



PLANNING DIRECTORS GROUP

Item # 3

Date: December 13, 2007

REGIONAL HOUSING NEEDS PLAN – DRAFT

PREPARED BY: Brian Lasagna, Associate Planner

DISCUSSION: BCAG staff has prepared a draft Regional Housing Needs Plan, preliminary schedule, and an evaluation of the remaining required ‘factors to consider’ for review by the Planning Directors Group.

Factors to Consider

As discussed at the last Planning Directors Group meeting, BCAG proposed that the regional growth projections, developed in coordination with this group, be referenced as the foundation for the RHNP methodology and consider the development of the projections to be inclusive of a substantial number of HCD’s required “factors to consider”.

The remaining factors which were not included in the development of the growth projections have been further reviewed by BCAG staff and incorporated into the draft plan. A summary of their evaluation has been provided below. **Please review these factors and provide comments at the meeting.**

- **The loss of units contained in assisted housing developments.**

Assisted housing developments are multi-family rental complexes that receive government assistance which are eligible to change to market rate housing due to termination of a rent subsidy contract (e.g. Section 8), mortgage repayment, or other expiring use restrictions.

The California Housing Partnership Corporation (CHPC) has identified 11 projects (670 units) within Butte County as “at-risk” of being loss to market rate housing (see Appendix E). This data, however, does not recognize specific jurisdictions within the county that reside over these projects or account for new projects being developed over the RHNA timeline. Compiling assisted housing data, in general, is very difficult due to the array of programs and agencies involved. BCAG determined that the available data is insufficient for being incorporated into the methodology, but that each individual jurisdiction should consider this category of need in their respective housing elements.

- **The housing needs of farmworkers.**

Farmworkers provide an important contribution to the economy of Butte County. Agricultural production for 2005 employed 2,700 people, with countywide agricultural production value totaling \$432 million. The ten leading crops identified by their 2005 dollar value are shown in Table Eleven.

The California Employment Development Department (EDD) projects farm industry average annual employment to decline from 2,700 in the year 2004 to 2,500 in the year 2014. A clear reason for this decline has not been identified; it is assumed that factors such as mechanization and a reduction in farmland are contributing.

The farmworker population experiences a distinct set of issues that contribute to unique housing challenges, including seasonal income fluctuations, very low incomes, and a severe deterioration of existing housing stock.

There are several different groups within the farmworker population, each with their own set of housing issues. *Regular* or year-round farmworkers are defined by the EDD as those working 150 or more days for the same employer. *Seasonal* workers are those who work less than 150 days annually for the same employer. *Migrant* seasonal workers are defined as those who travel more than 50 miles across county lines to obtain agricultural employment.

The Regional Housing Need Plan concentrates on determining a needed increase in housing available for year-round occupancy. It is assumed that seasonal and migrant workers will continue to be housed in non-year-round units. For planning purposes, this means that no net increase in seasonal or migrant housing is calculated. Regular farmworker housing has been addressed, in part, in the allocation for very-low and low income housing. Each city and county, however, should consider this category of need in individual housing elements.

Table 11. Leading Agricultural Commodities with Value of Production, 2005.	
Commodity	\$ Mill.
Almonds	187.4
Rice	86.1
Walnuts	76.7
Nursery Stock	11.1
Peaches, Clingstone	10.1
Cattle and Calves	9.0
Plums, Dried	7.3
Kiwifruit	6.7
Fruit and Nut Crops	4.7
Field crops	4.7
<i>Source: Department of Finance</i>	

- **The housing needs generated by California State University, Chico.**

The student population, generated by California State University, Chico (CSUC), is a significant and unique group within the City of Chico and adjoining unincorporated area. Unlike the general population, students tend to prefer shared accommodations and may qualify individually as low income but do not, in fact, live in low-income households.

Enrollment at CSUC is projected to increase at an annual average rate of 1.8% during the timeframe of this plan (Table Twelve), according to projections developed by the California State University, and are based on the enrollment of full-time

equivalent students (FTES). This percentage is slightly less than the average annual projected population growth rate of 2% for the City of Chico, as determined in the regional growth projections, for the same period. For the purposes of this plan, it is assumed that the housing needs generated by CSUC have been addressed, in part, as a share of the City of Chico's regional growth projections. The City of Chico, however, should consider this category of need in their individual housing element.

