



Questions & Answers
2022 Chico Housing Element
Community Meeting #2: Goals, Policies, and Activities
Wednesday, August 11, 2021
5:30-7:30 pm

1. Question: How often does the City analyze progress toward Housing Element goals?
 - a. Answer: On an annual basis when the City submits its Annual Progress Report to the State Department of Housing and Community Development (HCD). (Answered live during the webinar.)
2. Question: 14% increase in rent seems low. How did you get those figures?
 - a. Answer: See Slide #27 in the presentation from the first Community Meeting which is posted on the Housing Element website for the detailed chart which shows “average asking rent” changes from 2017 through the first 3 quarters of 2020. The source for this data is the REIS Market Report, dated November 2020. (Answered live during the webinar.)
3. Question: How do you estimate that 6,000+ units are needed? Reference?
 - a. Answer: See Slide #26 in the presentation from the first Community Meeting which is posted on the Housing Element website for a detailed chart. In summary, we look at the number of low income households and subtract out the number of existing subsidized housing units. The difference is the gap of 6,000+ units. (Answered live during the webinar.)
4. Question: Are there any plans to add a goal/s to the existing ones? Specifically related to health or quality of life?
 - a. Answer: One of the purposes of tonight’s meeting is to solicit input on Goals and Activities, so the City would like to hear your ideas for any new goals related to housing. (Answered live during the webinar.)
5. Question: Which religion or religions are discriminated against?
 - a. Answer: We cannot answer that, as those who responded in the first survey that they felt they were discriminated against did not identify their specific religion, only that they had experienced discrimination. (Answered live during the webinar.)
6. Question: Is the climate crisis a part of the concern of the Housing Element? e.g. infill, density?
 - a. Answer: Yes, one of the mandated topics in the Housing Element is Energy Conservation. Further, the City is currently updating its Climate Action Plan to be consistent with new State GHG emission reduction goals. For

additional information please visit <https://chicocap.rinconconsultants.com/>.
(Answered live during the webinar.)

7. Question: How many participants from the community are here this afternoon?
 - a. Answer: Approximately 78 people attended the webinar portion of Community Meeting #2 and approximately 53 people attended the breakout rooms portion.

8. Question: Would it possible to do Housing Elements more often than 8 years since multiple disasters change things so quickly here.
 - a. Answer: The State Department of Housing and Community Development sets the Housing Element cycles, not local jurisdictions. However, if the City Council directed staff to amend the existing Housing Element in response to drastically changing conditions, that is a possibility. (Answered live during the webinar.)

9. Question: Was an 8-year cycle arbitrarily chosen, or is there an explicit reason for that time frame?
 - a. Answer: The State Department of Housing and Community Development oversees the Housing Element process for the entire state, and they set the Housing Element cycles, not the City. (Answered live during the webinar).

10. Question: What percentage of the last Housing Element low income housing was met?
 - a. Answer: See Slide #18 in the presentation from the first Community Meeting which is posted on the Housing Element website for a detailed chart. To summarize, for the period 2014-2021 the Regional Housing Needs Allocation (RHNA) allocation of low-income units was 643 and 9 were produced. The RHNA allocation of very low-income units was 974 and 15 were produced.

11. Question: How can we hold the City accountable if the goals aren't met? Can the State compel the City to make changes to meet the goals?
 - a. Answer: The City prepares an annual review of its Housing Element, including progress towards goals, as required by the State Department of Housing and Community Development (HCD). The annual review is provided to HCD, as well as the City Council. The State has been reluctant to “compel” local jurisdictions to meet established goals but has the ability to withhold funding. In instances where a jurisdiction has been grossly out of compliance with Housing Element regulations, the State has pursued legal action against the jurisdiction.

12. Question: Do you count unsubsidized units for low income housing? What about student units?

- a. Answer: No, unsubsidized units are not counted. Student-focused housing is generally not subsidized.

13. Question: Will the housing update consider CEQA as a housing constraint (as does CA Legislative Analyst), notably City of Chico opting out of AB 430?

- a. Answer: Proposed residential projects that are consistent with the City's General Plan and Zoning Code are processed in a timely manner, and the City seeks to utilize existing CEQA exemptions or tier off of previous environmental documents whenever applicable. Given the focused parameters of AB 430, its applicability to residential projects in Chico is unclear.

14. Question: What does RHNA stand for?

- a. Answer: RHNA stands for Regional Housing Needs Allocation. You may find a document detailing the definitions of frequently used terms in the Housing Element on our website in both English and Spanish at <https://www.chicohousingelement.com/resources>
 - i. RHNA is the allocation of housing need based on projected growth in each community, by income level. The RHNA is determined by the State Department of Housing and Community Development in partnership with local planning agencies. The RHNA does not address current or historical housing supply, only that attributable to future growth during the Housing Element period. Local jurisdictions are required to maintain enough appropriately zoned land available to accommodate the unmet RHNA throughout the Housing Element period. Local jurisdictions do not directly develop the housing nor is funding from the State tied to RHNA.

15. Question: Will you be addressing the huge amount of homeless people here?

- a. Answer: The Housing Element's purpose is to create conditions and policies that facilitate the production of housing for the entire community. This does include permanent housing solutions for those experiencing homelessness, but within a framework of long-term vision and solutions so we can plan for adequate affordable housing for all members of the community. The Housing Element update process is not the place to discuss the immediate conditions and needs for moving people into shelter or the larger impacts that result from unsheltered homelessness. For those seeking to engage in the current conversation and decision-making processes about unsheltered homelessness, there are a number of appropriate venues to do so: 1. Follow and participate in the Chico City Council meetings when the Council has this topic agenda. 2. Follow the meetings of the Butte Countywide Homeless Continuum of Care. 3. The

Greater Chico Homeless Task Force (GCHTF) meets on the third Thursday of each month at 10:00 a.m. Currently, meetings are held virtually, via Zoom. Additional information may be found on the GCHTF Facebook page. For additional information email: Greater Chico Homeless Task Force Exec Team at: gchtfexecteam@gmail.com.

16. Question: Does the City/this group believe there is enough land available to purchase that is properly zoned and build various types of housing?

- a. Answer: A Site Inventory analysis is a required component of each Housing Element to determine if there is enough appropriately zoned land available to meet the RHNA by income level. This Site Inventory will be included in the draft document.

17. Question: Did the City review the Housing Element after the Camp Fire? If not, why?

- a. Answer: The City conducted an annual review of its Housing Element as required by the State Department of Housing and Community Development. However, following the Camp Fire, the City Council established an Ad Hoc Housing Committee to address community concerns with affordability and the impact of the Camp Fire, and the influx of approximately 20,000 new residents. The committee met four times in 2019, including August 27th, September 10th, September 24th, and October 8th. The first two meetings focused on the residential approval process and current construction, the third meeting focused on affordable housing, and the fourth meeting focused on infill development, including accessory dwelling units. In addition, the City sponsored a day-long Housing Conference in September 2019 that included various speakers and panels. The conference featured market rate and affordable housing developers, real estate agents, loan officers and designers, as well as organizations like Community Housing Improvement Program and North Valley Housing Trust. Challenges and solutions related to housing production, rental stability, and affordable housing were among items discussed. The Ad Hoc Committee ultimately developed a series of recommendations aimed at increasing housing production, which have been and will continue to be pursued by City staff.