

HOUSING PLAN

This chapter presents the City of Gridley's housing plan. Gridley has oriented its goals, policies, and implementation strategies to achieve local objectives for housing. This plan also implements state housing law and regional housing targets.

The purpose and intent of Gridley's housing plan is to:

- ✓ Promote the preservation, improvement, and development of housing appropriate to meet the needs of the full range of household types and incomes.
- ✓ Encourage neighborhood stability and reinvestment in order to accommodate a variety of housing types and densities, as compatible with non-residential uses throughout the City.
- ✓ Ensure that new growth areas will accommodate a variety of housing that is planned and developed in coordination with nearby commercial and public services in the Planned Growth Area.
- ✓ Accommodate housing in both existing and new neighborhoods to serve for all socio-economic groups, a balance between homeownership and rental, multi-modal travel options, access to jobs, schools, and parks, and other civic and commercial services.

The City's housing strategies are important to achieving the City's overall economic, environmental, and social objectives, as described throughout the 2030 General Plan. The City's housing goal, policies, and implementation strategies are specifically drawn to compliment goals and policies in other elements of the new General Plan.

Please refer to the Land Use, Circulation, Open Space, Community Character and Design, and Public Facilities elements of the 2030 General Plan for other housing-related goals and policies.

GOALS, POLICIES, AND IMPLEMENTATION STRATEGIES

The housing plan is organized around the following key issues:

1. Housing Quality
2. Housing Quantity
3. Remove Constraints to Housing
4. Affordable Housing
5. Equal Housing Opportunity
6. Natural Resources and Energy Conservation

The above key issues build on some of the policies in the 2004-2009 Housing Element, but have been substantially modified to reflect current state law, the effectiveness and appropriateness of existing programs, current and projected housing needs, and existing and potential constraints and opportunities.

HOUSING QUALITY

HOUSING GOAL 1:	To promote the development of a variety of housing types throughout the City that is safe and complements the surrounding neighborhood.
HOUSING POLICY 1.1	The City will maintain and enforce development standards and building standards that provide housing and safe neighborhoods for housing all income levels.
HOUSING POLICY 1.2	The City will encourage the development and redevelopment of neighborhoods that include a variety of housing types and sizes.
HOUSING POLICY 1.3	The City will encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan.

<p>Housing Implementation Strategy 1.1</p>	<p>On a request basis, the Building Department will continue to inspect buildings for Health and Safety Standards and Building Code violations. Buildings found in violation of Health and Safety Standards and/or Building Codes will be required to be rehabilitated to current Codes and Standards. Informational brochures shall be developed to inform residents of this service. The City will continue its current program to maintain a code violations database and notice property owners of code violations. The City will research options for addressing code violation problems with absentee property owners, including surveying other cities' approaches. The Planning Department will bring a recommendation and/or options for addressing this situation to the City Council for consideration and action, including, but not limited to revisions to the City's nuisance abatement procedures.</p> <p>Timing: Ongoing</p> <p>Responsible Agency/Department: Building Department</p> <p>Funding Sources: City General Fund, as well as potentially assessments on properties with code violations</p> <p>Objective: Resolve code violations.</p>
<p>Housing Implementation Strategy 1.2</p>	<p>The Community Development Department will conduct a housing condition survey in order to determine the housing in the City in need of rehabilitation as an update to the 2006 Housing Conditions Survey conducted by the City. The City will analyze the results of the Housing Conditions Survey to help prioritize and apply the City's efforts and application of funding for housing rehabilitation.</p> <p>Timing: Following General Plan adoption; Target 2011</p> <p>Responsible Agency/Department: Community Development Department.</p> <p>Funding Sources: CDBG Planning / Technical Assistance Grant</p> <p>Objective: Update City's knowledge of local housing conditions.</p>
<p>Housing Implementation Strategy 1.3</p>	<p>In coordination with the Consolidated Area Housing Authority of Sutter County, the City will continue the Gridley Housing Rehabilitation Program to provide financial assistance to owner and renter lower-income households for housing rehabilitation during this planning cycle. The Housing Rehabilitation Program will be publicized in brochures made available at City Hall, the library, and electronically on the City's website.</p> <p>Timing: Ongoing</p> <p>Responsible Agency/Department: Community Development Department</p> <p>Funding Sources: CDBG, HOME Funds, USDA Rural Development Services</p> <p>Quantified Objective: Provide financial assistance to 30 owner and renter lower-income households for housing rehabilitation during</p>

this planning cycle.