Table 12. California State University, Chico Enrollment Projections		
College Year	Estimated Enrollment (FTES)	Enrollment Increase
2006-07	14,800	-----
2007-08	15,100	2.0%
2008-09	15,400	2.0%
2009-10	15,700	1.9%
2010-11	16,050	2.2%
2011-12	16,290	1.5%
2012-13	16,543	1.5%
2013-14	16,782	1.4%
Projected Average Annual Increase		1.8%
<i>Source: California State University</i>		

Draft Regional Housing Needs Plan and Schedule

State law requires a series of review periods and public hearings before a final RHNP may be adopted. BCAG staff has prepared a draft RHNP, in accordance with state law, to be released for the required 60 day public/jurisdiction comment period. **Please review the attached Draft Regional Housing Needs Plan document and provide comments at the meeting.**

If the Group feels comfortable with BCAG's evaluation of the remaining "factors to consider" and the draft plan, then BCAG staff will move forward by formally releasing the draft RHNP for the required 60 day public/jurisdiction comment period and schedule a public hearing for the January 24, 2008 BCAG Board of Directors (BOD) meeting.

During the 60 day review period jurisdictions will receive a copy of the draft RHNP and be allowed to provide comments on the plans methodology and/or request a revision to their allocation. At the end of the 60 day comment period, BCAG will review any comments and make necessary changes before taking the draft RHNP to the February BCAG BOD meeting to be considered for adoption. A detailed draft schedule has been provided below.

Draft Schedule for BCAG RHNP
Updated 12/13/07

- September 4, 2007** BCAG receives determination of minimum housing need from HCD
- Oct - Dec, 2007** BCAG works with Planning Directors Working Group and develops draft methodology and allocations.
- December 21, 2007** BCAG releases draft Regional Housing Needs Plan (RHNP) for 60 day comment period.
- January 24, 2008** BCAG Board to hold public hearing and receive comments on draft RHNP.
- February 19, 2008** Draft RHNP 60 day comment period closes. BCAG reviews comments and makes any necessary changes.
- February 28, 2008** BCAG Board to consider adoption of draft RHNP and set date to file appeals. BCAG releases final RHNP to jurisdictions for appeal period.
- March 21, 2008** Appeals due and notify appellants of hearing
- April 24, 2008** BCAG Board to hold public hearing on appeals
- May 22, 2008** BCAG Board to hold public hearing and consider adoption of final RHNP.
- Send plan to HCD for approval
- August 31, 2009** Jurisdictions Housing Elements must be adopted



BCAG BOARD OF DIRECTORS

Item #10 Action

Date: January 24, 2008

PUBLIC HEARING TO RECEIVE COMMENTS ON THE DRAFT REGIONAL HOUSING NEEDS PLAN FOR BUTTE COUNTY

PREPARED BY: Brian Lasagna, Associate Planner

ISSUE: BCAG is required to hold a public hearing to receive comments on the Draft Regional Housing Needs Plan.

DISCUSSION: BCAG is required by California Government Code Section 65584 to prepare a Regional Housing Needs Plan (RHNP) for the Butte County region. The purpose of the RHNP is to allocate to the cities and county their “fair share” of the region’s projected housing need by household income group over the seven and a half year (2007-2014) planning period covered by this plan. The plan is based on countywide housing projections developed by the California Department of Housing and Community Development (HCD). The Draft Housing Allocation Table is shown below.

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

Once finalized and approved by the BCAG Board of Directors, each jurisdiction must then use their regional “fair share” housing allocation as the goal when updating their General Plan Housing Element.

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The draft RHNP (Attachment 1) was developed with the assistance of the City/Town/County Planning Directors Working Group which is comprised of planning directors and staff from each of the cities, town and county.

