

Gridley Planning Commission – Regular Meeting Agenda

Wednesday, June 19, 2024; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

The Public is encouraged to attend and participate in person. Comments from the public on agenda items will be accepted until 4 pm on June 18th, 2024, via email to csantana@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration.

You may view using the following link, ID, and passcode:
https://us06web.zoom.us/j/82641446441?pwd=c-08h8K-PVqM6cT4KQZnUMfv8cfLUA.J9zuiLwx293_2xM1

Webinar ID: 826 4144 6441
Passcode: 612995

Or Telephone:
+1 719 359 4580 US
+1 564 217 2000 US

CALL TO ORDER – Chair Espino

ROLL CALL

COMMUNITY PARTICIPATION FORUM - Members of the public may address the Planning Commission on matters not listed on the agenda. The Planning Commission may not discuss nor act on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.

CONSENT AGENDA – None

PUBLIC HEARING

1. Planning Commission Meeting Minutes Dated April 17 an May 22, 2024
2. CUP 2-24; An application for a conditional use permit to allow the construction of a 30 x 60 pavilion to hold events on a 0.40-acre parcel located at the northeast corner of Sycamore Street and Oregon Street. The site has a General Plan land use designation of Residential and a zoning designation of Single-Family Residential District (R-1); APN 009-181-005. The application for a conditional use permit will also memorialize and establish the existing Sacred Heart Roman Catholic Bishop of Sacramento/Roman Catholic Church

activities located at 1560 and 1561 Hazel Street, APN 009-181-001(0.2-acre), 009-141-009(0.28-acre), 009-141-008 (0.1-acre), and 009-141-001(0.38-acre). The Sacred Heart Church has been established prior to the requirement of a conditional use permit.

3. Housing Element Update 2022-2030

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT – Adjourning to the next regularly scheduled meeting on July 17th, 2024. This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on June 16th, 2024. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and/or at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting, and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 846-3631 (voice). This request should be received at least three working days prior to the meeting to accommodate your request.

Gridley Planning Commission – Regular Meeting Minutes

Wednesday, April 17, 2024; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

CALL TO ORDER – Chair Espino

ROLL CALL

Commissioner Members

Present: Jamison, Holland, Adams, Wolfe, Espino

COMMUNITY PARTICIPATION FORUM

The community forum was open and seeing there was no one to speak, was closed

CONSENT AGENDA

1. Planning Commission Minutes Dated November 15, 2023 and January 17, 2024

Motion to approve the consent agenda was made by Vice Chair Wolfe, seconded by Commissioner Holland.

ROLL CALL VOTE

Ayes: Jamison, Holland, Adams, Wolfe, Espino

Motion passed, 5-0

PUBLIC HEARING

2. Site Development Plan Review 1-24; Dutch Bros; Proposed development of approximately 1.06-acre parcel for a commercial development consisting of a single 950 square foot structure, 17 parking spaces, and landscaped open space. The General Plan land use designation is Commercial and zoned General Commercial (C-2) located on the east side of Highway 99. (APN 024-260-096)

City Planner Donna Decker presented the proposed site development for Dutch Bros. Decker read the conditions of approval and informed the Commission that Dutch Bros plans to finish construction by October 2024.

Rutuja Dhuru, Project Manager and Chris Schulze, Project Engineer addressed the Commission and expressed gratitude for considering the development.

After discussion, motion to approve the development was made by Vice Chair Wolfe, seconded by Commissioner Adams.

ROLL CALL VOTE

Ayes: Jamison, Holland, Adams, Wolfe, Espino

3. Housing Element Update 2022-2030

City Planner Donna Decker gave a quick overview of the Housing Element and requested the Planning Commission provide comments at future Planning Commission Meetings.

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES – None

ADJOURNMENT

Chair Espino adjourned to the next regular meeting at May 22nd, 2024.

Gridley Planning Commission – Regular Meeting Minutes

Wednesday, May 22, 2024; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

CALL TO ORDER

Chair Espino called the meeting to order at 6:00 pm.

ROLL CALL

Commissioner Members

Present: Jamison, Holland, Adams, Wolfe, Espino

COMMUNITY PARTICIPATION FORUM

The community forum was open and seeing there was no one to speak, was closed.

CONSENT AGENDA – None

PUBLIC HEARING

1. **TPM 1-24; Orchard Hospital;** Application for a tentative parcel map to subdivide an approximately 4.9-acre parcel into two parcels resulting in one parcel 1.0-acre and one parcel 3.9-acres along with establishing an easement for ingress and egress from Spruce Road locate on the north side of Spruce Road. The property has a General Plan land use designation as Public and a zoning designation as Public Quasi Public (PQP). APN 010-250-048

City Planner Donna Decker presented the tentative parcel map and explained that the purpose is to subdivide the referenced lot so that Orchard Hospital may receive grant funding for their proposed adolescent hospital. A requirement of receiving the grant funds is that the hospital be built on its own parcel.

Steve Stark, CEO of Orchard Hospital, addressed Planning Commission and explained the need for this facility in our community. He stated that approximately 50-60 jobs will be created as a result.

Adam Nako, Sannar Land Surveying, informed Planning Commission that all redlines have been addressed in a recently resubmitted map.

Motion to approve the tentative parcel map and forward to City Council was made by Vice Chair Wolfe, seconded by Commissioner Adams.

ROLL CALL VOTE

Ayes: Jamison, Holland, Adams, Wolfe, Espino

2. Housing Element Update 2022-2030

City Planner Donna Decker reopened the conversation addressing the Housing Element Update for 2022-2030. Decker requested redlines from Planning Commission and the public be sent so she may address all redlines at the next Planning Commission meeting.

Steve Stapley addressed the Planning Commission and after brief discussion, agreed that he will send his personal redlines to Decker.

This item will be addressed at the next meeting of June 19, 2024.

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES – None

ADJOURNMENT

With no further items left to discuss, Chair Espino adjourned to the next regular meeting of June 19, 2024.

Planning Commission Item #2
Staff Report

DATE: June 19, 2024
TO: Planning Commission
FROM: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

SUBJECT: **CUP 2-24;** An application for a conditional use permit to allow the construction of a 30 x 60 pavilion to hold events on a 0.40-acre parcel located at the northeast corner of Sycamore Street and Oregon Street. The site has a General Plan land use designation of Residential and a zoning designation of Single-Family Residential District (R-1); APN 009-181-005. The application for a conditional use permit will also memorialize and establish the existing Sacred Heart Roman Catholic Bishop of Sacramento/Roman Catholic Church activities located at 1560 and 1561 Hazel Street, APN 009-181-001(0.2-acre), 009-141-009(0.28-acre), 009-141-008 (0.1-acre), and 009-141-001(0.38-acre). The Sacred Heart Church has been established prior to the requirement of a conditional use permit.

Recommendation

The Planning Commission is recommended to:

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15303, New Construction or Conversion of Small Structures, Class 3(c); and,
2. Make the required conditional use findings as described within the staff report; and,
3. Approve Conditional Use Permit 2-24 subject to the conditions attached to the staff report as Exhibit A.

Summary

The applicant is requesting a conditional use permit in order to construct an open, timber pavilion on one of its parcels in order to hold outdoor services and community meetings.

Site Description

The subject site is located on the northeast corner of Sycamore Street and Oregon Street. The proposed area consists of approximately 0.4-acres.



Figure 1: Location Map

Discussion

Conditional use permits (CUP) are entitlements that once activated, are tied to the property without expiring unless so conditioned. When a proposed use is not listed in Title 17, the Planning Commission may consider the request and take action on it.

The applicant is requesting to construct an outdoor, wooden, heavy timber pavilion to provide an outdoor shaded area for community religious services and other activities. The Sacred Heart church has several properties and provides important community services. Father Roland Ramirez has noted that they are unable to locate the conditional use permit to allow the church to conduct services; therefore, he has also requested that the use is memorialized as a part of the conditional use permit for the additional structure.

Sacred Heart provides mass in both Spanish and English, confession, and study classes. They also have a youth program and hope to provide an additional education program as they have in the past. Granting this conditional use permit will allow existing uses to continue. Additionally, the uses have included early childhood education and various ministries within the church. Sacred Heart utilizes its site to support and provide outreach to the community and community in groups. The construction of the pavilion will help to expand the ministry and to provide an alternative to an indoor program.

The General Plan land use designation is Residential and the property is zoned Single-Family Residential District (R-1). The land use designations require a conditional use permit.

Public Notice

Notices were mailed to the surrounding property owners within a 300-foot radius of the subject site. A notice was also published in the Gridley Herald, posted at City Hall, and on the city website. At the time this report was prepared, no comments had been received.