HOUSING QUANTITY

HOUSING GOAL 2:	To facilitate the preservation and construction of housing to meet the needs of Gridley residents, including all household types and incomes.
HOUSING POLICY 2.1	The City will encourage infill development, through reduced or delayed payment of impact fees, priority in entitlement review, or other methods.
HOUSING POLICY 2.2	The City will encourage the construction of second units within existing and proposed residential lots.
HOUSING POLICY 2.3	The City will encourage compact development, the use of drainage swales for stormwater conveyance, multi-use public facilities and lands, and other planning and design strategies to reduce the cost of infrastructure to serve new housing.
HOUSING POLICY 2.4	The City will encourage and incent infill development in meeting the housing needs required by expanding populations.
HOUSING POLICY 2.5	The City's infill and new growth housing incentives should be designed to achieve not only the City's housing goals, but also economic, social, and environmental goals of the City through programs identified in the 2030 General Plan.
HOUSING POLICY 2.6	The City will support planning and zoning changes to improve land use compatibility, safe multi-modal connections, location, and quality of housing in the southeastern portion of the City near Highway 99.
HOUSING POLICY 2.7	The City will maintain adequate sites with appropriate zoning, development standards, access to public infrastructure and facilities needed to facilitate a variety of types of housing for the needs of all income levels and special needs groups, including rental housing, factory-built or manufactured housing, mobile homes, emergency shelters, and transitional housing.

Housing Implementation Strategy 2.1	<p>The Planning Department will prepare and maintain information on vacant infill properties designated by the City for urban development. The objective of this program is to make readily available data that is helpful to builders and land developers in preliminary research that could lead to redevelopment and infill development that forwards the City’s planning goals. The City will survey builders, developers, and experts in real estate to determine the types of information that would be most helpful in making property investment decisions, and the City’s property database should report on the same information, as feasible. The information on vacant available properties could take the form of an online database or it could take other formats.</p> <p>Timing: Following General Plan adoption; Target 2011</p> <p>Responsible Agency/Department: Planning Department.</p> <p>Funding Sources: General Fund</p> <p>Objective: Facilitate infill development.</p>
Housing Implementation Strategy 2.2	<p>The City will identify a range of incentives that could encourage development of vacant and underutilized properties in and near downtown Gridley. The City will specifically consider incentives that would encourage housing development, including affordable housing development. City staff will contact housing developers and builders to determine which incentives would be most effective in inducing infill housing development. In surveying developers and builders, the City will make a specific effort to gather input from local developers and builders and those with experience developing affordable housing, multi-family housing, small lot single-family housing, and infill development of all types. City staff will also collect and analyze relevant programs from other cities and counties that have had success with infill development. Staff will present City Council with options for incentives, which could include, but is not limited to reduction of fees, delay in payment of impact fees, reduced processing times for infill development consistent with the General Plan. Based on this information and staff recommendations, the City Council will consider approval of changes to the Municipal Code or other necessary actions to create incentives for infill development, including infill housing development.</p> <p>Timing: Following General Plan adoption; Report to Council in 2010 on options for changes to plans, policies, and procedures to induce infill development; implement changes to City documents and codes, as appropriate through 2014.</p> <p>Responsible Agency/Department: Planning Department, Building Department and City Council.</p> <p>Funding Sources: General Fund</p> <p>Objective: Facilitate infill development.</p>

Housing Implementation Strategy 2.3	<p>The City will encourage the construction of second units housing to meet future housing needs in Gridley. The City will provide educational materials regarding second units to those seeking building permits for housing and those wishing to subdivide land for housing. The City will reduce development impact fees for second units, as necessary, to encourage their development. The City will follow adoption of a comprehensive General Plan Update with a Nexus Fee Study and Impact Fee Update. The City has described the intent for this program throughout the General Plan.</p> <p>The Fee Update will be tailored according to the City’s infill and compact development objectives and affordable housing objectives. Please refer to the 2030 General Plan, including Public Facilities Implementation Strategy 1.2, Land Use Implementation Strategy 2.3, and Circulation Implementation Strategy 1.2 for more information.</p> <p>As a part of the Fee Update, the City will analyze the costs and public services demand for second units, and align impact fees to better represent actual public costs. For second units, development impact fees would be expected to be substantially lower than the typical single-family detached home.</p> <p>Timing: Following General Plan adoption; Target 2010 for drafting of a Nexus Fee Study, update to development impact fees, and preparation and dissemination of educational materials on second units.</p> <p>Responsible Agency/Department: Planning Department</p> <p>Funding Sources: General Fund</p> <p>Quantified Objective: Encourage production of at least 10 second units in this housing element planning horizon.</p>
Housing Implementation Strategy 2.4	<p>The City will consider a range of incentives to induce the rehabilitation of existing multi-family housing, adding bedrooms to existing housing, and conversion of existing nonresidential buildings to serve the needs of Gridley’s larger families. The City will also encourage development of new rental housing that accommodates larger-household needs, providing more than 1- and 2-bedroom units.</p> <p>City staff will consult with local housing authorities on Gridley’s desire to rehabilitate building to provide multi-family housing with three or more bedrooms per unit.</p> <p>The City will consult with local housing authorities regarding applications for grant funding to rehabilitate housing, add a 3rd bedroom, and convert buildings for multi-family residential use.</p> <p>The City will consider collaborative development of a revolving loan program through a local housing authority, other public programs, or the City’s Redevelopment Agency</p>