The proposed methodology, within the draft RHNP, is similar to the one used for the 2001-2008 RHNP. The proposed methodology for each jurisdiction's overall allocation is primarily based on the Butte Regional Growth Projections (2006-2030) that BCAG developed in collaboration with the Planning Directors Working Group. The allocations by income category are a direct carryover from the 2001-2008 RHNP and are consistent with state requirements by avoiding further impact to communities with a higher than average percentage of lower-income households in comparison to the region.

The draft RHNP was officially released to the jurisdictions and public for the required 60-day comment/review period on December 21, 2007. BCAG staff will be accepting comments for consideration until the comment deadline of February 19, 2008. After the 60-day period expires, BCAG will have 60 days to adopt any proposed changes, modify its prior determination, or make no change to the plan and indicate why the proposed change is inconsistent with the regional housing need.

BCAG staff anticipates bringing the draft plan back to the BCAG Board of Directors for consideration of adoption during either the February or March 2008 meeting dates. Consideration for adoption of the final RHNP is anticipated to be presented to the BCAG Board of Directors during either the May or June 2008 meeting dates. A complete draft schedule of the RHNP process has been included as Attachment 2.

STAFF RECOMMENDATION: Staff recommends the Board open the public hearing to receive comments on the Draft Regional Housing Needs Plan.

Key Staff: Jon Clark, Executive Director
Brian Lasagna, Associate Planner
Chris Devine, Planning Manager



BCAG BOARD OF DIRECTORS

Item #7 Action

Date: February 28, 2008

APPROVAL OF THE DRAFT REGIONAL HOUSING NEEDS PLAN FOR BUTTE COUNTY

PREPARED BY: Brian Lasagna, Associate Planner

ISSUE: BCAG is required to prepare and adopt a draft Regional Housing Needs Plan for Butte County. In addition, the BCAG Board of Directors is required to set a due date for final written appeals and establish an appeals hearing date.

DISCUSSION: BCAG is required by California Government Code Section 65584 to prepare a Regional Housing Needs Plan (RHNP) for the Butte County region. The purpose of the RHNP is to allocate to the cities, town and county their “fair share” of the region’s projected housing need by household income group over the seven and a half year (2007-2014) planning period covered by this plan. The plan is based on countywide housing projections developed by the California Department of Housing and Community Development (HCD). The Draft Housing Allocation Table is shown below:

Draft Regional Housing Allocation by Income Group									
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HCD Requirement	24%	3,347	16%	2,231	17%	2,370	43%	5,996	13,944

Once finalized and approved by the BCAG Board of Directors, each jurisdiction must then use their regional “fair share” housing allocation as the goal when updating their General Plan Housing Element.

The draft RHNP was developed with the assistance of the City/Town/County Planning Directors Working Group, comprised of planning directors and staff from each of the cities, town and county. The group has reviewed and provided input on the assumptions and methodology used in the preparation of the RHNP.

The draft RHNP was officially released to the jurisdictions and public for the required 60-day comment/review period on December 21, 2007. During the 60-day review period no comments were received from the public, jurisdictions, or HCD regarding the draft methodology or allocations. BCAG staff accepted comments for consideration until the comment deadline of February 19, 2008.

If the Board approves the draft Regional Housing Needs Plan, BCAG staff will inform the jurisdictions of their right to file a formal appeal regarding their allocation of the regional need. In addition, the Board must set a due date for submission of appeals. Staff has recommended that the Board designate the date of April 1, 2008 as the deadline. Staff also recommends that the hearing on appeals be scheduled for April 24, 2008, during the regular BCAG Board of Directors meeting.

The appeals period is the final opportunity for jurisdictions to challenge their allocations. Once any appeals have been heard and decided, the final Regional Housing Needs Plan will be issued and a final public hearing will be held to adopt the plan.

A complete copy of the document is available at BCAG's web page at: http://www.bcag.org/_planning/documents/RHNP_DRAFT_2007.pdf. A complete copy of the document is also included in the Agenda from the January 24, 2008 BCAG Board of Directors Meeting.

