



Breakout Room Notes
2022 Chico Housing Element
Community Meeting #2: Goals, Policies, and Activities
Wednesday, August 11, 2021
5:30-7:30 pm

At the time of registration for the meeting, registrants were asked to select the topics they were most interested in discussing. These responses helped to determine the breakout room topics. The majority of registrants (53%) indicated they wanted to discuss affordable housing. Given this, after each group had the opportunity to discuss their specialized topics for 30 minutes, all groups discussed affordable housing during the last 30 minutes.

Breakout Room 1: Fair Housing and Home Ownership

1. What have you seen and experienced regarding the cost of housing in Chico? Do you think any groups in particular are disproportionately impacted by housing cost burden?
 - a. People on lowest end (30-40% AMI) and those with disabilities and single parents.
 - b. People that are homeless.
 - c. Concept of housing as a human right.
 - d. Younger folks won't be able to own a home (even with education). Many struggle with the cost.
 - e. How do we navigate the bubble? Housing is too expensive.
 - f. I see housing prices rising all the time. I think people who are most affected are low income and extremely low income.
 - g. I'm in my early 30s and those are my concerns as well.

2. Can you describe any areas of Chico that have fewer resources and opportunities such as education, infrastructure, jobs, parks, etc. How about areas of the City that have more opportunities?
 - a. Chapman area has less opportunity (roads, sidewalks, lighting).
 - i. I agree.
 - b. I feel like Chico doesn't have enough walkability. Downtown is great for walking but I live in an area that doesn't have sidewalks. I also have to battle star thistle (Nord/Almond area).
 - c. Areas around Park Avenue (Nobby's) – not enough resources on Park Ave. corridor and into the Barber neighborhood.

- d. Question about federal infrastructure bill – what will the impacts of this legislation, will funding filter down to local governments to assist with “un-met needs?”
 - e. Hopefully legislation includes language about housing as a human right.
 - f. South/east end of town could use more infrastructure (Meriam Park south to Skyway).
 - g. Yeah, so many potholes and there is not a bike lane here. I would love to ride to Chico State on my bike but there is not a way to do that until I get to the main road.
 - h. Discussion of Esplanade.
3. Did you or someone you know experience displacement due to the Camp Fire or other natural disasters? How has this impacted your or their ability to find and keep housing?
- a. Saw dozens displaced because homes burned down.
 - b. Many became homeless, who may have been living on the edge pre-Camp Fire.
 - c. Many had to live in a different community that they weren’t familiar with and many were in over-crowded situations. Many found something they couldn’t (or barely) afford, because that was the only roof they could provide over their head.
 - d. I was displaced by the Camp Fire. I could not find student housing and it was weird talking to my professors who lost their housing because of rent rousing. I actually went to school online for my first semester before “Zoom world” from my hometown. All the college places were full of Camp Fire survivors.
4. Are there specific actions you think the City could undertake to promote fair housing opportunities that it is not already doing?
- a. Are there ways that the City can ask the population if they are victims of un-fair housing to gather direct information from people?
 - i. Consensus to provide more outreach and education.
 - b. Can fair housing be applied to homeless people looking/using shelters? Think shelters need to do more to not discriminate against people who may have criminal background. Shelters may have conduct rules (behavior rules) and that is how people are removed, not because of characteristic they may have.
 - c. Homeowner vs. renter (have vs. need) power inequity – how does fair housing navigate that difference? There are laws that protect both tenants and landlords. Need a program staffed by attorneys. Legal Services of Northern California provides this service to our city – City also funds them.
 - d. I think the city should have more apartments and types of housing that would allow more people to get housing even though someone has bad

credit. People should be allowed to have housing regardless of being evicted and other such marks on records.

- e. Chico is in a unique situation because of the fires and homeless situation. Idea of creating a documentary exploring the consequences of homeless and fair housing and difficulties of finding fair housing. Suggested alerting the news so the issue can be highlighted and discussed.
 - f. City can work with property owners and tenants and non-profits to put together programs to address equity in housing.
5. In addition to working with self-help single family affordable developers, are there any other programs that you think would help promote homeownership for low income residents?
- a. Provide more land for development.
 - b. Working on last project in Chico because cannot afford to buy in Chico (Habitat for Humanity).
 - c. No one can afford land in Chico.

