investigate and promote more cost effective use of Federal and State Housing and Community Development Programs. This activity shall be ongoing.

Time frame: Annually, throughout the time period of the Housing Element.

Units affected: Flexible with amount of loan and dependent on acceptance of loan application.

Status to date: The County has received funding for housing rehabilitation under the CDBG program in 1985 (28 loans), 1988 (25 loans), 1990 (24 loans), and 1992 (25 loan objective). In addition, the County has used income from loan payments under these grants to assist 57 additional households since 1985.

In total, the County has, or will, assist 159 households under the CDBG program with grants obtained between 1985 and 1992. This has been one of the County's most effective programs, and should be continued.

Due to staff, the County has not been able to use other housing programs for which the County would be the lead agency. The County does not have the financial capacity to pay for the administrative costs of state or federal housing programs, and is limited to using those programs which provide administrative funds. During the period covered by this Housing Element, Butte County will investigate ways it can use the resources of other agencies, nonprofit housing corporations, and private developers to take advantage of a wider array of housing programs.

[RETURN TO TOP OF PAGE]

Housing Policies for Special Groups

a. The County shall recognize that social and health services are a part of a decent and satisfying living environment for many elderly persons, and in doing so shall monitor the activity of, and participate with groups in the community which are responsible for the provision of these services. The County shall recognize the need to support service providers efforts through hearing special requests, offering technical assistance and in jointly planning for adequate provision and financing of services to the elderly.

Time frame: Annually, throughout the time period of the Element.

Units affected: Dependent on eligible households.

Status to date: The County has incorporated incentive programs into its zoning code directed not only to low-income residents but also to other special population groups. The County's zoning code allows for density bonuses if the target households include elderly or low-income residents and also provides for the needs of handicapped persons.

b. The County shall support the efforts of various agencies in the community which advocate for and/or work with the County's farmworker population. The County shall assist in assessing and planning strategies for the financing of farmworker housing needs.

Time frame: Annually, throughout the time period of the Element.

Units affected: Dependent on farm workers population.

Status to date: The primary agency in the County that plans and provides for the needs of the farmworker population is the Housing Authority. The County's can support the Housing Authority's role through its planning and development review responsibilities if additional farmworker housing is needed. Between 1984 and 1992, there were no additional farmworker housing projects developed in the unincorporated county area because the Housing Authority has not been able to secure funding.

c. The County shall support the efforts of groups and agencies in the community which advocate for and/or work with disabled persons. Assistance shall be rendered in the form of assessments, planning and development financing, and strategies for special housing provisions to meet the needs of the handicapped. The County shall also seek to better acquaint the development industry and the design profession of the need for design and building solutions to this problem.

Time frame: Annually, throughout the time period of the Element.

Units affected: Varies with eligible households.

Status to date: The County has adopted planning measures in its Zoning Code which address for the needs of handicapped persons in new multifamily developments. The County also implements the requirements of state and federal law for handicapped accessibility. The County uses CDBG funds to assist low-income homeowners retrofit their dwelling units for accessibility by mobility-impaired individuals.

[RETURN TO TOP OF PAGE]

Equal Opportunity in Housing: It shall be the policy of the County to promote equal opportunity and access in housing for all persons, regardless of race, religion, sex, marital status, ancestry, national origin or color. This policy shall apply throughout the County and especially within the Community Development Block Grant Program and other areas where the County has administrative authority.

Time frame: Annually, throughout the time period of the Element.

Units affected: Households county-wide.

Construction of Scattered-Site Housing

The federal government has funds available that can be used by housing authorities to construct or acquire housing for low-income households. Funding has been substantially reduced, however. The Butte County Community Action Agency would apply for federal funding to construct one or more rental projects for low-income residents. Such projects would be small-scale, and every attempt would be made to design and construct housing so that it is indistinguishable from other housing in a community. Privately developed housing of two to six dwelling units may also be possible on scattered sites without public sewer service.

Administration/Funding: The Community Action Agency would apply for funding from the U. S. Department of Housing and Urban Development and would be responsible for project management and operation. Development Services Department is responsible for reviewing development proposals.

Timeframe: Apply for funding in 1993 and 1995. If funded, complete projects in 1994 and 1996.

Expected Results: 25 dwelling units affordable to very low-income households and 15 dwelling units affordable to low-income households for publicly-subsidized units. Based on past development patterns, the County can expect about 200 units of small, scattered multifamily housing to be developed between January 1993 and June 1997. Based on rents in the unincorporated county area, it will be assumed that all 200 units will be affordable to low-income households, but that none would be affordable to very low-income households.