	<p>City staff will report to the City Council a recommended set of actions to encourage rehabilitation of housing and conversion of existing nonresidential building stock for larger, multi-family housing. The City will revise the Municipal Code, fees, and standards, as appropriate, to provide the selected combination of incentives.</p> <p>Timing: Report to Council within 18 months of Housing Element adoption; actions considered within 20 months of Housing Element adoption.</p> <p>Responsible Agency/Department: Planning Department, Planning Commission, City Council.</p> <p>Funding Sources: General Fund</p> <p>Objective: Facilitate production of 3 larger rental units per year following the City Council’s approved program implementation.</p>
<p>Housing Implementation Strategy 2.5</p>	<p>With the conservative estimates provided in this Housing Element, the City is 290 units short of meeting its RHNA allocation. In order to meet this obligation, the City will identify areas adequate to accommodate construction of 182 moderate-income units, 17 low-income units, 31 very low-income units, and 60 extremely low-income units by 2014.</p> <p>As shown, the City has identified more than 135 acres as potential sites for rezoning near infrastructure and without substantial environmental constraints that could accommodate the City’s remaining housing needs within this planning (see Table Plan-1 and Figure Plan-1).</p> <p>The property identified by the City previously had a development application submitted to the City that included 9.8 acres for multi-family housing at 20 units per acre (196 units). This previous application also proposed 465 units of single-family residential with varying lot sizes (661 dwelling units in total) and 10 acres of commercial development. This application is currently inactive. A draft environmental impact report (EIR) was prepared for this project prior to it becoming inactive.</p> <p>This parcel is located within the City’s current Sphere of Influence but not within current City limits. As a part of the previous application, pre-zoning to a “Planned Development” zoning district was requested, in addition to annexation and approval of subdivision of property. The City did not have approval of pre-zoning in the SOI amendment for the subject parcel.</p> <p>At the time the City started its recently completed comprehensive General Plan Update, the status of this development application was uncertain. Therefore, in order to analyze the “worst-reasonable case scenario” (from an environmental impact perspective), the City assumed development of the aforementioned 661 units and 10 acres</p>

of commercial development for the subject parcel as a part of the programmatic Environmental Impact Report that accompanied the General Plan Update.

In order to accommodate the RHNA, as a part of the Sphere of Influence amendment request to the Butte Local Agency Formation Commission (LAFCO) that follows the General Plan Update, the City will request a “Planned Development” district pre-zoning for site. Conditions for the Planned Development pre-zoning district to guide annexation, subdivision, development of this parcel will include:

- ✓ A minimum of 5.4 acres in zoning districts that allow renter and owner-occupied multi-family development of a minimum of 20 units per acre ~~or more~~ by right (without the need for a conditional use permit, planned unit development, or other discretionary action) and that can accommodate the City’s remaining RHNA of 108 lower-income units (low income plus very low income plus extremely low income). Each parcel selected for rezoning in this category must be capable of allowing at least 16 units based on parcel size, configuration, development standards, and other factors. At least 54 of the required 108 dwelling units shall be developed using residential zoning districts.
- ✓ A minimum of 28 acres of land in zoning districts that would accommodate development of housing appropriate for moderate-income households allowing a density of at least 8 units per acre.

If annexation of the subject property is not approved by June 30th, 2012, the City will provide zoning and a General Plan land use designation for at least 5.4 acres within existing City limits not included in the City’s inventory of sites to accommodate a minimum of 108 lower-income units. The City anticipates use of the Residential High Density (RHD-2) land use designation, which accommodates high-density development of 15 to 30 units per acre. The subject lands will have zoning that accommodates a minimum of 20 units per acre ~~or more by right (without the need for a conditional use permit, planned unit development, or other discretionary action)~~ and the site will be able to accommodate at least 16 units.

There is a parcel of 10.21 acres within the existing City, without substantial environmental constraints, and with access to infrastructure. The front portion of the site is developed with a nursery. The back part of the site is vacant.

Figure Plan-2 shows the City’s intent for this property if annexation does not occur on the 135-acre property in terms of the appropriate General Plan land use designation. This site currently has a split

zoning of R-3 and C-2 (General Commercial) and therefore was not included in the sites inventory in this Housing Element for that reason. It is APN 021-110-039-000. The back portion of the site is currently zoned R-3 ([approximately 7.3 acres](#)). If annexation proceedings do not occur on the 135-acre site identified above, the City will rezone the back portion of this property to accommodate high-density housing, as noted.

The site previously identified for rezoning (the 135-acre site) above is better suited to provide affordable housing since it is larger, in the next primary growth area of the City, has attracted development interested in the past, and has had draft environmental analysis completed already. Since this site is better suited, the City would not propose to add the above referenced 10.21-acre site to the City’s sites inventory unless the site in the City’s sphere of influence is not proposed for annexation.

Timing: Submit proposed pre-zoning and conditions to LAFCO within 12 months of adoption of the Housing Element; accept annexation and development application request within 18 months of adoption of the Housing Element. Rezone at least 5.4 acres of property within City limits if annexation proceedings do not begin by June 30, 2012. [Complete rezoning of at least 5.4 acres within the existing City limits, if necessary, by December 30th, 2012.](#)

Responsible Agency/Department: Planning Department, Planning Commission, City Council

Funding Sources: General Fund

Quantified Objective: Rezone properties that would accommodate development of 182 moderate-income units, 17 low-income units, 31 very low-income units, and 60 extremely low-income units.