Breakout Room 1: Affordable Housing

1. What do you see as the priority actions for ensuring there is enough affordable housing in Chico?
 - a. The facilitator defined affordable housing (no more than 1/3 of income on housing cost) and affordability (subsidy for development/operation so housing remains at affordable rents for 55 years).
 - b. Need greater coordination of resources between agencies (Fed, State, County, City) – need better centralization.
 - c. Take advantage of infill (duplexes, triplexes, add-ons), focus on opportunity zones around town (corridors). Create new neighborhoods, walkability, transportation has to go hand in hand with affordable housing. People want to be able to walk around their neighborhoods (not giant apartments).
 - d. People cannot afford to live in the City they work in (because of costs) – increase salaries? Can we build up?
 - e. Much more money is needed these days. Thinks affordability should be closer to ¼ monthly salary (due to healthcare costs and employers not paying for healthcare). Mentioned there are few people experiencing homelessness in China because of rent controls.
 - f. Ensure people stay in their homes (fixed income) by providing resources or subsidies or low-income loans to maintain homes.
 - g. Opportunity corridors to be high density housing and shops with housing on top. High density housing so that we have enough space. Chico is unique because we have Butte County Meadowfoam that prevents building housing. I see that Chico prefers to green light single-family housing all the time. I think multi-family housing projects would be better.
 - h. Can the City promote affordable infill much more that it has so far?

2. How do Accessory Dwelling Units (ADUs) fit into the picture of affordable housing?
 - a. Incentivize section 8 housing to help assist homeowners in finding/developing an ADU on existing property (waiting lists are very long). Could also be a duplex or tri-plex. ADUs may help bridge that gap.
 - b. We should be building disaster shelters, even for first responders.
 - i. Yes, we live in an area prone to disasters like fires and floods.
 - c. We could be building Section 8 – incentives for homeowners.
 - d. Every moment of delay is an affront to the health and safety of people.
 - e. If the City can start to take money from the government, then they could do this. But they have to apply for it and use it. But this has not been their priority.
 - f. ADUs should be built in areas where low-income owners have homes, too. That would help the homeowners and the ADU resident.

- g. As important as infrastructure is, safe housing should be a much higher priority.
 - h. Education on Section 8 housing would be great for the City so we can get more landlords. Section 8 is definitely more reliable.
 - i. If affordable housing is built, it has to remain affordable, not revert to market rate. Community Land Trusts.
 - j. Recent documentary of the house-less community in Chico and has documented tiny villages (intentional communities along the Pacific Northwest).
 - k. City needs to work on building homes (referenced policies of Helsinki).
3. Inclusionary housing policies require developers to reserve a certain percentage of housing units for very low, low, and moderate-income households in new residential developments. Should the City consider an Inclusionary Ordinance? If so, why? If not, why?
- a. Great idea, but how do you compel an investor/developer to set aside a portion of their development for low-income housing, which cuts into their profit margin?
 - b. Require developers to include an inclusion housing policy (Butte County 'homeless crisis declaration'). Form an oversight committee to make sure developers follow inclusionary policy over time.
 - c. High density high rises. Chico has a Green New Deal with housing. Infill suggested. Walkable neighborhoods.
 - d. We need more insulation so people's electric bill does not get so high. Don't want people to spend 1/3 of their money on electric.
 - e. Inclusionary housing must be promoted. It is sitting in the General Plan 2030 and/or the Housing Element per City staff.
 - f. Definitely promote inclusionary housing.
 - g. Unfortunately, to compromise profit, government intervention is required in the form of zoning regulations and rental caps.
 - h. Chico also has a housing and shelter crisis.
 - i. We need an inclusion section and not just one or two housing set aside. We need 30% extremely low income, 20% low income, 50% can be where they make their money. We need accountability.
 - i. But would that decrease development?
 - j. Concerned that inclusionary housing does the opposite effect and discourages development (and would charge more for other units). Artificially pushes up the prices of other homes, then escalates the costs. Risk is high in state of CA, a lot of a burden on developers.
 - k. Incentives? Used to be money set aside for affordable housing (RDA?), maybe speed up development process, or offer density bonuses?
 - l. Can't the \$32.5 million support developers? – recovery act money and state money? Can it be used for transitional housing, disaster housing?