Findings

The Planning Commission is required to make the following Findings of Fact for quasi-judicial actions:

Conditional Use Permit Findings:

1. The proposed use is in accordance with the objectives of the General Plan land use designation and the zoning district.

Approval of a conditional use permit will allow the Sacred Heart Catholic Church to continue its existing uses, allow for future educational uses, and to allow the construction of the outdoor pavilion for religious gatherings; therefore this finding can be made.

2. That the establishment, maintenance, or operations of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use.

The proposed use of the property will not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use; therefore this finding can be made.

3. That the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city or substantially impede enactment of the comprehensive plan.

The use of the property will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city or substantially impede enactment of the comprehensive plan; therefore, this finding can be made.

Environmental Review

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15303, New Construction or Conversion of Small Structures, Class 3(c).

Conclusion

The proposed conditional use permit would benefit the community by providing an alternate type of gathering place for services and church functions. Planning supports the proposal and provides conditions of approval to reflect the lease agreement between the parties.

ATTACHMENTS:

1. Exhibit A, Draft Conditions of Approval
2. Exhibit B, Proposed Structure

EXHIBIT A
DRAFT CONDITIONS OF APPROVAL
Conditional Use Permit No. 2-24
(APN 009-181-001, 009-181-005, 009-141-001 009-181-008 and 009-141-009)

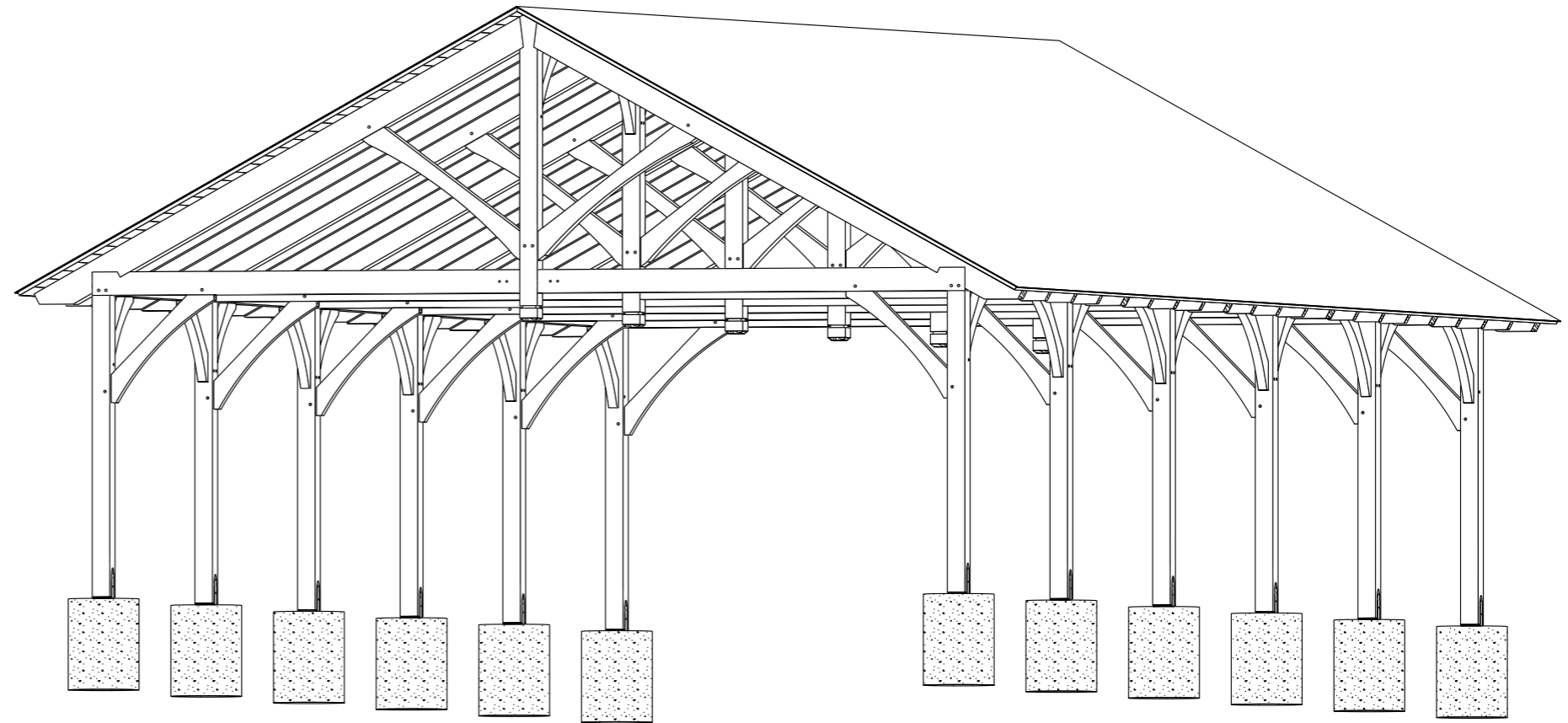
Approved Use:

A conditional use permit to allow the construction of a 30' x 60' outdoor pavilion and memorialize the existing uses at the Sacred Heart Church.

Conditions of Approval:

1. The approved use for CUP 2-24 shall be substantially as described within this staff report, submitted site plans, narratives, and applications on file in City Hall except as modified by the following conditions. Minor changes to the use, areas, and etc. shall be subject to the review and approval by the Planning Department. Staff may recommend changes to be reviewed by the Planning Commission.
2. The applicant/lessee shall file a Declaration of Acceptance of the Final Conditions of Approval within 30 days of Planning Commission approval.
3. The conditional use permit shall run with the land on all parcels. Any additional uses or modifications of time, services or educational programs shall be reviewed for conformance to this and past approvals.
4. The applicant shall submit a grading plan, prepared by a California registered civil engineer, to the city for review by the Public Works Director and City Engineer. The plan will need to show where driveways are proposed (if any), existing and proposed grades, material to be placed, structural section and material depth, and compaction and any repairs that are required shall be done prior to the completion of the work.
5. Landscaping shall be installed on all street frontages. Irrigation will also need to be provided. Landscaping and Irrigation plans will need to be submitted for review and approval to the Planning Department.
6. The applicant shall submit plans to the Butte County Building Department for the outdoor pavilion and shall obtain all required permits.

{End}



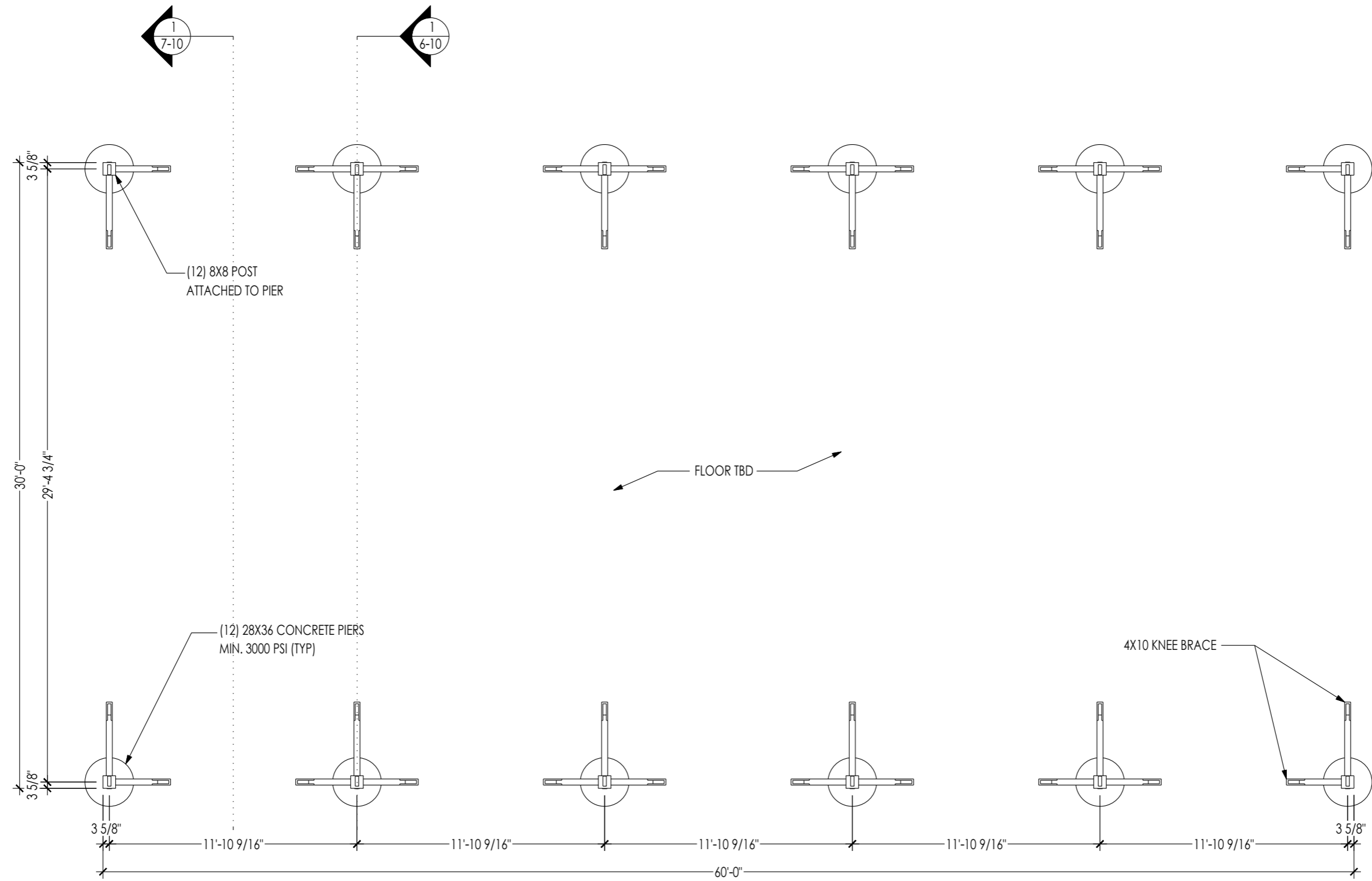
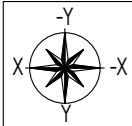
View: 3D-VIEW
Scale: NONE