STAFF RECOMMENDATION: Staff is recommending that the BCAG Board of Directors:

1. Adopt the draft Regional Housing Needs Plan by resolution 2007/08-13;
2. Establish April 1, 2008 as the deadline for jurisdictions to appeal their housing needs allocation;
3. Schedule the public hearing for appeals date for April 24, 2008, during the regular BCAG Board of Directors meeting.

Key Staff: Jon Clark, Executive Director
Brian Lasagna, Associate Planner
Chris Devine, Planning Manager



**BUTTE COUNTY ASSOCIATION OF GOVERNMENTS
RESOLUTION NO 2007/2008 - 13**



**ADOPTION OF THE DRAFT REGIONAL HOUSING NEEDS PLAN (2007-2014) FOR
BUTTE COUNTY**

WHEREAS, the Butte County Association of Governments (BCAG) is a joint powers agency formed pursuant to California Government Code 65500, *et seq.*, and is the council of governments (COG) for the Butte County Area; and

WHEREAS, pursuant to the Housing Element Law ("Act") at California Government Code 65580, *et seq.*, each COG and the California Department of Housing and Community Development (HCD) are required to determine the existing and projected housing needs in the COG's region; and

WHEREAS, under the Act, BCAG determines each city's and county's share of the regional housing need through the regional housing need allocation process (RHNA); and

WHEREAS, BCAG released the Draft Regional Housing Needs Plan for a 60-day period for any person to comment on proposed methodology and for any jurisdiction to request revision to their proposed allocation and conducted a public hearing on January 24, 2008 to receive additional written and oral comments; and

WHEREAS, BCAG received no comments from the public, jurisdictions, or HCD during the 60-day review period with regard to the proposed methodology or allocations;

NOW THEREFORE BE IT RESOLVED that the Butte County Association of Governments does hereby approve and adopt the Draft Regional Housing Needs Plan for Butte County, including the proposed methodology and allocations.

PASSED AND ADOPTED by the Butte County Association of Governments on the 28th day of February, 2008 by the following vote:

AYES:

Dolan, Connelly, Kirk, Yamaguchi, Arnold, Jernigan, White

NOES:

None

ABSENT:

Josiassen, Gruendl, Fichter

ABSTAIN:

None

APPROVED:



JANE DOLAN, CHAIR
BUTTE COUNTY ASSOCIATION OF GOVERNMENTS

ATTEST:



JON A. CLARK, EXECUTIVE DIRECTOR
BUTTE COUNTY ASSOCIATION OF GOVERNMENTS



BCAG BOARD OF DIRECTORS

Item #6 Action

Date: April 14, 2008

APPROVAL OF THE REGIONAL HOUSING NEEDS PLAN FOR BUTTE COUNTY

PREPARED BY: Brian Lasagna, Associate Planner

ISSUE: California Housing Element Law requires BCAG to prepare and adopt a final Regional Housing Needs Plan for Butte County.

DISCUSSION: BCAG is required by California Government Code Section 65584 to prepare a Regional Housing Needs Plan (RHNP) for the Butte County region. The purpose of the RHNP is to allocate to the cities, town and county their “fair share” of the region’s projected housing need by household income group over the seven and a half year (2007-2014) planning period covered by this plan. The plan is based on countywide housing projections developed by the California Department of Housing and Community Development (HCD). The Final Housing Allocation Table is shown below.

Final Regional Housing Allocation by Income Group									
Jurisdiction	Very Low		Low		Moderate		Above Moderate		Total Allocation
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City of Biggs	33%	51	17%	26	14%	22	36%	56	155
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HCD Requirement	24%	3,347	16%	2,231	17%	2,370	43%	5,996	13,944

Once finalized and approved by the BCAG Board of Directors, each jurisdiction must then use their regional “fair share” housing allocation as the goal when updating their General Plan Housing Element.

The RHNP was developed with the assistance of the City/Town/County Planning Directors Working Group which is comprised of planning directors and staff from each of the cities, town and county. The group has reviewed and provided input on the assumptions and methodology used in the preparation of the RHNP.