- m. Now is the time that government might start doing more for developing more affordable housing. I am concerned if Chico is willing to take federal and state subsidies that would promote more affordable housing as well as homeless shelters?
 - i. Agreement from other participants.
- n. It's already decreased, and we are missing so many houses to begin with. We need 4,000 to get to just even footing for our current residents. The City should incentivize the need for affordable housing. It seems like the council is more interested in business and single-family units and not asking for a chunk of a grant or funding from state or federal dollars.

Due to time constraints, Breakout Room 1 was not able to discuss the following questions:

- 4. What are the barriers to the development and maintenance of affordable housing? How can they be overcome? Are there any incentives not being offered that should be considered?
- 5. How might motels, or other underutilized sites be used for housing?
- 6. What building types or models do you know of that are lower cost and faster to construct that might be beneficial?

Breakout Room 2: Special Needs Housing

1. What incentives can the City provide to developers to create housing for people with special needs?
 - a. What groups have the greatest housing needs?
 - i. Unhoused and low-low-income.
 1. Agreed, unhoused individuals and low-income housing is most pressing.
 2. Torres Community Shelter does not turn people away for substance use.
 - a. While that's true, even at True North Housing Alliance (TNHA), there are still barriers, including not having 24/7 intake.
 - ii. People who need transitional housing.
 - iii. Veterans.
 1. Veterans with PTSD or who use medical recommendations.
 - iv. People with emotional supportive pet of any breed.
 1. People with pets, often those coming from being unhoused and their pet presents as a barrier to shelter and housing.
 - v. People with serious mental illness and experience, people who need permanent supportive housing.
 - vi. Seniors.
 - vii. Individuals with disabilities (physical, behavioral, developmental, sensory).
 - viii. Individuals experiencing homelessness.
 - b. Write a prescription for NIMBYism.
 - c. Permit fee waivers.
 - d. Land banking.
 - e. Providing financing and subsidies.
 - f. More people involved with social services so they can maintain their housing.
 - g. Preference on bids if offering high number of low-low income units.
 - h. Set reasonable limits, not enough agencies for people who need subsidies, can we refurbish units that are okay, and make them meet disability standards for the individuals. Many don't fit the norm and get pushed out of their communities. No one disability is the same.
 - i. Many people who have medical (cannabis) recommendations from medical professionals risk their housing for using alternative medicine.
 - j. If there was an 8th goal added to the Housing Element... Something like "Work with community partners to improve health and wellness for Chico residents," it would encourage these conversations about health.

- k. Transitioning into adulthood for people living with developmental disabilities is hard – housing goes too quick to do alone. Not finding housing at all.
 - l. ADA units and those with mental health DX should allow for medicinal cannabis use on site. Many exclude.
 - m. High subsidies for units who serve special units.
 - n. Landlords are charging application fees. Maybe the City could allow Section 8 model.
 - o. SROs or housing program sometimes don't take couples.
 - p. I am a builder and building 6 ADUs or tiny homes. Barriers and costs add up and I think the City could get out of the way and it would be helpful. It would decrease my cost to build. My home is to make this a model where \$500 is enough to pay for rent. Zoning is hard to find a lot that would work. I would love to do more but the zoning doesn't allow it.
 - q. How can the City clear these obstacles (zoning and otherwise) for building units for these special needs groups?
 - i. Change zoning to do away with single family only zoning to move towards multifamily zoning and allowance for ADUs.
 - ii. Another thing that could help is if the City could provide property manager grants to help them come into HUD funding compliance so that we have more property managers willing to accept section 8. We need more property managers accepting.
 - iii. The City and Council could set aside a portion of the Community Benefit Fees captured when new cannabis retail businesses are permitted and open to go toward more affordable housing.
 - iv. Limit requirement for parking and increase reliable public transportation (for those who are AND are not ambulatory).
2. Usually special needs housing incorporates design and services features tailored to the population living there. This includes things like shared housing or independent living, smaller unit sizes, supportive services, on-site amenities. Who do you think is effective for?:
- a. Seniors.
 - b. Individuals with disabilities (physical, behavioral, developmental, sensory).
 - c. Individuals experiencing homelessness.
3. Do you think the City should consider the conversion of motels to provide special needs housing? Why or why not?
- a. I think using existing structures for a good price, and upfit, rehab, and you're always going to be better off. Avoiding prevailing wages. Substantially less than new subsidized housing.
 - b. I think it's a good idea.
 - c. Absolutely. We have many single individuals that prefer minimal housing and the size would work perfect.