GENERAL NOTES: 30x60 Kingston Timber Frame Pavilion

1. ALL TIMBERS ARE DESIGNED IN ACCORDANCE WITH THE 2015 EDITION OF THE NDS USING ALLOWABLE STRESS METHOD.
2. USE #1 DOUGLAS FIR (S4S) FOR ALL PRIMARY FRAME MEMBERS.
3. PROVIDE TRADITIONAL MORTISE AND TENON JOINERY USING 1" DIAMETER PEGS TO CONNECT ALL FRAME MEMBERS UNLESS NOTED OTHERWISE.
4. TIMBER SCREWS TO BE 3/8" GRK RUGGED STRUCTURAL SCREW OR 3/8" U2 CONSTRUCTION SCREW
5. BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION.
6. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
7. ANY WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WOOD,
8. FOUNDATION & SITE PLAN BY OTHERS.

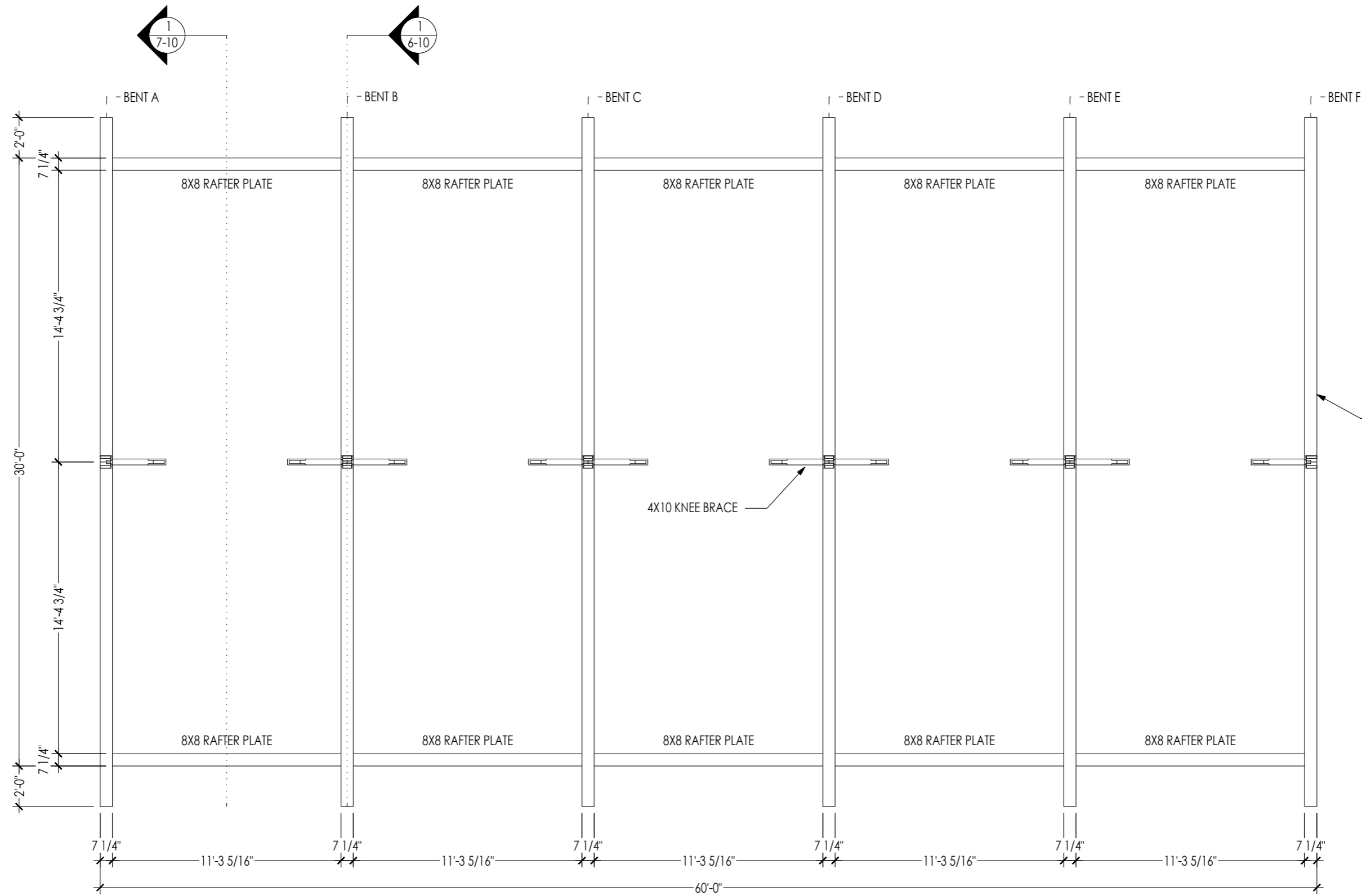
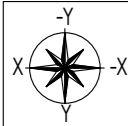
Architect: Designer: Elmer Lee Glick	Contractor:	Project no.: 3060 - KTP	Project Name: 30x60 Kingston Timber Frame Pavilion
Drafted & Manufactured by:		Date: 10.24.2022	Customer:
PEQUEA www.pequea.net	Engineer: Revised: Revised: Revised:	Page: 1 OF 10	

Drafter is not liable for any errors that may appear on drawings. While every effort has been made in the preparation of this plan to avoid mistakes the drafter cannot guarantee against human error. Drawings are sole property of Pequea and cannot be copied or reproduced without written permission. All calculations and member sizing are suggestions and are not engineered unless plans have engineer's seal.



View: Foundation & Post Layout
 Scale: 3/16" = 1'-0"

Architect: Designer: Elmer Lee Glick Drafted & Manufactured by:	Contractor:	Project no.: 3060 - KTP Date: 10.24.2022	Project Name: 30x60 Kingston Timber Frame Pavilion Customer:
PEQUEA www.pequea.net	Engineer:	Revised: Revised: Revised:	Page: 2 OF 10