State Predevelopment Loan Program. This program provides low-interest, short-term loans to public agencies and nonprofit housing corporations to cover predevelopment costs such as land acquisition and preparation, installation of public facilities, plans and drawings, and development fees.

Rental Housing Construction Program (RHCP). This program, funding for which has been re-established under Proposition 84 (1988), provides for the development of rental units by private, non-profit, or public agencies subject to the reservation 30 percent of the units for very-low and low-income households (two-thirds of which must be very-low). Funds can be used for long-term financing or a combination of long-term and construction loan financing.

California Farmworker Grant Program. This program provides grants to local governments and nonprofit housing corporations to construct or rehabilitate housing for farmworker families.

Community Development Block Grant Program (CDBG). The CDBG program provides funding annually for three eligible activity areas: housing, public facilities, and economic development. Activities must address one of the following three objective: Serve lower-income people, eliminate slums or blight, or resolve urgent community development needs.

HOME/HOPE Programs. These are new federal program which provide funding for housing rehabilitation, new construction, and acquisition.

Butte County does not qualify as an entitlement jurisdiction under this program, and could either competitively apply for funding from a state pool of funds or seek to join other jurisdictions in Butte County to form an entitlement consortium. The City will evaluate which of the two alternatives would give the County the best chances of receiving funding on a regular basis.

Family Housing Demonstration Program. This is a state demonstration program that provides funding for the construction or rehabilitation of low-income rental housing projects that also provide support services and job training programs. The County would pursue an application under this program only if a non-profit housing corporation is interested in sponsoring such a project and can identify an eligible target population for the project.

There are a number of other programs which provide direct subsidies, mortgage insurance, or low-interest loans to non-profit housing sponsors and developers.

Agencies providing this assistance include the California Department of Housing and Community Development, the California Housing Finance Agency, the U. S. Department of Housing and Urban Development, and the U. S. Farmers Home Administration. Included in these programs are: Technical assistance grants for project feasibility and development, subsidies for shared housing for seniors, congregate housing, farmworker housing, senior housing, self-help housing, transitional housing for homeless individuals, and other targeted groups, mobilehome park purchase and rehabilitation, and project loans and loan insurance. While the County cannot initiate applications under these programs, it can certainly lend its support to low-income projects for which the developer is seeking state or federal assistance. County support would be in the form of regulatory incentives, expedited permit processing, deferred development fees, and density bonuses.

The County will pursue these programs, in conjunction with programs for which a developer or nonprofit housing corporation must apply, to meet special housing needs defined above for elderly residents, large families, farmworkers, mobility-impaired individuals, and single mothers.

Administration/Funding: The Development Services Department would be the lead agency for reviewing low-income development proposals which seek state or federal financial assistance. The Public Works Department or Community Action Agency (under its responsibility as the County's Housing Authority) would take responsibility for preparing state or federal funding proposals for programs which require the County to be the lead agency.

Equal Opportunity

**GOAL E
To Ensure Equal Housing Opportunity
Policies**

E.1. The County will continue to provide referral services to state and federal agencies which process housing discrimination complaints.

Implementation Programs

Fair Housing Program

The County will provide referral services to individuals with housing discrimination complaints. The County will seek written materials from state or private agencies involved in fair housing compliance and distribute these materials, locally, to community organizations which serve client groups most potentially affected by housing discrimination. The County will also enlist the assistance of these community organizations in translating information into other languages.

Administration/Funding: The Community Action Agency will provide referral services.

Timeframe: Seek and distribute written information by December 1993.

Expected Results: Resolution or referral of 100 fair housing complaints, conducting of annual education/awareness programs.

Ethnic Characteristics: In 1980, 7.2 percent of County residents in the unincorporated area defined themselves as racial or ethnic minorities. Of this figure, 1.2 percent were Black, 1.8 percent Native American, and 0.9 percent Asian-Pacific Islander. Persons of Spanish origin represented 5.3 percent of the total unincorporated population, but due to revised reporting practices, this figure is not comparable to the other percentages. (See Table H-4).

The most recent data reveals that Spanish-speaking households comprise 1.8 percent of all unincorporated area households and are located primarily in the non-urban areas of the County. Black households comprise 1.9 percent of all unincorporated urban areas.

In El Medio, an unincorporated area abutting the southern boundary of the City of Oroville, almost 16 percent (225) of the households are Black. This community contains 49 percent of all Black households in the unincorporated portions of the County.