- d. It would not be easy to implement create a big NIMBY issues
- e. Butte County lost out on Project Homekey funding unfortunately. Funding could have allowed for renovation as well as purchase.
- f. Having smaller amount of people concentrated.
- g. Federal government.
- h. Costs associated with upgrades can be prohibitive.

Due to time constraints, Breakout Room 2 was not able to discuss the following question:

- 4. If you are a developer of special needs housing, what barriers do you experience and are there any programs the City could undertake to address those barriers? For example, would having a capitalized reserve for supportive services be helpful? Operating reserves?

Breakout Room 2: Affordable Housing

1. What do you see as the priority actions for ensuring there is enough affordable housing in Chico?
 - a. Create more income-based property units.
 - b. The City hasn't made it a priority before.
 - c. I have a hard time seeing that the City will do this
 - d. All we are doing is sitting and talking and nothing happening. Unless we make a mandate, and a visible deliverable. We need to make a check list that people in the community can follow and check off the list. It's easier to change and adapt as a community if we know what's going on.
 - e. Funding sources take too long.
 - f. Increase partnerships with developers, NPOS, think outside of the box and look at new partners. Government takes too long.
 - g. Somewhere for people off the street to go immediately. For example, if a shelter is opening up and the fire marshal finds issues for congregate settings, the City should pay for updates recommended to bring the space up to code and ready for use.
 - h. City can help with rezoning—can people create separate units by splitting units.
 - i. City funding income-based units and vouchers for people who aren't meeting income thresholds.
 - j. Where did the funding come from.
 - k. What does preservation look like?
 - l. Hi all, unfortunately I've been having technical issues and my microphone is not working, so I'm sharing my comments here. For full disclosure, I work at CHIP, but have only been there/in Chico for the last 4 years. My understanding is that right now, the vast majority of funding for affordable housing comes from the federal and state governments. I wonder what the major chokepoints are right now in terms of developing affordable housing. Sites? Developers? Funding? All 3?
 - m. I think developer affordability is a big issue. With kickbacks a developer would be hard to find to build affordable units. They would need city, state, and/or federal incentives to make it an affordable project. Since the 1980s the federally funded HUD dollars have dropped dramatically, as well as the number of available units also declining. Developers are opting to tear down income-based housing in favor of developing a single room occupancy kinship model that will provide a therapeutic transitional homing opportunity for special needs.
 - n. Additionally, it is critical that we begin moving to end single-family-home-only zoning to increase the amount of housing in the space available.

- o. Livable Design makes homes and communities more accessibility. It's important to keep seniors at home. It's important for them. Building units that will meet people's needs over a lifetime—i.e. wheelchair accessible halls. Can we give people awards for this? Building in intergenerational homes. Provides second income, reenforces important social relationships, family ties, etc.
 - i. Agreed! Multi-generational housing units. Very important. Thank you for bringing this to the table.
 - ii. Thank you for bringing attention to all of this! I work in healthcare with many older adults and this is a very big issue. Many older adults do not have a safe, accessible environment to return home to after a hospital or skilled nursing facility stay. I agree with what you shared.
 - iii. I also work in healthcare and agree about the need for multigenerational homes and the need for homes that allow seniors to safely stay in their own homes for longer.
 - iv. That are fast builds, they house people quickly, there is a huge market for the housing types, they are affordable, the fit on existing lots with other units.
 - p. I think ADUs are an important piece of the continuum of housing needed. If funding were available, I think expanding master leasing like CHAT does could bring more units available more quickly.
 - q. RV parks, for older RVs too. An establish local campground is needed as well as they serve as housing options for some.
2. How do Accessory Dwelling Units fit into the picture of affordable housing?
 - a. We need all types of housing, allows people to move up. Units transition also. Entry level housing hardly exists in Chico.
 3. How might motels, or other underutilized sites be used for housing?
 - a. Mobile home parks – offers a range of home ownership opportunities.
 - b. Tiny homes.
 - c. ADUs.
 - d. Small cottages – 700-800 square feet.