**Table Plan-1
 Potential Sites for Rezoning**

Assessor's Parcel Number	Existing Land Use	Existing Zoning	Existing GP LU Designation	Acreage
022-210-078-000	Agriculture	R-S	RS	135.81

Figure Plan-1
Rezone Sites

- LEGEND
-  Sphere of Influence
 -  City Boundary
 -  Cemetery
 -  Water
 -  Railroad
 -  Major Roads

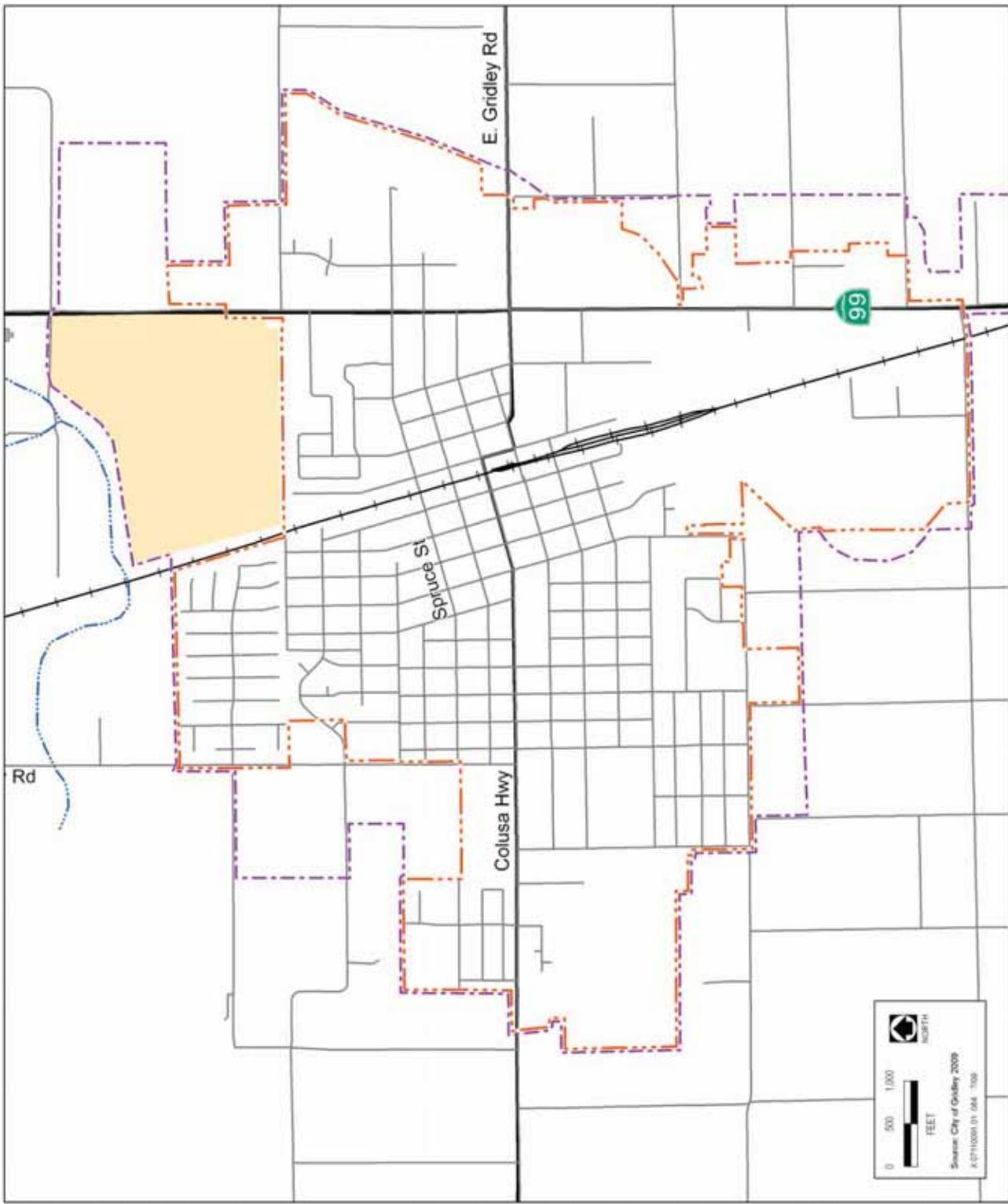


Figure Plan-2
Proposed Re-
designation

- LEGEND**
-  City Boundary
 -  Parcels
 -  Railroad
 -  RHD-2
 -  Commercial



HOUSING GOAL 3:	To reduce and remove constraints to development and redevelopment of housing.
HOUSING POLICY 3.1	The City shall maintain a zoning ordinance, Municipal Code, and development review process that is free of constraints for development of housing to achieve the City’s regional share of estimated future housing needs for all housing types and incomes.
Housing Implementation Strategy 3.1	<p>The City shall review the zoning ordinance on an ongoing basis to determine its effectiveness in achieving the goals of the General Plan and its compliance with State law.</p> <p>Timing: Ongoing</p> <p>Responsible Agency/Department: Planning Department, Planning Commission, City Council</p> <p>Funding Sources: General Fund</p> <p>Objective: Ensure zoning achieves General Plan goals.</p>
Housing Implementation Strategy 3.2	<p>The City will review the Housing Element on an annual basis to determine the effectiveness in achieving goals and objectives.</p> <p>The City will provide annual reports as to the implementation of the Housing Element to the Planning Commission, City Council, and the Department of Housing and Community Development, as required by Government Code Section 65400.</p> <p>The City will consider revisions to Housing Element programs, if necessary, to address issues of efficacy relative to goals and objectives.</p> <p>As a part of this annual reporting, the Community Development Director will report on the City’s design review process, as established by Design Implementation Strategy 2.3 in the Community Character and Design Element and Land Use Implementation Strategy 2.2 in the Land Use Element. The Director will also report on the conditional use permit process as it relates to multi-family housing development.</p> <p>The Director will report on the processing time, required application materials, and estimated costs for applicants attributable to the City’s design review process and conditional use permits related to higher-density housing. The City will consider revisions to the City’s design review process and conditional use permit process, as necessary, to avoid impediments to higher-density and mixed-use housing developments.</p> <p>The City will monitor its development and processing/review procedures on an ongoing basis to minimize the time required for review by the City. The City will consider measures to reduce the plan review time needed by City staff by prioritizing review of permit applications for affordable housing projects, when proposed.</p>

	<p>Timing: Annually</p> <p>Responsible Agency/Department: Planning Department, Building Department.</p> <p>Funding Sources: General Fund</p> <p>Objective: Ensure Housing Element is achieving goals and objectives. Ensure City’s design review and entitlement process does not impede higher-density housing and mixed-use development.</p>
Housing Implementation Strategy 3.3	<p>The City will amend the zoning ordinance to allow emergency shelters in the PQP and M-1 zone by right, without the need for a conditional use permit or other discretionary action. The City currently allows emergency shelters conditionally in the PQP zone. However, because there are a limited number of vacant sites with this zoning designation, emergency shelters will also be allowed by right in the M-1 zone, which has 17 acres of vacant land and additional land that would be considered underutilized.</p> <p>Timing: Within 12 months of Housing Element adoption</p> <p>Responsible Agency/Department: Planning Department, City Council.</p> <p>Funding Sources: General Fund</p> <p>Objective: Facilitate development of emergency shelters. Comply with current state law requirements.</p>