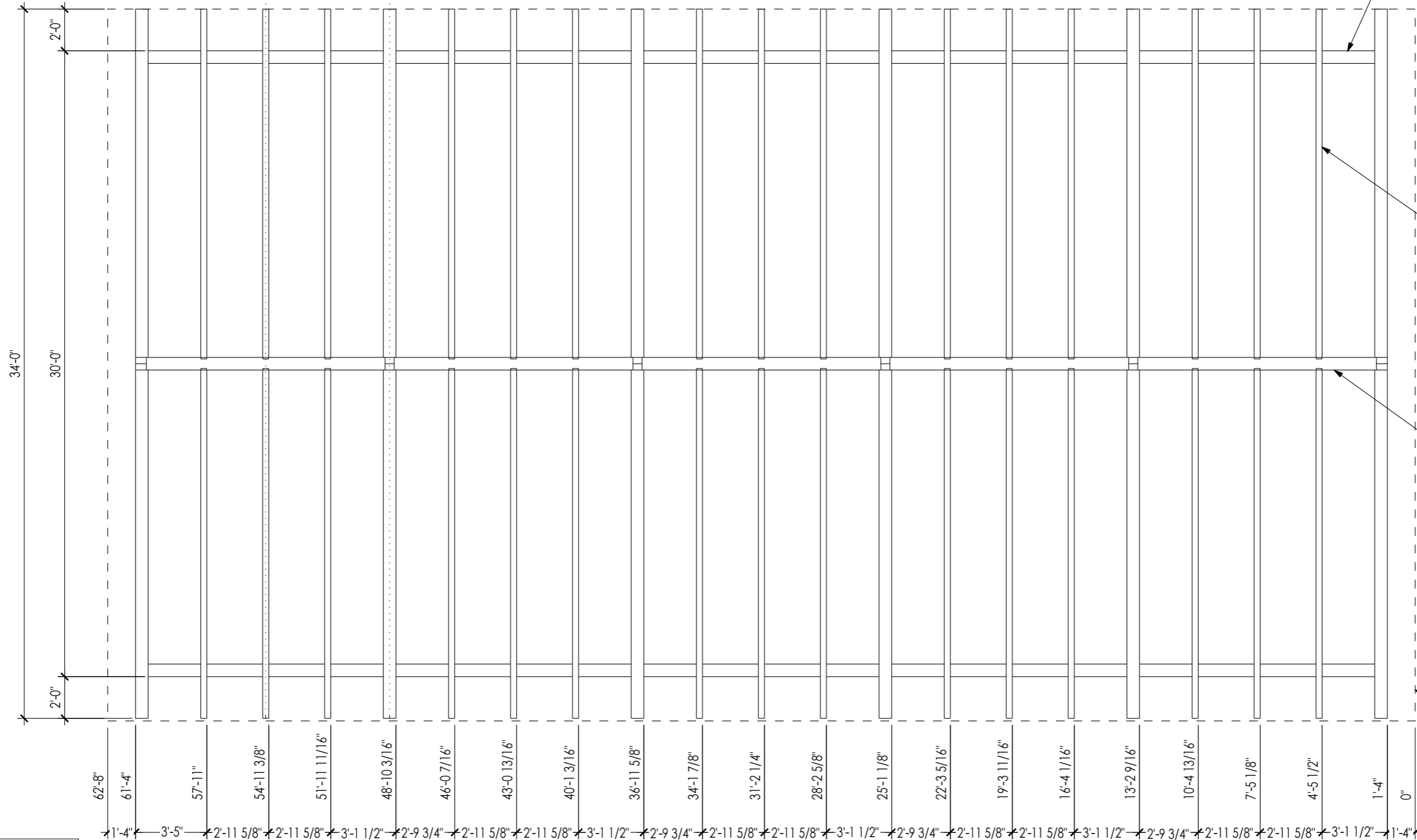
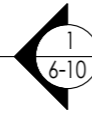
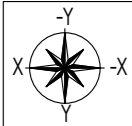


View: Plate & Truss Layout
 Scale: 3/16" = 1'-0"

Architect:	Contractor:	Project no.:	Project Name:
Designer: Elmer Lee Glick		3060 - KTP	30x60 Kingston Timber Frame Pavilion
Drafted & Manufactured by:		Date:	Customer:
		10.24.2022	
Engineer:	Revised:	Page:	
	Revised:	3 OF 10	
	Revised:		

PEQUEA

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8X8 RAFTER PLATE
ATTACHED TO TRUSS W/ (4)
3/8" X 8" TIMBER SCREWS (2)
@ ea. END (TYP)

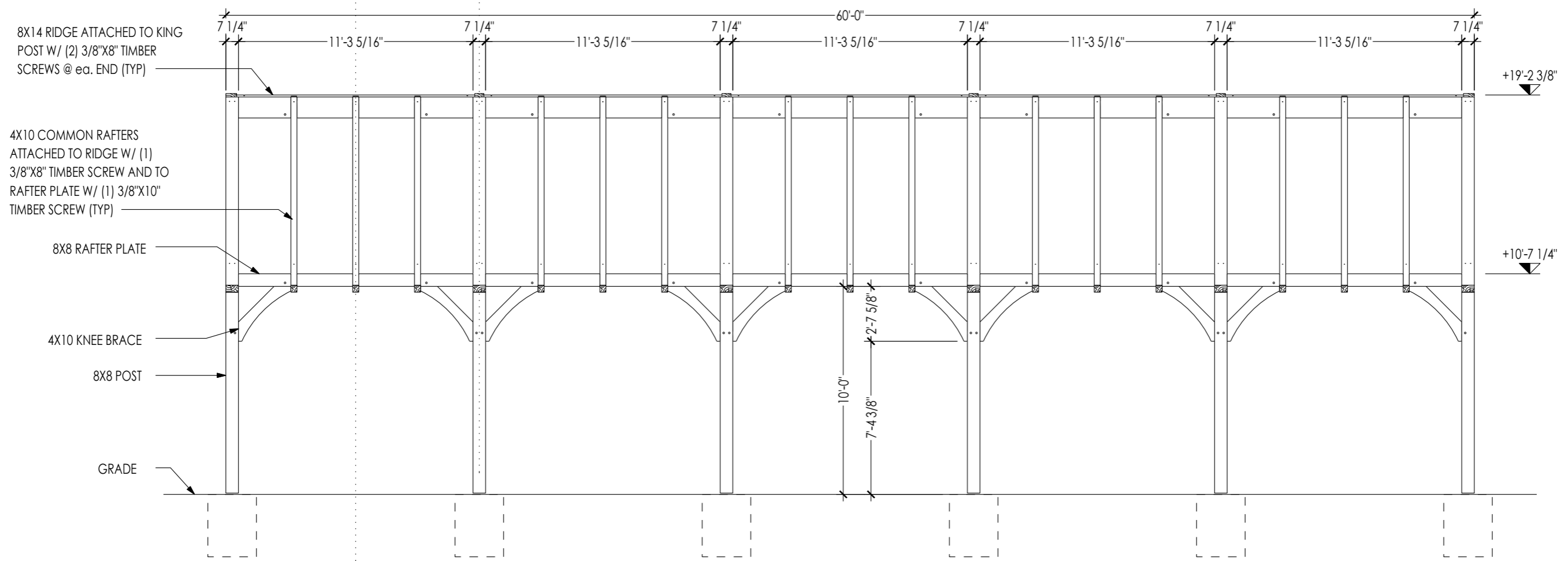
4X10 COMMON RAFTERS
ATTACHED TO RIDGE W/ (1)
3/8"X8" TIMBER SCREW AND
TO RAFTER PLATE W/ (1)
3/8"X10" TIMBER SCREW (TYP)

8X14 RIDGE ATTACHED TO
KING POST W/ (2) 3/8"X8"
TIMBER SCREWS @ ea.
END (TYP)