Due to time constraints, Breakout Room 2 was not able to discuss the following questions:

4. What are the barriers to the development and maintenance of affordable housing? How can they be overcome? Are there any incentives not being offered that should be considered?

5. Inclusionary housing policies require developers to reserve a certain percentage of housing units for very low, low, and moderate-income households in new residential developments. Should the City consider an Inclusionary Ordinance? If so, why? If not, why?
6. What building types or models do you know of that are lower cost and faster to construct that might be beneficial?

Breakout Room 3: Promote a Wide Range of Housing Types and Intergovernmental Coordination

1. Recent natural disasters have impacted housing in Chico and throughout Butte County. Given this, what types of coordination on housing needs between the local governments do you think would be helpful?
 - a. North Valley Housing Trust intended to provide gap funding for housing.
 - 1) It is important to understand the difference in understanding what kind of housing is needed and what kind of baseline information is needed.
 - 2) Reticence in collaborating amongst providers, regional competition.
 - b. Bigger picture than just city limits. Coordination with other municipalities within the region within a 25 mile or minute reach. Regional collaboration and understanding of the benefits of addressing housing at a regional level, not focusing solely on local jurisdictions.
 - c. Work more closely with LAFCo to ensure annexations are more aligned in the spirit of respective General Plans.
 - d. Biggest obstacle to attracting labor/employees, is affordable housing. Regional effort is needed from a housing perspective.
 - e. It would be good if the City could coordinate with the other jurisdictions that have folks commuting to Chico for jobs – communities in 25 mile reach. We need to understand the VMT associated with those commuters.

2. What types of dwelling types and sizes are needed in the City? How can the City effectively promote a mix of dwelling types and sizes throughout the City?
 - a. More work force, affordable, missing middle, student housing. Missing middle is hard to find. There are housing units for families and students, but no affordable, modest sized units for the young professional. Duplexes, triplexes, that allows for broader range of housing types. We need more duplexes and triplexes that are similar to SFR.
 - i. More mixed-use housing types. Seems like the only thing being built is single family housing. Doesn't seem like much middle housing is being provided.
 - b. Renters are not being treated fairly.
 - c. Better coordination between city and county.
 - d. It's a good idea for affordable housing to be built, inclusionary housing.
 - i. There has been lots of conversation regarding inclusionary housing in previous housing discussions held by the City. The understanding was the topic would be addressed through this HE.
 - e. Cluster housing is an option. Carports only, common green, and a constraint is adequately zoned land.
 - f. Intergenerational living – building homes that can accommodate more than one generation by design. Keeps families together. An example of missing

middle housing. Average home is on market for 7 days, should be 100 days.

- g. There are City residential zoning districts that allow for the variety of housing types being identified.
- h. Up-zoning the single-family neighborhoods to allow greater density like Minneapolis did.
- i. People are buying whatever they can afford to get home ownership opportunity.
- j. High density, high rises, green new deal. Multi mixed use and multi-story (high-rise) development.
- k. Concentrate on central core of city. More coordination needed from regional perspective.
- l. Inclusionary housing may have a reverse effect from a developer's perspective. Affordable housing triggers prevailing wages which increases construction costs. If something can assist for prevailing wage it would help provide affordable housing.
- m. The regional fee structure needs to be changed to promote smaller units and zoning to allow smaller types of housing (tiny homes, homes on wheels, etc.). Better transportation to support higher density development.
- n. ADUs and flexibility have been provided. Nothing that [specifically] addresses affordable housing [in ADUs]. If you agree to a rental cost restriction, then taxes may be reduced in exchange for affordable housing provided. Need financial incentives for affordable ADUs.