Housing Implementation Strategy 3.4	<p>The City will amend the zoning ordinance to define and allow transitional and supportive housing in all residential zones, subject to the same development standards as would apply to a residential structure of the same housing type. The City may require a reasonable design review process for housing proposed to provide 7 or more units, or as required by the City’s zoning ordinance for other types of higher-density housing. The City may require that operators provide evidence of applicable state licensing, where appropriate.</p> <p>The City shall revise the zoning ordinance to specifically define and allow single-room occupancy units (SROs), boarding houses, apartment hotels, community apartments, and stock cooperative apartments in the R-3 zone by right.</p> <p>Timing: Within 12 months of Housing Element adoption</p> <p>Responsible Agency/Department: Planning Department, City Council.</p> <p>Funding Sources: General Fund</p> <p>Objective: Facilitate development of transitional and supportive housing. Comply with current state law requirements.</p>

<p>Housing Implementation Strategy 3.5</p>	<p>The City will amend the zoning ordinance to define and allow agricultural employee housing as a permitted use within the Agricultural Residential District, as required by the California Health and Safety Code (Sec. 17021.6) and according the requirements of the Employee Housing Act (sections 17000 – 170652.5). The City will update the zoning ordinance to allow farmworker housing in City agricultural zoning districts, in compliance with Health and Safety Code Section 17021.6.</p> <p>Timing: Within 12 months of Housing Element adoption.</p> <p>Responsible Agency/Department: Planning Department</p> <p>Funding Sources: General Fund</p> <p>Objective: Facilitate development of farmworker housing. Comply with current state law requirements.</p>
<p>Housing Implementation Strategy 3.6</p>	<p>The City will continue to use weekly Project Management Meetings to facilitate development proposals. These meetings are intended to promote development by addressing the development requirements and concerns early in the process. Department heads and applicants attend the meeting and it is free of charge.</p> <p>Timing: Ongoing</p> <p>Responsible Agency/Department: Planning Department</p> <p>Funding Sources: General Fund, permit fees</p> <p>Objective: Streamline approval of development proposals that are consistent with the General Plan.</p>

AFFORDABLE HOUSING

<p>HOUSING GOAL 4:</p>	<p>To promote development and redevelopment of affordable housing.</p>
<p>HOUSING POLICY 4.1</p>	<p>The City will promote the preservation of subsidized affordable housing developments.</p>
<p>HOUSING POLICY 4.2</p>	<p>The City and Redevelopment Agency will require replacement housing per state law (or relocation of displaced residents) within the Redevelopment Project Area for subsidized housing proposed for demolition.</p>

HOUSING POLICY 4.3	Seek and support housing needs of special groups such as seniors, handicapped persons, farmworkers, those in need of temporary shelter, single-parent families, and large families.
HOUSING POLICY 4.4	Assist in the development of housing affordable to extremely low, very-low, and low-income households through financial and/or technical assistance to affordable housing developers.
HOUSING POLICY 4.5	The City should proactively identify and apply for funding to expand affordable local housing opportunities.