In 1990, the U.S. Census Bureau reported that 8,182, 8.3 percent, of the persons in the unincorporated area defined themselves as members of racial or ethnic minority groups. This is a slight increase from 1980. Of this figure, 1.3 percent were Black, 2.2 percent Native American, 2.0 percent Asian-Pacific Islander, and 3.5 percent defined themselves as other.

Even though the percentage of Asian-Pacific Islanders has more than doubled since 1980, the overall minority population is relatively small in Butte County. This is typical of most rural foothill and mountain counties in California.

In 1990, the total number of persons of hispanic origin was 7,106, or 7.8 percent of the total unincorporated area population. This is an increase from the 5.3 percent reported in 1980. The table below shows ethnic characteristics in both the unincorporated and total County in 1990.

TABLE H - 4 ETHNIC CHARACTERISTICS Butte County - 1990		
Ethnic Characteristics	Unincorporated County Number % of Total	Total County Number % of Total
White	90,269 91.7%	165,200 90.7%
Black	1,182 1.3%	2,361 1.3%
Mexican Indian, Eskimo or Aleut	2,021 2.0%	3,241 1.8%
Asian or Pacific Islander	1,823 1.8%	5,170 2.8%
Other Race	3,188 3.2%	6,148 3.4%
Total	98,461 100.0%	182,120 100.0%

Overcrowding: A common measure used to calculate the number of families which are inadequately housed is the extent of overcrowding (defined as by the state and federal governments as 1.01 or more persons per room). Overcrowding is considered by most housing experts to be harmful to the physical and mental well-being of the occupants.

The extent of overcrowding is directly related to the average number of persons per household. Specifically, household sizes increases at the same time that housing costs rise relative to income, the degree of overcrowding is likely to increase. Overcrowding is also directly related to the average number of rooms per dwelling. Clearly, if large housing units are being built, while household size is decreasing, the extent of overcrowding will decrease.

A comparison of the 1970, 1975 and 1980 Censuses indicated that the average County household size decreased from 2.8 to 2.6 to 2.25 persons. At the same time, the median size of dwelling units fluctuated between 4.7 and 5.2 rooms. These facts point to the probability that the proportion of overcrowded households has decreased. The number of overcrowded households increased, however, due to the large increase in the County's population.

The 1980 Census reported that the percentage of overcrowded households in the County had decreased from 6.9 percent in 1970 to 3.5 percent in 1980. The 3.5 percent figure, however, includes the number of overcrowded households in the entire County. The rate of overcrowding in the unincorporated area was 4.2% in 1980.

Table H-5 shows the rate of overcrowding for the entire County, each of the five incorporated cities within the County, and the resulting rate of overcrowding for the unincorporated County.

In 1990, the total number of overcrowded households in Butte County increased from 2,005 to 3,628. The percent of overcrowded households also increased, from 3.5 percent in 1980 to 5.1 percent in 1990. The total number of overcrowded households in the unincorporated County also increased, from 1,278 (4.2%) in 1980 to 1,910 (4.9%) in 1990. The reversal of the trend of overcrowding during the 1970s suggests that many families experienced difficulties during the 1980s in finding affordable housing of adequate size. The increase in the percentage of overcrowded households coincided with an increase in housing costs relative to family incomes.

With the incidence of overcrowding increasing county-wide during the last ten years, evidence exists that many minority and student households in live in overcrowded conditions. Farm worker housing in Gridley contains many eight- to nine-person households in two and three bedroom units. The Human Resources Corporation in Chico reports an average household size of 7.125 persons. Both the City of Chico and California State University, Chico believe that the proportion of students "doubling up" has also increased.

Housing Affordability: The relationship of the cost of housing and the ability of residents to afford housing is a primary concern in the examination of any housing market. Until recently, a common standard has existed in gauging the percentage of income that should be allotted for housing expenditures: households paying more than 25 percent of income were considered to be "overpaying" for housing. Such a simple rule, applied during the relatively stable period of housing costs during the 1950s, 1960s and early 1970s, made sense.

The "25 percent rule" became less relevant as household characteristics and housing financing began to change rapidly during the 1970s and 1980s. New developments in the housing market are changing this common rule of housing affordability. The increasing price of housing, and, more recently, new mortgage instruments for financing a housing purchase, have changed the housing cost-to-income equation.