Due to time constraints, Breakout Room 3 was not able to discuss the following questions:

- 3. The City has a number of initiatives such the Corridor Opportunity Site Overlay, the Downtown Element policy framework and Traditional Neighborhood Development (TD) regulations which are intended to provide flexibility in addressing housing needs. Are there barriers to using these initiatives? If so, what are they?
- 4. In recent years, the City has done a lot of work to remove barriers and incentivize the production of Accessory Dwelling Units (ADUs) in accordance with State law, including providing free pre-approved plans. Are there any other actions the City can take to incentivize the production of ADUs to be rented to low income households? What are the current barriers to ADU production?

Breakout Room 3: Affordable Housing

1. What do you see as the priority actions for ensuring there is enough affordable housing in Chico?
 - a. First-time home buyer assistance. Program used to exist, but not anymore. Previous program was with Redevelopment Agency (RDA). Perhaps coordinate with other State programs.
 - b. What properties or areas are allowed where zoning for inclusive housing? Homes that are being built are not affordable. More market-rate affordable housing needs to be built.
 - c. Eliminate fees, especially for smaller units or accessory dwelling units (ADUs). Reduce fees for utility connection. Other fees that can be reduced helps. Set impact fees based upon square footage rather than units.
 - d. Reduced fees for affordable housing and supportive services to encourage development ultimately reduces costs elsewhere in the community (less homelessness and the costs associated with that).
 - e. There is no assurance that an ADU will be provided to lower income households. Need incentives to encourage owners to rent to lower income households (a jurisdiction in another state works with assessor's office to give a break on property tax—instead of assessing value and imposing tax of full value which includes the new ADU, the property owner is assessed a lesser tax in exchange for keeping the unit affordable to lower income household).
 - f. More affordable housing product is in the development pipeline.
 - g. Regional strategy in coordinating amongst agencies.
 - h. How long is a public health emergency (lack of housing) allowed to continue before something is done?

Due to time constraints, Breakout Room 3 was not able to discuss the following questions:

2. What are the barriers to the development and maintenance of affordable housing? How can they be overcome? Are there any incentives not being offered that should be considered?
3. How do Accessory Dwelling Units fit into the picture of affordable housing?
4. Inclusionary housing policies require developers to reserve a certain percentage of housing units for very low, low, and moderate-income households in new residential developments. Should the City consider an Inclusionary Ordinance? If so, why? If not, why?

5. How might motels, or other underutilized sites be used for housing?
6. What building types or models do you know of that are lower cost and faster to construct that might be beneficial?

Breakout Room 4: Improve and Rehabilitate Existing Housing/Neighborhoods and Energy Conservation

1. What needs do you see that homeowners have to maintain their housing?
 - a. Climate Action Plan: opportunity for synergy with Housing Element and updating CAP.
 - i. Transportation – transit-based locus for housing units/development.

2. What can the City do to promote the maintenance of rental housing? If you are an affordable housing owner, if the City implemented a funding program to rehabilitate rental housing, would you be interested in this?
 - a. Rental housing – Section 8 inspections are overly burdensome, do not reflect market conditions, and repairs should not be the responsibility of the tenant.
 - i. Leaky/drafty windows are a problem for energy conservation.
 - b. There should be funding if it is devoted to energy conservation, but should be targeted to lower-income housing and owners.
 - i. Larger projects tend to be owned by out-of-area large for-profit owners, not the mom-and-pop owners.
 - c. Ideas from community member:
 - i. All new housing development should be south facing in order to make use of Passive Solar Design.
 - ii. All new housing should include ceiling fans in as many rooms as possible, i.e., kitchen, bedrooms, dining room and living room. Ceiling fans are great for making it feel cooler even though the temperature may not be so.
 - iii. All new housing development should include clothes lines - yes, you read this correctly, clothes lines, so that people can utilize the air and sun to dry their clothes instead of using precious natural gas or electricity. For generations people (mostly women) used clothes lines to dry their family's laundry. It's time to bring this archaic but sustainable practice back.