BCAG Board of Directors
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The draft RHNP was officially released to the jurisdictions and public for the required 60-day comment/review period on December 21, 2007. During the 60-day review period no comments were received from the public, jurisdictions, or HCD regarding the draft methodology or allocations. BCAG staff accepted comments for consideration until the comment deadline of February 19, 2008.

As required by state law, the BCAG Board of Directors adopted the draft RHNP on February 28th, 2008, including the proposed methodology and allocations. In addition, the Board established a 30-day appeals period for jurisdictions to challenge their allocations.

The 30-day appeals period closed on April 1st, 2008. The appeals period was the final opportunity for jurisdictions to challenge their allocations. No appeals were received by the BCAG office during the appeals period.

The final RHNP for the Butte County area was issued on April 2nd, 2008. Once issued, the BCAG Board of Directors is required to hold a public hearing to consider adoption of the plan within a 45-day period.

A complete copy of the final RHNP is available at BCAG's web page at: http://www.bcag.org/planning/2007_Regional_Housing_Needs_Plan.html. A complete hardcopy of the document is also available at the BCAG office.

STAFF RECOMMENDATION: Staff is recommending that the BCAG Board of Directors adopt the final Regional Housing Needs Plan by Resolution 2007/08-15.

Key Staff: Jon Clark, Executive Director
 Brian Lasagna, Associate Planner
 Chris Devine, Planning Manager



BUTTE COUNTY ASSOCIATION of GOVERNMENTS

2580 SIERRA SUNRISE TERRACE, Suite 100, Chico, California 95928-8441 • (530) 879-2468 • FAX: (530) 879-2444 • www.bcag.org

December 21, 2007

Mr. Pete Carr, City Manager
City of Biggs
465 C Street
PO Box 307
Biggs, CA 95917

Dear Mr. Carr,

Enclosed please find the draft Regional Housing Needs Plan (RHNP) for Butte County as developed by the Butte County Association of Governments (BCAG) staff. The draft is currently being circulated as part of our required 60-day review period, and has been distributed to the affected cities and counties. The plan has also been posted on our website (www.bcag.org) for public review.

BCAG staff has been developing the RHNP in cooperation with city and county planning departments through the BCAG Planning Directors Working Group. This group has reviewed and provided input on the assumptions and methodology used in the preparation of the RHNP.

In response to questions concerning transfers of allocations between the jurisdictions following adoption of the plan at the December 20th Planning Directors Working Group meeting, Appendix-F has been added to the plan outlining the procedure as defined by state law. In addition, BCAG has modified the language and referenced the appendix on page six of the draft plan.

During this 60-day review period your jurisdiction may provide comments to BCAG regarding the draft methodology or request a change to the cities allocation. After the 60-day comment period expires, BCAG will have 60 days to adopt any proposed changes, modify its prior determination, or make no change to the plan and indicate why the proposed change is inconsistent with the regional housing need.

A public hearing will also be held to receive comments at the BCAG Board of Directors meeting on Thursday, January 24, 2008 at 9:00 a.m. at the City of Chico Council Chambers.

Please provide any written comments you might have to the BCAG office by February 19, 2008.

Thank You,

Brian Lasagna
Associate Planner

Enclosure



BUTTE COUNTY ASSOCIATION of GOVERNMENTS

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December 21, 2007

Mr. Tim Snellings
Director
County of Butte, Department of Development Services
7 County Center Drive
Oroville, CA 95965

Dear Mr. Snellings,

Enclosed please find the draft Regional Housing Needs Plan (RHNP) for Butte County as developed by the Butte County Association of Governments (BCAG) staff. The draft is currently being circulated as part of our required 60-day review period, and has been distributed to the affected cities and counties. The plan has also been posted on our website (www.bcag.org) for public review.

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December 21, 2007

Mr. Steve Peterson
Planning Director
City of Chico, Planning Services Department
411 Main Street
Chico, CA 95928

Dear Mr. Peterson,

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Brian Lasagna
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December 21, 2007

Ms. Andrea Redamonti
Director
City of Gridley, Planning Department
685 Kentucky Street
Gridley, CA 95948

Dear Ms. Redamonti,

Enclosed please find the draft Regional Housing Needs Plan (RHNP) for Butte County as developed by the Butte County Association of Governments (BCAG) staff. The draft is currently being circulated as part of our required 60-day review period, and has been distributed to the affected cities and counties. The plan has also been posted on our website (www.bcag.org) for public review.