ROOF DECKING EDGE

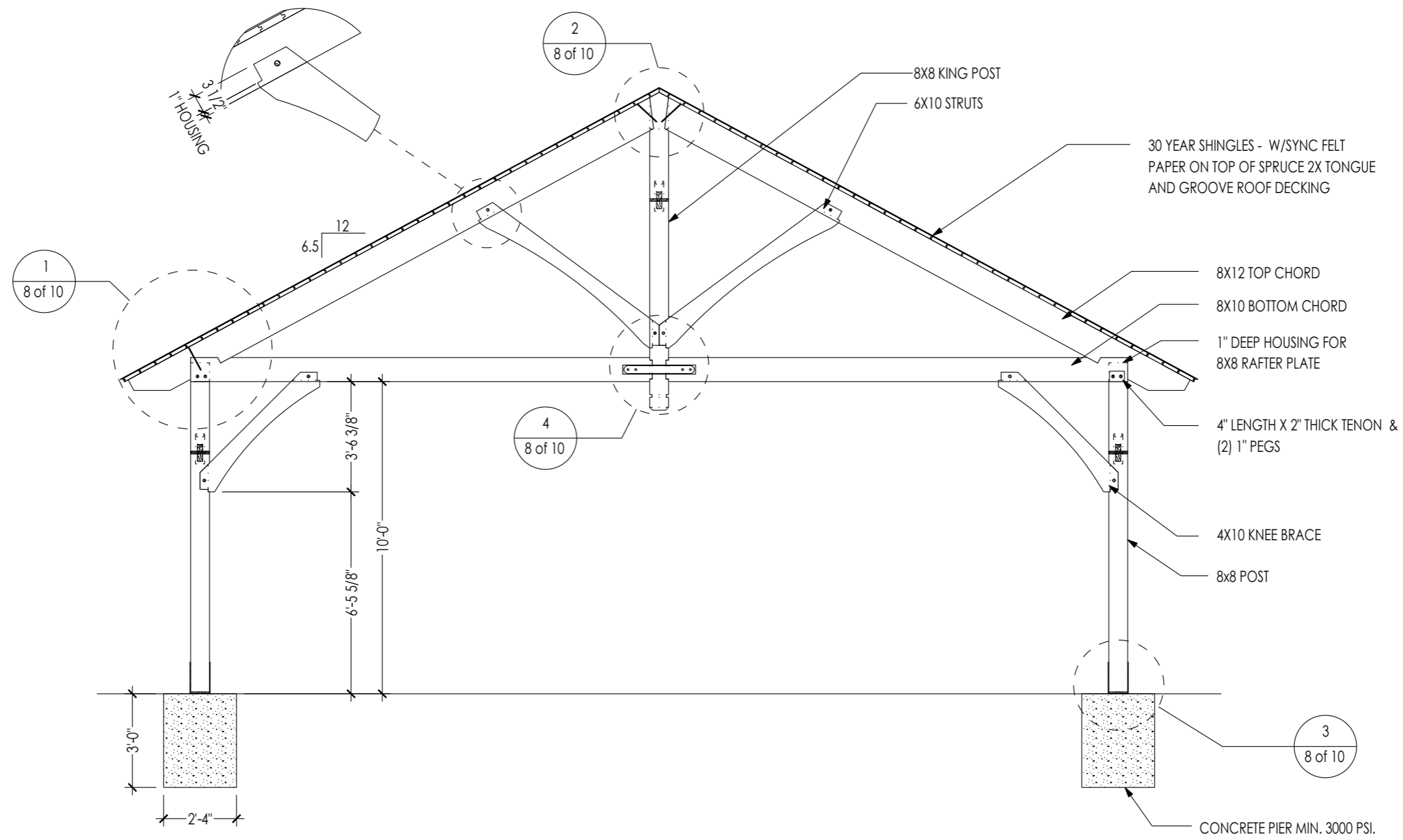
View: Rafter Layout
Scale: 3/16" = 1'-0"

Architect: Designer: Elmer Lee Glick Drafted & Manufactured by:	Contractor:	Project no.: 3060 - KTP Date: 10.24.2022	Project Name: 30x60 Kingston Timber Frame Pavilion Customer:
PEQUEA www.pequea.net	Engineer:	Page: 4 OF 10	Revised: Revised: Revised:



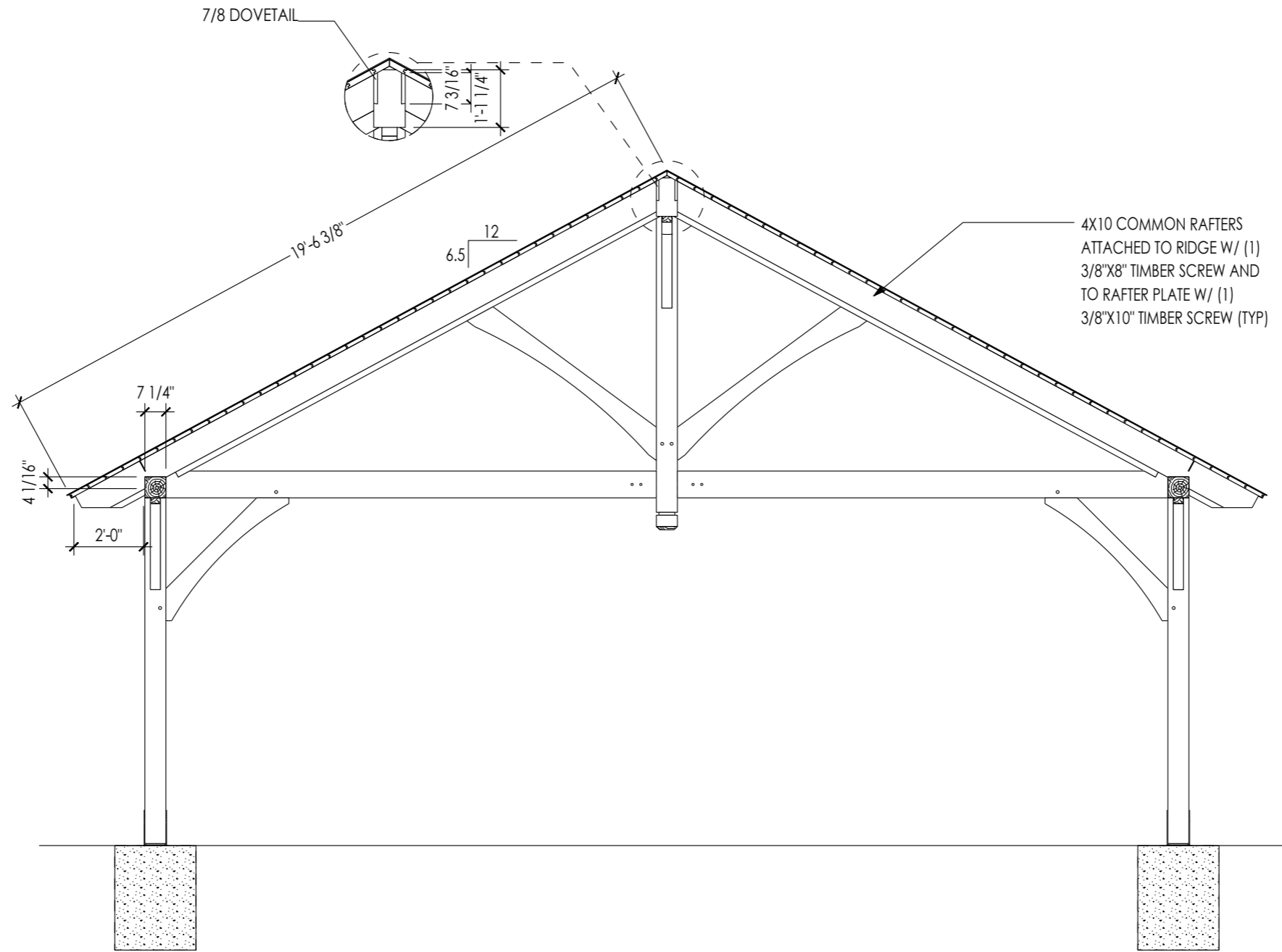
View: -Y'
Scale: 3/16" = 1'-0"

Architect: Designer: Elmer Lee Glick Drafted & Manufactured by:	Contractor:	Project no.: 3060 - KTP Date: 10.24.2022	Project Name: 30x60 Kingston Timber Frame Pavilion Customer:
PEQUEA www.pequea.net	Engineer:	Revised: Revised: Revised:	Page: 5 OF 10



Section: All Bents
Scale: 1/4" = 1'-0"

Architect: Designer: Elmer Lee Glick Drafted & Manufactured by:	Contractor:	Project no.: 3060 - KTP Date: 10.24.2022	Project Name: 30x60 Kingston Timber Frame Pavilion Customer:
PEQUEA www.pequea.net	Engineer:	Page: 6 OF 10	Revised: Revised: Revised:

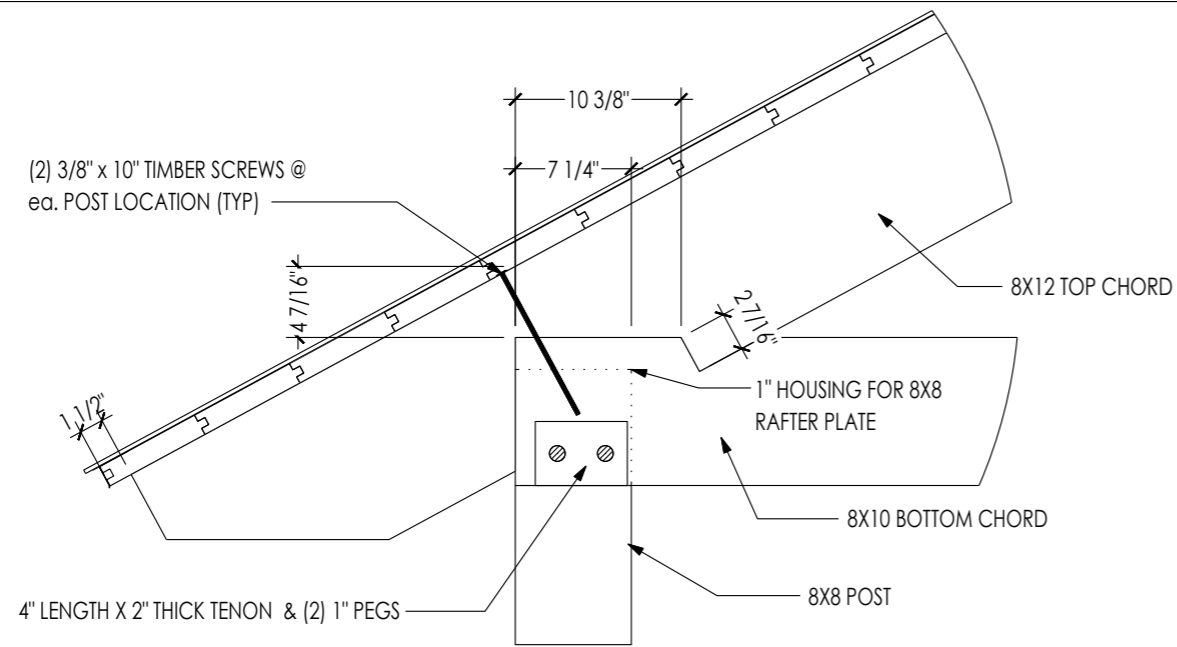


7/8 DOVETAIL

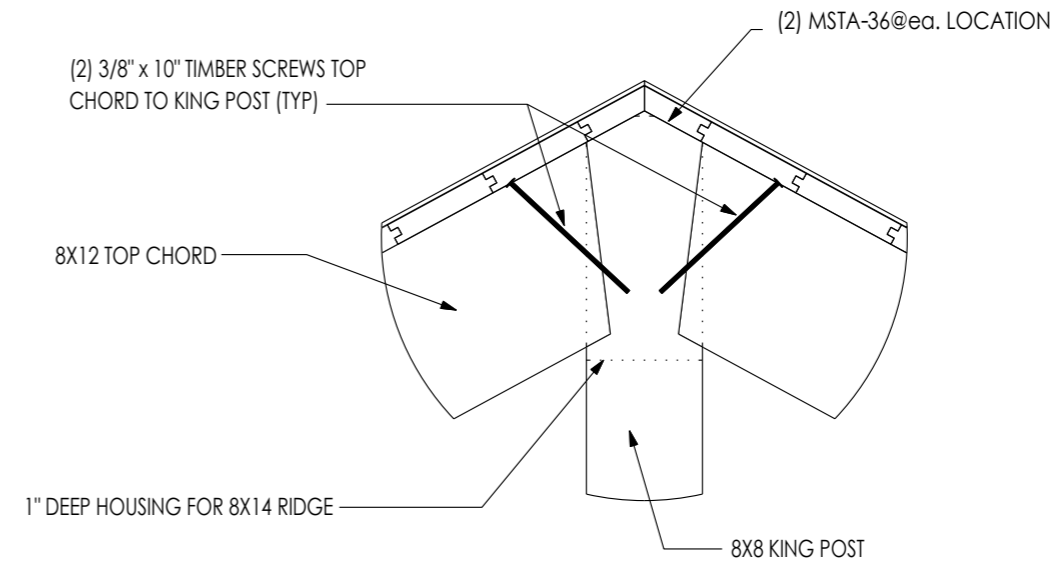
4X10 COMMON RAFTERS
 ATTACHED TO RIDGE W/ (1)
 3/8"X8" TIMBER SCREW AND
 TO RAFTER PLATE W/ (1)
 3/8"X10" TIMBER SCREW (TYP)

Section: Rafter
 Scale: 1/4" = 1'-0"

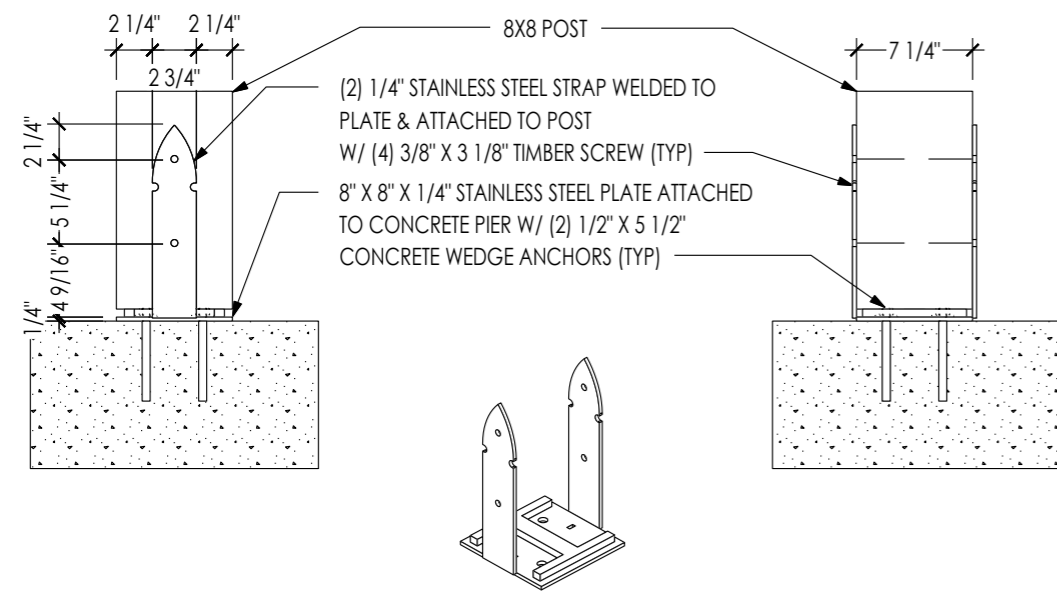
Architect: Designer: Elmer Lee Glick	Contractor:	Project no.: 3060 - KTP	Project Name: 30x60 Kingston Timber Frame Pavilion
Drafted & Manufactured by:		Date: 10.24.2022	Customer:
PEQUEA www.pequea.net	Engineer:	Page: 7 OF 10	Revised: Revised: Revised:



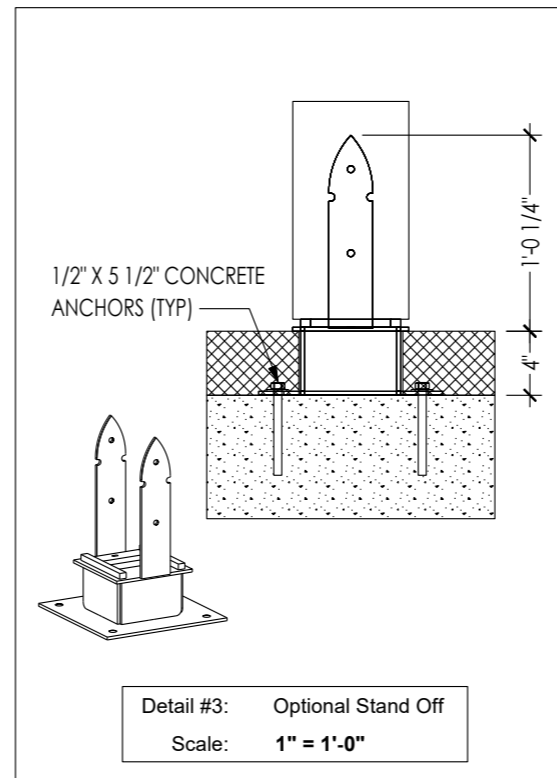
Detail #1: 1 - Top Chord to Bottom Chord
Scale: 1" = 1'-0"



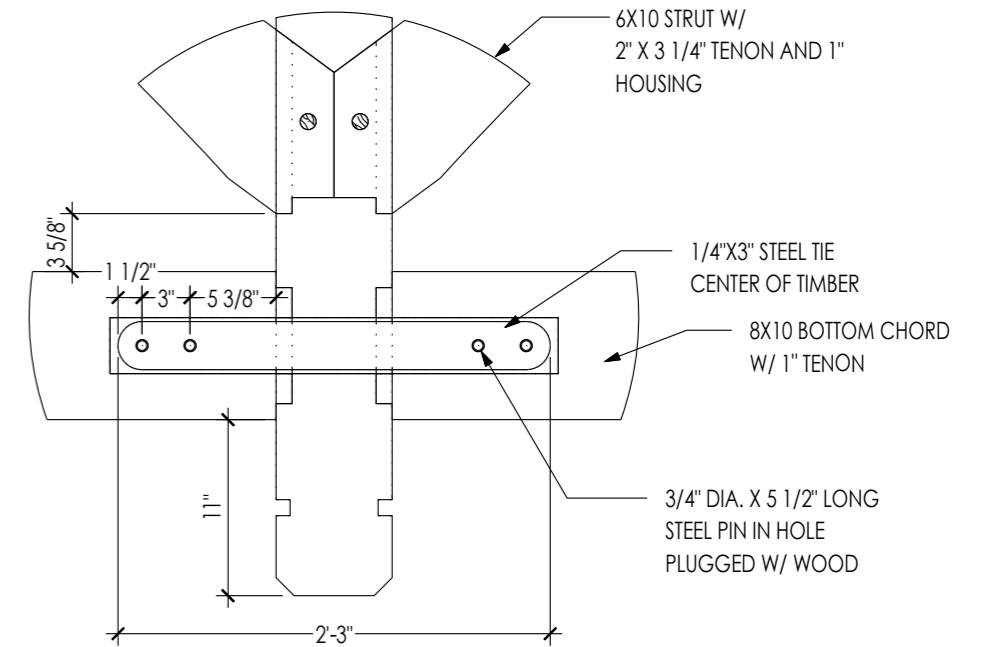
Detail #2: Top Chord to King post
Scale: 1" = 1'-0"