3. Are there particular neighborhoods in Chico that you feel need investment, both in terms of housing and infrastructure? If so, what are the infrastructure needs in those neighborhoods?
 - a. Development plan adjustments.
 - i. Density adjustments to increase walkability in urban development.
 - ii. Discussion of amendments to allow mixed-use in busy thoroughfares.
 1. Continue thinking creatively, but move focus closer into town.
 - iii. Opportunity corridor vs. 'nice' areas.

1. Existing conditions of development makes future developments implausible. Development in 'nice' areas are met with hostility.
 2. Mangrove opportunity corridor could look more like Esplanade with trees and other 'nice' amenities.
 - iv. Smart-growth movement. City should consider these principals.
 1. Need to incentivize developers somehow.
 2. Reduction of parking requirements.
 3. Bus issues – only people using it are people who don't have a choice.
 - a. Transition to shuttle system with smaller vehicles and shorter routes.
 - b. Love the ADU incentives.
 - i. Except that the pre-approved plans all one-story with large footprint. Support pre-approved designs for building up.
 - ii. Smaller footprints (300-400 sf) – cost of 750 sf is out of reach for most homeowners.
 - iii. Need to consider underlying infrastructure.
 - c. Setbacks can be revised to increase buildability on single family units.
4. Are you familiar with the energy conservation and weatherization programs available in Chico, especially for low income households? Is there more the City can do to promote these programs?
- a. Discussion of existing assistance for weatherization and energy-efficiency for low-income owners.
 - i. Middle-income households are ignored. Close the gap.
 - ii. Also, student housing is often over-assessed and deemed ineligible because household income is based on parents' income.

Due to time constraints, Breakout Room 4 was not able to discuss the following question:

5. Overall, what is needed to help people continue to live in the houses/neighborhoods that are affordable to them?

Breakout Room 4: Affordable Housing

1. What do you see as the priority actions for ensuring there is enough affordable housing in Chico?
 - a. Reducing single-family zoning.
 - b. Core neighborhoods with smaller units are more efficient, more affordable.
 - c. Allow current SF owners to build/expand into duplex and tri-plex (areas of stability). Allow division of SF into multiple units.
 - d. Land Trust – encourages building by removing the cost of the land.
 - e. Building needs to be more affordable. Barriers and burdens in planning. Get rid of administrative fees and pull revenue from sales tax instead.
 - i. Prop 13 limits revenue.
 - f. Tier impact fees based on sq footage. Smaller footage, less impact fees.
 - g. Undo historical down-zoning.
 - h. Exploration of various other funding sources. Infill development. Designate a researcher and grant-writer from City staff.
 - i. Discussion of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds creating more affordable rental housing.
2. What are the barriers to the development and maintenance of affordable housing? How can they be overcome? Are there any incentives not being offered that should be considered?
 - a. Builders build big houses.
 - i. Low-density zoning encourages bigger houses so they can sell for more.
 - b. Ownership/landlord costs are prohibitive for smaller lower-income homeowners.
 - i. Rehab programs with affordability covenants.
 - c. Expiring affordability covenants on rental housing outpaces building/application of new covenants.
 - i. Ban affordability covenants? Right of first refusal prior to conversion to market-rate.
 - ii. Permanent deed restrictions. Or Land Trust
 - d. Prioritize housing people over attracting developers.
3. How do Accessory Dwelling Units fit into the picture of affordable housing?
 - a. See above.
4. Inclusionary housing policies require developers to reserve a certain percentage of housing units for very low, low, and moderate-income households in new residential developments. Should the City consider an Inclusionary Ordinance? If so, why? If not, why?

- a. Lots of support but no teeth.
 - b. Developers can't make enough of a profit and lack of incentives.
 - c. Stop prioritizing high-end building.
5. How might motels, or other underutilized sites be used for housing?
- a. Dorm living (SRO) may not be feasible to develop because of per/unit fees.

Due to time constraints, Breakout Room 4 was not able to discuss the following question:

6. What building types or models do you know of that are lower cost and faster to construct that might be beneficial?