Housing Implementation Strategy 4.1	<p>The City will coordinate with the Butte County Housing Authority, Community Housing Improvement Program (CHIP), Consolidated Area Housing Authority of Sutter County, and other nonprofit affordable housing organizations, along with property owners of privately-owned, government-subsidized affordable housing projects to maintain the affordability status of affordable housing units in Gridley.</p> <p>The City will contact property owners of such affordable housing projects at least one year in advance of the date where properties could convert to market rate. The City will coordinate with area agencies and nonprofits to examine options for maintaining affordability status. The City will assist in identifying funds to maintain the affordability of rental units. If the owner expresses an interest in selling or converting their properties, the City will notify potential operators of subsidized affordable housing to determine interest in acquisition and operation of such properties, or will get assistance in seeking another interested investor or nonprofit housing corporation to acquire and continue operating the rental development for low-income households.</p> <p>Timing: Contact property owners of publicly assisted rental housing at least one year prior to the expiration of the affordable housing covenant for each property to determine future ownership plans; implement preservation strategy if owners indicate desire to sell or convert their properties; Ongoing through 2014.</p> <p>Responsible Agency/Department: Planning Department</p> <p>Funding: Multifamily Housing Program, California Housing Finance Agency Preservation, Acquisition Financing Mortgage Insurance for Purchase/Refinance (HUD)</p> <p>Objective: Preservation of affordable rental housing units.</p>
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<p>Housing Implementation Strategy 4.2</p>	<p>Contact possible sources of self-help housing, such as Community Housing Improvement Program (CHIP), the area housing authorities, or Habitat for Humanity. Coordinate with these groups to identify incentives or resources needed to facilitate self-help housing development. The City will consider incentives, such as fee reductions, delay in development impact fee payments and planning or zoning permit fees until occupancy, and streamlining of the entitlement review process to encourage development of self-help housing. The City will help promote the self-help housing to the public through information made available at City Hall and on the City’s website.</p> <p>Timing: Ongoing through 2014.</p> <p>Responsible Agency/Department: Community Development Department.</p> <p>Funding Sources: General Fund</p> <p>Quantified Objective: Facilitate 5 new self-help housing units within the City by 2014.</p>
<p>Housing Implementation Strategy 4.3</p>	<p>The City will coordinate with the Consolidated Area Housing Authority of Sutter County to administer a First-Time Homebuyer Program.</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Department</p> <p>Funding Sources: General Fund, CalHome program, State Small Cities HOME Program, State CDBG Program, California Housing Finance Agency (single-family direct loan programs), USDA Rural Housing Services (direct loans, loan guarantees)</p> <p>Objective: Support first-time homebuyers.</p>
<p>Housing Implementation Strategy 4.4</p>	<p>The City will consult with local housing authorities and non profits regarding opportunities for financing programs, such as mortgage credit and bond financing, as feasible, to provide assistance to lower- and moderate-income homebuyers and first-time homebuyers.</p> <p>The City will determine the feasibility of participating in a consortium with other public agencies to take advantage of tax-exempt bond financing for affordable housing and for assistance to lower- and moderate-income households. Feasibility will be based on the amount of funding that could be used within the City in relation to the cost of participation and the attractiveness of these certificates to first-time homebuyers. The City will also need to consider administrative capacity for any management responsibility for financing programs.</p> <p>The availability of financing for affordable housing should be advertised locally through brochures, quarterly newsletters, the</p>