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Brian Lasagna
Associate Planner

Enclosure



BUTTE COUNTY ASSOCIATION of GOVERNMENTS

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December 21, 2007

Mr. Eric M. Teitelman
Director
City of Oroville, Community Development/Public Works
1735 Montgomery Street
Oroville, CA 95965

Dear Mr. Teitelman,

Enclosed please find the draft Regional Housing Needs Plan (RHNP) for Butte County as developed by the Butte County Association of Governments (BCAG) staff. The draft is currently being circulated as part of our required 60-day review period, and has been distributed to the affected cities and counties. The plan has also been posted on our website (www.bcag.org) for public review.

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December 21, 2007

Mr. Al McGreehan
Director
Town of Paradise, Community Development Department
5555 Skyway
Paradise, CA 95969

Dear Mr. McGreehan,

Enclosed please find the draft Regional Housing Needs Plan (RHNP) for Butte County as developed by the Butte County Association of Governments (BCAG) staff. The draft is currently being circulated as part of our required 60-day review period, and has been distributed to the affected cities and counties. The plan has also been posted on our website (www.bcag.org) for public review.

BCAG staff has been developing the RHNP in cooperation with city and county planning departments through the BCAG Planning Directors Working Group. This group has reviewed and provided input on the assumptions and methodology used in the preparation of the RHNP.

In response to questions concerning transfers of allocations between the jurisdictions following adoption of the plan at the December 20th Planning Directors Working Group meeting, Appendix-F has been added to the plan outlining the procedure as defined by state law. In addition, BCAG has modified the language and referenced the appendix on page six of the draft plan.

During this 60-day review period your jurisdiction may provide comments to BCAG regarding the draft methodology or request a change to the cities allocation. After the 60-day comment period expires, BCAG will have 60 days to adopt any proposed changes, modify its prior determination, or make no change to the plan and indicate why the proposed change is inconsistent with the regional housing need.

A public hearing will also be held to receive comments at the BCAG Board of Directors meeting on Thursday, January 24, 2008 at 9:00 a.m. at the City of Chico Council Chambers.

Please provide any written comments you might have to the BCAG office by February 19, 2008.

Thank You,

Brian Lasagna
Associate Planner

Enclosure



BUTTE COUNTY ASSOCIATION OF GOVERNMENTS

2580 SIERRA SUNRISE TERRACE, SUITE 100, CHICO, CALIFORNIA 95928-8441 • (530) 879-2468 • FAX: (530) 879-2444 • WWW.BCAG.ORG

MEMORANDUM

Date: February 28, 2008

To: Mr. Pete Carr, City Manager – City of Biggs
Ms. Andrea Redamonti, Planning Director – City of Gridley
Mr. Eric M. Teitelman, Comm. Dev. / Public Works Director – City of Oroville
Mr. Al McGreehan, Community Development Director – Town of Paradise
Mr. Steve Peterson, Planning Director – City of Chico
Mr. Tim Snellings, Development Services Director – County of Butte

Cc: Jon Clark, Executive Director – BCAG
Chris Devine, Planning Manager - BCAG

From: Brian Lasagna, Associate Planner - BCAG

Subject: Butte County Draft Regional Housing Needs Plan – Adopted

At the February 28th, 2008 Butte County Association of Governments (BCAG) Board of Directors Meeting, the Board unanimously adopted the draft Regional Housing Needs Plan (RHNP) for Butte County.

The draft RHNP was officially released to the jurisdictions and public for the required 60-day comment/review period on December 21st, 2007. During the 60-day review period no comments were received from the public, jurisdictions, or the California Department of Housing and Community Development (HCD) regarding the draft methodology or allocations. BCAG staff accepted comments for consideration until the comment deadline of February 19th, 2008.