The reality of the 1990s is that the percentage of income that households can reasonably devote to housing expenses depends on household characteristics (i.e., single, married, or with children), the level of income (very low, low, moderate, etc.), and whether a household is a renter or a homeowner. A "reasonable" percentage of income devoted to housing expenses could range from as little as 15 percent of income (for a large, renter family at the poverty level, for example) to as much as 50 percent of pre-tax income (for a single, above moderate-income homeowner with no other long-term debts). In fact, many households in California pay 35 to 40 percent or more of their incomes for housing expenses.

Greater personal expenditure for housing is, in fact, one of the first adjustments made, as housing prices and financing mechanisms change.

TABLE H - 11 ESTIMATED NUMBER OF WAGE AND SALARY WORKERS BY INDUSTRY County of Butte - 1980-1993			
Industry	1980	Residents	
		1988	1993
Total, all Industries	46,650	57,325	63,275
Total Non-Agriculture	43,450	54,075	59,950
Mining & Construction	2,175	2,575	3,100
Manufacturing	4,100	5,450	5,550
Transportation & Public Utilities	2,825	2,475	2,350
Wholesale Trade	2,100	1,725	1,725
Retail Trade	9,775	12,975	14,800
Finance, Insurance & Real Estate	1,950	2,800	2,975
Services	9,150	13,925	16,400
Government	11,575	12,125	13,050

* Job categories of employed civilian Butte County residents. The number of employed residents is higher than the number of jobs in Butte County as more county residents commute to work in other counties than commute to work in Butte County from other counties.

Source: California Employment Development Department, 1990, U.S. Census Bureau, 1990.

According to the information in Table H-12, there are not as many housing units affordable to lower-income households (those with incomes below 80 percent of the County median) as there are households in this income category.

Table H-12 supports the hypothesis that overpaying for housing occurs primarily among low-income households, but the data are too limited to compare precisely the supply of housing affordable to each income group.

The 1980 and 1990 Censuses contain the most recent data on income devoted to housing expenses. The Census Bureau reported that 58 percent of all renter households in Butte County in 1980 paid more than 25 percent of their income for rent, up from 39 percent of all renters in 1978. In comparison, only 27.2 percent of all homeowners paid more than 25 percent of their income to housing costs in 1980, down from 27.65 percent in 1970.

According to the 1990 Census, 4,723 (26%) owners and 6,188 renters (64%) in the unincorporated county area paid more than 25% of their income for housing. The percent of owner-households paying 25% or more of their income for housing has declined slightly, while the percentage of renters paying 25% or more for housing has increased substantially.

This difference in trends between owners and renters is probably explained by the difference in mobility between the two groups, and the greater affluence of home owners. Home owners do not move as frequently as renters, so their housing expenses do not rise as quickly. Conversely, rents in Butte County have risen faster than renter incomes.

Since 1980, a 30% of income-to-housing-expenses standard has become the most common measure of "overpayment." According to the 1990 Census, 3,207 (18%) home owners in the unincorporated county area, and 4,999 (51%) renters paid more than 30% of their income for housing expenses.

In most regions of the state, the proportion of households devoting overly large percentages of their incomes to housing expenses is particularly high among low-income renter households and tends to be exacerbated by higher housing costs in cities. Butte County is no exception to this statewide phenomenon. Of the estimated 15,140 lower-income households in Butte County who paid more than 30 percent of their income for housing expenses in 1990, 2,940 were homeowners and 12,220 were renters. While more low-income homeowners paying more than 30 percent of their income for housing lived in the unincorporated area than in the cities (1,560 of 2,940), only one-third of low-income renters (4,280 of 12,200) paying more than 30 percent of their income for housing lived in the unincorporated area. The total number of low-income households paying more than 30 percent of their income for housing expenses represented 39 percent of low-income households.

Female Heads of Households: In 1980, almost 12 percent of all families in the County were headed by women. The percentage of female-headed families whose incomes were below poverty level was 27 percent. Statewide, families headed by women have become an increasingly more common occurrence and thus are an important population group to analyze. Households headed by women tend to have lower incomes, which in turn requires an additional need for child care, transportation, and affordable housing.

In 1990, there were 4,955 female-headed households with children. These female-headed family households represented seven percent of the total households in the County. In the unincorporated area there were 2,372 female-headed households with children, or six percent of the total households in the unincorporated County. Single mothers have the highest poverty rate, as a group, of any population group. The 1990 Census reported that 53% of children living in single-mother households were below the poverty level. This is a typical pattern across the state, particularly in rural counties, in which between 40% and two-thirds of children of single mothers are impoverished. The rate of impoverishment of children of single mothers age five and under is especially alarming—nearly 70%

Between 1981-1983, rents increased an average of from 5 to 20 percent. Housing prices in the north County rose from 6 to 17 percent, during the same period. Additional analysis is needed to determine the trends in the south County market.