	<p>City’s website, local newspapers, civic buildings, and local finance agencies and real estate offices.</p> <p>Responsibility: Planning Department, Finance Department</p> <p>Timing: Report to City Council on discussions with other public agencies on the feasibility of consortiums for affordable housing bond financing within 12 months of the adoption of the Housing Element. Participation in financing programs, as feasible, ongoing through 2014.</p> <p>Funding: General Fund, CalHome program, CDBG, RDA, other</p> <p>Objective: Increase financing options for affordable housing projects.</p>
<p>Housing Implementation Strategy 4.5</p>	<p>The City will cooperatively pursue funding for affordable housing projects with the Consolidated Area Housing Authority of Sutter County and the Butte County Housing Authority.</p> <p>A representative of the City will meet annually and additionally during the year as needed with representatives of each housing authority to determine their interest in, and plans for, constructing affordable housing in Gridley.</p> <p>The City will consult with the State Department of Housing and Community Development for assistance in identifying the most appropriate state and/or federal funding sources for the affordable housing most needed in Gridley and with the housing authorities to administer affordable housing development.</p> <p>Responsibility: Planning Department, Finance Department.</p> <p>Timing: Meet annually and more frequently, as appropriate, ongoing through 2014.</p> <p>Funding: Various state and federal sources, redevelopment funding, General Fund.</p> <p>Quantified Objective: Pursue at least one funding opportunity for affordable housing construction every other year.</p>
<p>Housing Implementation Strategy 4.6</p>	<p>The City will assist in the development of housing for farmworkers by partnering with other agencies and nonprofits to maintain, improve, or construct new farmworker housing in the Gridley General Plan Study Area. The City will assist the housing authorities and CHIP with applications for funding for farmworker housing projects, as appropriate. City staff will contact area farmers, representatives of Butte County, and other agencies and stakeholders to identify strategies and locations for expanding farmworker housing in the Gridley area, as necessary, to meet housing needs.</p> <p>Responsibility: Planning Department.</p>

	<p>Timing: Contact area nonprofits and agencies on farmworker housing opportunities by 2010; assist with implementation of programs as appropriate through 2014.</p> <p>Funding: Joe Serna Jr. Farmworker Housing Grant Program; USDA rural development assistance grants, Rural Community Assistance funding programs</p> <p>Objective: Facilitate farmworker housing improvement and development in the Gridley area.</p>
Housing Implementation Strategy 4.7	<p>The City will adopt a density bonus ordinance in compliance with Government Code Section 65915, which requires up to three concessions, depending upon the percentage of affordable units in the development.</p> <p>Responsibility: Planning Department, Planning Commission, City Council.</p> <p>Timing: within 12 months of Housing Element adoption.</p> <p>Funding: General Fund</p> <p>Objective: Encourage development of housing for lower-income households.</p>

**Housing
Implementation
Strategy 4.8**

The City will implement its housing policies and strategies in a way that specifically considers the needs of extremely low-income households. The needs of extremely low-income households are already included as a part of strategies discussed throughout the Housing Element that address production/preservation of residential care facilities, supportive housing, farmworker housing, and other types of housing that would be expected to serve extremely low-income households. Examples of such programs in this Housing Element include Housing Implementation Strategies 1.3, 2.2, 2.4, 2.5, 3.2, 3.4, 3.5, 4.1, 4.2, 4.5, 4.6, and 4.7.

The City will coordinate with the Community Housing Improvement Program (CHIP), Butte County Housing Authority, Consolidated Area Housing Authority of Sutter County, and other operators of local subsidized housing projects to track the number of units provided to extremely low-income households and maintain the affordability of existing housing units that provide housing to extremely low income households. To address the housing needs of extremely low-income households, the City will identify and meet with nonprofit builders who specialize in building housing for extremely low-income households and supportive housing. This effort is designed to:

- ✓ build a long-term partnership in development;
- ✓ gain access to specialized funding sources, including applying for funding sources that are targeted to the needs of extremely low-income households;
- ✓ identify potential sites and streamlining strategies for ELI housing developments;
- ✓ identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households; and
- ✓ promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.

The City will use the quantified objectives provided in Table Plan-2 for extremely low-income households to measure success of the wide range of Implementation Strategies throughout the Housing Element that are designed, in part, to address the needs of extremely low-income households. Where opportunities exist to identify targets within the context of each Implementation Strategy, the City will ensure that the needs of extremely low-income households are considered. For example, the City's ongoing efforts to apply for HOME funds to support affordable housing will consider units to be provided for extremely low-income households.

	<p>Responsibility: Planning Department</p> <p>Timing: Current and ongoing through 2014</p> <p>Funding: General Fund; regional, state, and federal housing grants, loans; and other available funding</p> <p>Objective: Maintain and increase the supply of housing for extremely low-income households.</p>
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EQUAL HOUSING OPPORTUNITY

HOUSING GOAL 5:	To ensure equal opportunity and access to housing for all residents.
HOUSING POLICY 5.1	Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.
HOUSING POLICY 5.2	The City will encourage universal design in new housing construction, as well as integration of accessibility features in existing housing structures.
HOUSING POLICY 5.3	The City will promote awareness of accessibility requirements and opportunities for builders, developers, and residents.
HOUSING POLICY 5.4	The City will provide equal access to its development policies, practices, and procedures to all residents of the City.
Housing Implementation Strategy 5.1	<p>The City will refer interested persons to the appropriate agencies, such as the Community Legal Information Center, Mediation Center of the North Valley, Butte County Housing Authority, and Legal Services of Northern California for assistance in fair housing matters. The City will act as an independent third-party to discrimination complaints, as they arise. The City will continue to provide informational fair housing brochures in English and Spanish available to the public at City Hall, the library, the U.S. Post Office, Butte County Family Services, Gridley Family Health Center, and on the City’s website.</p> <p>Timing: Ongoing</p> <p>Responsible Agency/Department: Planning Department</p> <p>Funding Sources: General Fund</p> <p>Objective: Assist in referral for fair housing matters.</p>

