



Questions & Answers
2022 Chico Housing Element
Community Meeting #1: Housing Needs & Issues
Wednesday, February 10, 2021
6:00-8:30 pm

1. Question: How many people are watching this Zoom workshop?
 - a. Answer: We had 95 attendees join us for the webinar which was held from 6:00-6:45 pm. The breakout groups were held from 7:00-8:30 pm and had 47 attendees.

2. Question: Does that housing need calculation include risk? (I'm thinking specifically of the high likelihood & risk of future catastrophic wildfires impacting our area and exacerbating need)
 - a. Please see the narrative and charts beginning on page 9 of the Regional Housing Needs Plan prepared by BCAG which explains how wildfire risk is considered and allocated. The Plan is posted under the "Resources" tab of the Housing Element website

3. Question: Will a recording of this session be made available?
 - a. Yes, recordings in English and Spanish will be posted on our website: <https://www.chicohousingelement.com/> by Friday, February 19th.

4. Question: what are the actual income levels?
 - a. Please see the income levels posted on the Housing Division's website and which are updated annually by HUD: https://www.ci.chico.ca.us/sites/main/files/file-attachments/table_income_limits.pdf?1594140530

5. Question: Does the State have a plan to replace RDA funds?
 - a. No, not at this time. The State has developed a new annual funding source for local jurisdictions called the Permanent Local Housing Allocation (PLHA) which is funded by real estate transaction recording fees, per SB 2. However, the estimated annual allocation of PLHA funds to the City of Chico is substantially less than the funds that were made available through the RDA Low-Moderate Income Housing Fund, which was a 20% set-aside of tax increment made available to the Chico Redevelopment Agency.

6. Question: When it says 'affordable' did it just mean subsidized, or more like 'economy housing?'
 - a. Yes, in our presentation, "affordable" refers to subsidized housing.

7. Question: How does the Butte county decrease figure into the Chico increase. Is the net reduction in Butte county offset by growth in Chico?
 - a. They are related, yet separate. The Chico increase is primarily attributable to those who were displaced by the Camp Fire and relocated, either temporarily or permanently, to Chico. The Butte County decrease is primarily related to those who were displaced by the Camp Fire, and then the North Complex Fire, and relocated outside of the County (not in Chico).

8. Question: Where does transitional housing fall in the housing needs plan? Or does it?
 - a. Transitional Housing is by definition not permanent housing, and therefore is not addressed in the Regional Housing Needs Allocation Plan.

9. Question: How does college rentals affect Chico's ownership % and age compared to state averages?
 - a. The student population which resides in Chico (both CSU, Chico and Butte College) affects the median age and percentage of those who are homeowners vs. renters.

10. Question: How is "student housing" counted? Are the University-owned housing units included as rental units or are they considered something else? Are they treated as subsidized housing? Are they counted?
 - a. Student housing that is owned and operated by the University is not counted or considered as subsidized housing in the Housing Element, as it is only available to students attending the University, and not the general population. A significant portion of the private rental market in Chico is housing that is targeted to students, with many of these units located close to the campus on the west edge of the City. Some of these properties, especially the older ones, do have subsidies, but many do not.

11. Question: How much is in the Affordable Housing Fund? How much can be expected to be replaced in it when the loans are paid back? How many of the loans were deferred or forgiven?
 - a. The receivables for the Affordable Housing Fund as of June 30, 2020 are \$53,542,766. All loans are deferred, and large loans made for multi-family developments, in some instances, generate annual repayments of a portion of the interest due. On an annual basis, actual cash repayments from these loans and mortgage subsidy loan payoffs are an average of \$791,000.

12. Question: How did you get the actual rent figures? Survey?
 - a. The source of the data on Slide 27 is the REIS Market Report for November 2020.

13. Question: Will the City be adopting the Environmental Justice Element along with the new Housing Element?
- a. Yes, the City will be creating an Environmental Justice Element and the intention is to start that process likely in fall of 2021.
14. Question: How will climate impacts of different housing types called for in this housing element update be identified? Will Greenhouse gas emission estimates be created? Will expected Vehicle Miles traveled be acknowledged?
- a. The growth projections and data that was used to forecast Chico's GHG (greenhouse gas) emissions in the Climate Action Plan (CAP) is the same data that is being used for the Housing Element update. So yes, the CAP GHG emissions has taken future housing production and VMT into account and has been accurately modeled.
15. Question: How is the term affordable defined? What is considered affordable?
- a. According to the Federal Department of Housing & Urban Development, housing is considered affordable when the occupant is paying no more than 30% of gross income for housing costs, including utilities. In addition, the term "affordable housing" generally refers to housing that is subsidized through financing and/or rental assistance to keep the rents at levels that are affordable to households who are low-income.
16. Question: Could Enhanced Infrastructure Financing Districts work in Chico / Have they been used anywhere?
- a. The EIFD was evaluated but was found unlikely to be successful in Chico, though could be reevaluated should there be a feasible project. It appears La Verne in Los Angeles County and the City of West Sacramento have established EIFDs.
17. Question: Where can the current Housing Element be downloaded from? It doesn't appear to be in the Resources section of the website.
- a. The current Housing Element for the period 2014-2022 has been added to the Resources section of the website.