Detail #3: Post Connection
Scale: 1" = 1'-0"



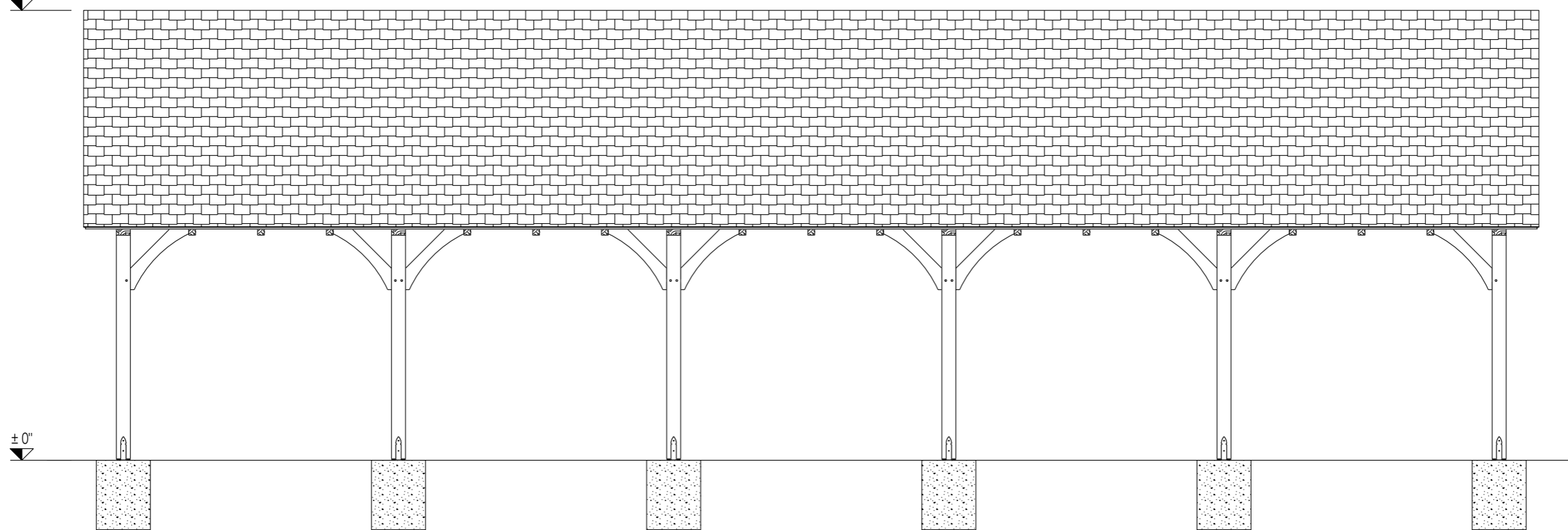
Detail #3: Optional Stand Off
Scale: 1" = 1'-0"



Detail #4: King Post & Bottom Chord
Scale: 1" = 1'-0"


Architect: Designer: Elmer Lee Glick Drafted & Manufactured by:	Contractor:	Project no.: 3060 - KTP Date: 10.24.2022 Page: 8 OF 10	Project Name: 30x60 Kingston Timber Frame Pavilion Customer:
PEQUEA www.pequea.net	Engineer:	Revised: Revised: Revised:	

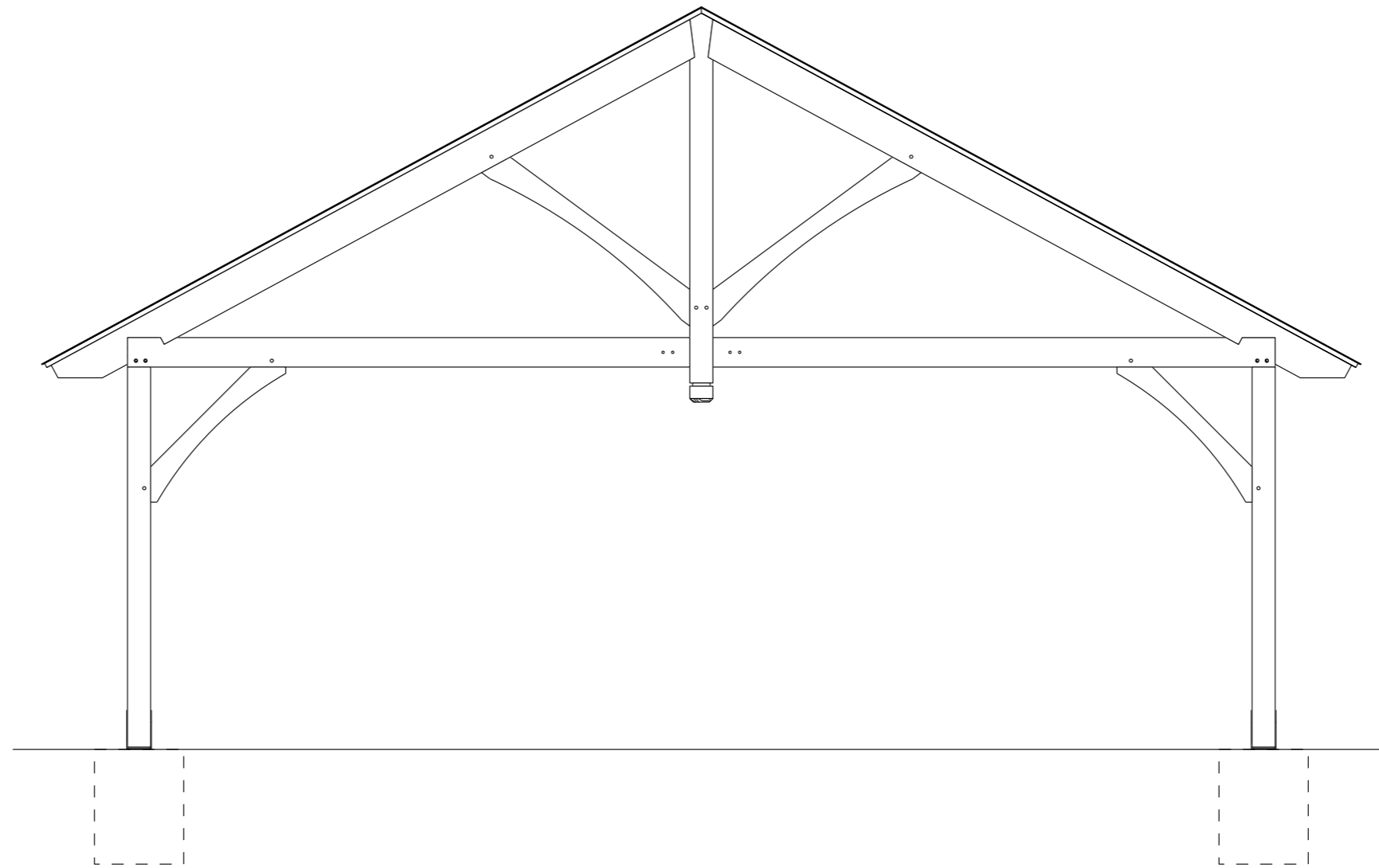
+19'-5 1/16" APPROX. HEIGHT



Note: OPPOSITE VIEW IS THE SAME

View: Y
Scale: 3/16" = 1'-0"

Architect: Designer: Elmer Lee Glick Drafted & Manufactured by:	Contractor:	Project no.: 3060 - KTP Date: 10.24.2022	Project Name: 30x60 Kingston Timber Frame Pavilion Customer:
 www.pequea.net	Engineer:	Revised: Revised: Revised:	Page: 9 OF 10



Note: OPPOSITE VIEW IS THE SAME

View: X
Scale: 1/4" = 1'-0"

Architect:		Contractor:		Project no.:	Project Name:
Designer: Elmer Lee GLick				3060 - KTP	30x60 Kingston Timber Frame Pavilion
Drafted & Manufactured by:				Date:	Customer:
				10.24.2022	
Engineer:		Revised:		Page:	
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		Revised:			

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Planning Commission Item #3
Staff Report

Date: June 19, 2024
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department
Subject: Housing Element Update 2022-2030

X	Regular
	Special
	Closed
	Emergency

Recommendation

Planning Commission to review the existing Housing Element, discuss, and hear public testimony.