While some of these prices may seem high compared to the housing market in the County five years ago, they are low when compared to the state.

The 1990 Census Bureau reported a median rent payment of \$369 in renter-occupied units in the County. The median rent for renter-occupied units in the unincorporated County was \$377. The table below shows the rental payments as reported by the U.S. Census Bureau.

Housing Rents and Values: The market price of single-family homes in the County has risen dramatically in the past several years, a trend experienced by prospective home buyers in every jurisdiction of the state. While housing development costs, such as labor, material, and land are certainly on the rise, the asking price for homes is also dependent on market demand.

There are a sufficient number of buyers in the County who can pay over \$70,000 (the maximum price that a low-income Butte County family of three could afford in 1992) for a single family home to justify this price level or more. Obviously, market conditions have excluded a substantial proportion of lower- and moderate-income families from purchasing a home in Butte County.

A special study conducted in early 1984 focused on county-wide housing rental and sales price averages. The average price for a three-bedroom home in the north County was \$93,617 (Chico-Paradise area) and \$53,000 in the south County (Oroville area). The average rent for a two-bedroom apartment was \$313 per month in the north area and \$244 per month in the south area. This study also revealed that mobilehomes sold for an average price of \$21,500 in north Butte County and \$10,950 in south Butte County. Space in mobilehome parks averaged \$97.00 in the north County and \$77.00 in the south County.

In 1990, the Chico Board of Realtors reported an average home price in the Chico area of \$170,000 for all homes sold, and an average of \$70- to \$75,000 in the Oroville area for three-bedroom houses. These home prices reflect both the incorporated and unincorporated areas in Chico and Oroville. These prices represent an 82 percent and 37 percent increase in average home prices between 1984 and 1990 in the Chico and Oroville areas.

The U.S. Census Bureau reported a median housing unit value of \$94,000 in the County in 1990. The median for the unincorporated County reported by the Census Bureau, was \$96,000. The results are shown in Table H-15.

Manufactured Housing Outside Mobilehome Parks

The County will allow manufactured homes on land zoned for residential use, subject to the same development standards as site built housing, according to the requirements of state law.

Administration/Funding: Development Services Department and Building Department will process applications. No additional staff time would be required to implement this program.

Timeframe: July 1, 1991 and ongoing

Expected Results: Increase in opportunities for mobilehomes and manufactured housing as a lower-cost alternative to site built housing—200 very low-income dwelling units and 150 low-income dwelling units.

Pursue Funding Under State and Federal Programs

There are a number of state and federal programs which provide low-cost financing or subsidies for the production of low- and moderate-income housing, although funding levels have decreased substantially over the past decade. Certain programs require an application and participation by a local public agency; other programs are for use by non-profit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer.

Butte County will pursue funding under those state and federal programs that require its direct participation, and provide assistance to non-profit and private housing developers to make use of other programs which require their application and participation. The use of the programs listed below is predicated upon reaching agreements with interested non-profit or private developers to construct low- and/or moderate-income housing.

Programs which the County or the Housing Authority can pursue directly are as follows:

GOAL B

Encourage the Provision of Affordable Housing

Policies

B.1. Establish affordable housing goals, to be negotiated, for large-scale developments which contain a mixture of residential densities.

B.2. The County will work with other public agencies, developers, and non-profit housing corporations to make use of state and federal programs for low- and moderate-income housing.

B.3. The County will also investigate the feasibility of issuing tax-exempt bonds or mortgage credit certificates to provide low-interest financing for affordable housing development, if requested by a developer eligible to use this form of financing.

B.4. The County will provide density bonuses to home builders proposing to include a minimum specified percentage of low- and moderate-income dwelling units within residential developments.

B.5. The County will cooperate with the Housing Authority to seek funding from the State of California and the U. S. Farmers Home Administration to expand the supply of housing for migrant farm workers.

B.6. The County will identify surplus government property which could be used for the construction of housing affordable to low- and moderate-income households.

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Status to date: The County has adopted a fair housing plan which complies with state and federal laws for the receipt of CDBG funds. Because of limited County staff, the County is not able to undertake all of the fair housing activities that are suggested by the California Department of Housing and Community Development. The County has, however, designated an individual in the Development Services Department to receive and refer housing discrimination complaints and to provide information available from governmental agencies and fair housing organizations on fair housing laws.

*BIOLOGICAL CONSTRAINTS ANALYSIS
ANALYTICAL ENVIRONMENTAL SERVICES*