Following the adoption of the draft RHNP, jurisdictions are given an opportunity to file a formal appeal regarding their allocation of the regional need. As required by State Law, the Board designated **April 1st, 2008 as the deadline for appeals** and set a public hearing for any submitted appeals for April 24th, 2008, during the regular BCAG Board of Directors meeting.

The appeals period is the final opportunity for jurisdictions to challenge their allocations. Once any appeals have been heard and decided, the final Regional Housing Needs Plan will be issued and a final public hearing will be held to adopt the plan.

A complete copy of the document is available at BCAG's web page at:
http://www.bcag.org/planning/documents/RHNP_DRAFT_2007.pdf

Please contact me if you have any questions.

Thank you,

Brian Lasagna
Associate Planner



BUTTE COUNTY ASSOCIATION of GOVERNMENTS

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MEMORANDUM

Date: April 2, 2008

To: Mr. Pete Carr, City Manager – City of Biggs
Ms. Andrea Redamonti, Planning Director – City of Gridley
Mr. Eric M. Teitelman, Comm. Dev. / Public Works Director – City of Oroville
Mr. Al McGreehan, Community Development Director – Town of Paradise
Mr. Steve Peterson, Planning Director – City of Chico
Mr. Tim Snellings, Development Services Director – County of Butte

Cc: Jon Clark, Executive Director – BCAG
Chris Devine, Planning Manager - BCAG

From: Brian Lasagna, Associate Planner - BCAG

Subject: Butte County Final Regional Housing Needs Plan – Issued

The purpose of this memorandum is to inform your jurisdiction that the Final Regional Housing Needs Plan for the Butte County area has been issued and public hearing will be held to adopt the plan at the Butte County Association of Governments (BCAG) Board of Directors meeting on **Thursday, April 24th, 2008** at 9:00 AM at the City of Chico Council Chambers.

As required by State Law, the BCAG Board of Directors established a 30-day appeals period which closed on April 1st, 2008. The appeals period was the final opportunity for jurisdictions to challenge their allocations. No appeals were received by the BCAG office during the appeals period.

BCAG has issued the Final Regional Housing Needs Plan in accordance with Government Code Section 65584.05(f). A complete copy of the document is available at BCAG's web page at: http://www.bcag.org/planning/documents/RHNP_FINAL_2007.pdf

Please contact me if you have any questions.

Thank you,

Brian Lasagna,
Associate Planner



BUTTE COUNTY ASSOCIATION of GOVERNMENTS

2580 SIERRA SUNRISE TERRACE, SUITE 100, CHICO, CALIFORNIA 95928-8441 • (530) 879-2468 • FAX: (530) 879-2444 • [WWW.BCAG.ORG](http://www.bcag.org)

December 21, 2007

Ms. Cathy E. Creswell
Deputy Director
California Department of Housing and
Community Development
1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, CA 94252-2053

Dear Ms. Creswell,

Enclosed please find the draft Regional Housing Needs Plan (RHNP) for Butte County as developed by the Butte County Association of Governments (BCAG) staff. The draft is currently being circulated as part of our required 60-day review period, and has been distributed to the affected cities and counties. The BCAG Board of Directors will also be holding a public hearing to receive comments during their regularly scheduled Board meeting on Thursday, January 24, 2008. The plan has been posted on our website (www.bcag.org) for public review.

BCAG staff has been developing the RHNP in cooperation with city and county planning departments through the BCAG Planning Directors Working Group. This group has reviewed and provided input on the assumptions and methodology used in the preparation of the RHNP.

The foundation for the RHNP methodology is the Butte Regional Growth Projections 2006-2030, developed by BCAG in collaboration with the Planning Directors Working Group. These projections have been adopted by the BCAG Board of Directors and were developed to be used in BCAG's updates of the 2007 Regional Transportation Plan (RTP), 2007/08 Regional Traffic Model, and 2007/08 RHNP.

Please provide any comments you might have to the BCAG office by February 19, 2008.

Thank You,

Brian Lasagna
Associate Planner

Enclosure