Housing Implementation Strategy 5.2	<p>Amend the Municipal Code definition of “family” to comply with the Federal Fair Housing Act (42 U.S.C. Sec. 3601, et. seq.) provisions for persons with disabilities. Provide for unrelated persons who jointly occupy and have equal access to all areas of a dwelling unit and who function together as an integrated unit.</p> <p>Timing: Within 12 months of Housing Element adoption</p> <p>Responsible Agency/Department: Planning Department</p> <p>Funding Sources: General Fund</p> <p>Objective: Accommodate a variety of household types.</p>
Housing Implementation Strategy 5.3	<p>The City will adopt a written reasonable accommodation ordinance to provide exception in zoning and land-use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee. Community Development Department staff will use the following or similar criteria in approving reasonable accommodations:</p> <ul style="list-style-type: none">• The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.• The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.• The requested accommodation would not impose an undue financial or administrative burden on the City.• The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program. <p>The City will either revise the Municipal Code or adopt stand-alone rules, policies, and procedures for reasonable accommodations. The City’s procedures will specify exceptions to zoning and development standards and exceptions to building regulations needed to accommodate housing access for persons with disabilities. The City’s amended procedures shall specific targeted timeframes for approval of reasonable accommodations.</p> <p>Timing: Within 12 months of Housing Element adoption.</p> <p>Responsible Agency/Department: Planning Department</p> <p>Funding Sources: General Fund</p> <p>Objective: Provide reasonable accommodations for persons with disabilities. Reduce processing time for reasonable accommodation requests.</p>

NATURAL RESOURCES AND ENERGY CONSERVATION

HOUSING GOAL 6:	To reduce household costs and conserve natural resources and energy in housing production.
HOUSING POLICY 6.1	In order to reduce long-term household utility costs, the City will promote new housing construction and retrofits designed to consume less energy, produce and use renewable energy, consume less water.
HOUSING POLICY 6.2	In order to reduce household transportation costs, the City will promote housing development in mixed-use settings near commercial and public services and in areas served by public transit.
Housing Implementation Strategy 6.1	<p>Project applicants for building permits must show compliance with the state’s energy conservation requirements at the time building plans are submitted.</p> <p>The Building Department will continue to be responsible for implementing the state’s energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.</p> <p>Timing: Ongoing</p> <p>Responsible Agency/Department: Building Department</p> <p>Funding Sources: General Fund</p> <p>Objective: Ensure new development is designed to reduce ongoing building energy costs to future residents.</p>
Housing Implementation Strategy 6.2	<p>Continue to provide rebates for the installation and use of energy-efficient appliances, insulation materials, windows, energy audits, weatherization, and other energy saving techniques.</p> <p>Timing: Ongoing through 2014.</p> <p>Responsible Agency/Department: Gridley Municipal Utilities, Finance Department</p> <p>Funding Sources: Public Benefit charge on utility bills, state or federal grant funding, as available.</p> <p>Objective: Facilitate installation of energy efficient appliances in 20 units; facilitate energy efficiency retrofits in 10 units.</p>
Housing Implementation Strategy 6.3	The City will prepare a Nexus Fee Study and will update impact fees following adoption of the General Plan. The City’s Nexus Fee Study and update to impact fees should analyze energy procurement and distribution costs. The City will examine whether reduced impact fees would be appropriate and feasible for housing projects that include energy conservation techniques beyond those required by

	<p>building codes.</p> <p>Timing: Nexus Fee Study by 2010. Revise impact fees by 2011.</p> <p>Responsible Agency/Department: Gridley Municipal Utilities, Finance Department, Community Development Department.</p> <p>Funding Sources: General Fund.</p> <p>Objective: Induce energy efficiency investments in new housing development.</p>
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**Table Plan-2
Summary of Quantified Objectives: 2009-2014**

Program	Income Level					Total Overall Objective
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	129	129	133	182	495	1,068
Rehabilitation	10	10	10			30
Conservation	No net loss of affordable units					
Housing Quality						
Housing Implementation Strategy 1.3	Provide financial assistance to 30 owner and renter lower-income households for housing rehabilitation during this planning cycle.					Financial Assistance to 30 households
Housing Quantity						
Housing Implementation Strategy 2.3						Encourage production of at least 10 second units in this housing element planning horizon.
Housing Implementation Strategy 2.5	60	31	17	182		Rezoning properties that would facilitate development of at least 182 moderate-income units, 17 low-income units, 31 very low-income units, and 60 extremely low-income units by 2014.
Affordable Housing						
Housing Implementation Strategy 4.2						Facilitate 5 new self-help housing units within the City by 2014.
Housing Implementation Strategy 4.5						Pursue at least one funding opportunity for affordable housing construction every other year.

Natural Resources and Energy Conservation

**Housing
Implementation
Strategy 6.2**

Facilitate installation of energy efficient appliances in 20 units; facilitate energy efficiency retrofits in 10 units.