Summary

The State of California, Department of Housing and Community Development (HCD) has outlined a process by which local governments need to update housing elements to maintain compliance with the legislative statutes. The planning period for the City of Gridley is eight years coinciding with the Butte County Association of Government's 6th cycle planning period.

The purpose of the public review is to gain feedback from the community and the decision making bodies of the City to revise, and ultimately submit a plan that provides measurable implementation strategies supporting housing development.

Discussion

The Housing Element is a required section of the General Plan. The City of Gridley adopted the 2030 General Plan in 2010 followed by adoption of the 2009-2014, and the 2014-2022 Housing Element(s). The General Plan had prepared an Environmental Impact Report (EIR) to consider CEQA impacts. There are no changed circumstances with the 6th cycle update, therefore no additional environmental review has been done.

Each planning cycle changes the allocation of required available land for development. This is due to a changing population, the changing economic and demographic information of that population, and the forecasting of where the increases may occur. The City of Gridley receives the regional housing needs allocation numbers (RHNA) from the Butte County Association of Governments (BCAG) who in turn receive the allocation from the State of California Housing and Community Development Department. The quantity of housing needed is determined also by income affordability levels and to insure that housing can be provided for very low, low, moderate, and above moderate income levels. Any unmet need from the previous cycle is also required to be met. The Housing Element analysis has confirmed there is an adequate land inventory available to meet the previous RHNA allocation.

The review and update to the Housing Element consists of:

- Updating census data correctly reflecting population demographics;
- Employment characteristics;
- Available housing and condition assessment;
- Housing affordability, tenure, and age;
- Special Housing needs;
- Energy efficiency and conservation;

- Housing needs projections, land inventory, and housing allocation;
- Constraints inhibiting the development of adequate housing related to government and non-government restrictions;
- An evaluation of the 2014-2022 Housing Element implementation strategies, and,
- The development of a new Housing Plan.

The resulting analysis for the existing Housing Element indicated the City of Gridley had an adequate inventory of developable land to meet the 5th planning cycle housing needs. The analysis will review what additional land if any, would be needed to meet the 6th planning cycle.

State of California Housing and Community Development

The City has been in contact with the State to confirm a projected schedule to complete the update to the Housing Element. The requirements include adequate public outreach. The initial kick-off for public review consisted of:

4/12/2024 Public Outreach in Gridley Herald
 4/17/2024 1st review at Planning Commission

The presentation to the Planning Commission on April 17, 2024 provided an opportunity to review the existing document and begin the discussion of any amendments to reach new and existing goals. The City will continue on its course to complete the Housing Element Update with the following anticipated schedule:

5/20 Survey mailers prepared
 5/22 2nd review to Planning Commission
 6/19 Redline to Planning Commission re: comments received
 7/17 Final Planning Commission Review
 7/24 Draft to HCD with redlines incorporated-clean copy
 9/1 HCD comments
 10/1 Redline HCD comments incorporated resubmitted
 12/2 City Council Adoption

At the May 22, 2024 Planning Commission meeting, the Planning Commission requested the opportunity to review the survey that would be mailed. The proposed survey is Attachment 2 available for the public and Planning Commission to review and provide comment prior to mailing out.

Public Notice

A notice was advertised in the Gridley Herald, posted at City Hall, and available at the Administration Counter, and placed on the City website. At the time this report was prepared, no comments had been received.

Environmental Review

The City of Gridley has determined in accordance with Section 15162 of the CEQA Guidelines, that the 6th cycle planning update of the Housing Element, 2022-2030, constituting a text amendment to the 2030 General Plan, does not involve new significant effects beyond those analyzed for the 2030 General Plan Final Environmental Impact Report, therefore no additional CEQA review is required and action may be taken on this item.



Comments from
Matt Bowen, Legal
Services of
Northern California

CITY OF GRIDLEY, CALIFORNIA
Table 50 - 2014-2022 Housing Plan
Housing Policy and Implementation Strategies
(Govt. Code Section 65588)

Housing Policy	Housing Implementation Strategy (HIS)	Objective Quantified/Qualified
<p>HP-1.1: The City will maintain and enforce development standards and building standards that provide housing and safe neighborhoods for housing all income levels.</p> <p>Timing: 2015-2016</p> <p>Responsibility: <u>Planning Department</u> <u>Gridley Police Department</u></p>	<p>HIS 1.1: On a request basis, the Building DepartmentThe City twill continue to develop a program 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 develop and 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<u>Code Enforcement Officer/Gridley Police Department</u> 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>1. Analyze other city's programs and what programs are in place for absentee owners.</p> <p><u>1.</u> Provide information on the city website related to what a code violation is, what the community can do about nuisances, and what the abatement process is.</p> <p><u>2.</u> Update/develop a database of code violations.</p> <p>3. The City shall be proactive investigating potential code violations.</p>
<p>HP-1.2: The City will encourage the development and redevelopment of neighborhoods that include a variety of housing types and sizes.</p> <p>Timing: 2015-2016<u>Annually</u></p> <p>Responsibility: <u>City Administration;</u> Planning Department</p>	<p>HIS 1.2: The City will analyze the results of the Housing Conditions Survey conducted in 2014 to help prioritize and apply the City's efforts and outreach for residents to apply for application of funding for housing rehabilitation.</p>	<p>1. Develop community outreach to encourage better exterior energy/aesthetic maintenance and loan programs for roofing, painting, and window replacement.</p> <p>2. Outreach related to water conservation, better yard plantings that require less maintenance to improve general curb appeal.</p>

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<p>HP-1.3: The City will encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan.</p> <p>Timing: Annually</p> <p>Responsibility: <u>City</u></p> <p>Administration: <u>Planning Department</u></p>	<p>HIS 1.3: In coordination with the Regional Housing Authority of Sutter and Nevada Counties, 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>	<ol style="list-style-type: none">1. Provide financial assistance to 30 property owners <u>owner and renter lower-income households</u> for housing rehabilitation <u>funding</u> during this planning cycle.2. The Housing Rehabilitation Program will be publicized in brochures, made available at City Hall, the library, and electronically on the City's website.
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		3. An article will be published 2 x per year to inform the community of the opportunity to apply for housing rehabilitation funds.
<p>HP- 2.1: The City will encourage infill development, through reduced or delayed payment of impact fees, priority in entitlement review, or other methods.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department</p>	<p>HIS 2.1: 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>	<ol style="list-style-type: none"> 1. Provide data on the website depicting vacant sites that could be built upon. 2. Provide data on the website related to building permits issued. 3. Contact builders/agencies for site opportunities.
<p>HP-2.2: The City will encourage the construction of <u>second accessory dwelling</u> units within existing and proposed residential lots.</p> <p>Timing: Biannually, odd-years <u>Annually</u></p> <p>Responsibility: Planning Department</p>	<p>HIS 2.2: 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. Develop a range of incentives to encourage development of vacant and underutilized properties in and near downtown Gridley. The City will survey builders and developers to determine which incentives would be most effective in inducing infill housing development. In <u>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</u></p>	<p>1. City staff would meet with developers informally or via telephone conferencing related to incentives for infill development and new housing opportunities.</p> <p><u>1. City staff will review and develop programs developed in other cities of similar size that could be informative and provide innovative ideas that would stimulate development.</u></p> <p><u>2. The City will develop informational brochures outlining SB9 and mail out to the property owners at least one time per year and add information on its website.</u></p>

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development consistent with the General Plan.

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	<p>Based on this approval of changes to the Municipal Code or other necessary actions to create incentives for infill development, including infill housing development. The City will collect and analyze relevant programs from other cities and counties that have had successful infill development.</p>	
<p>HP-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.</p> <p>Timing: 2015, 2016 <u>Annually</u></p> <p>Responsibility: Planning Department; <u>City Engineering; Public Works</u></p>	<p>HIS 2.3: The City will <u>develop design standards to streamline infill development and drainage design</u>, 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. <u>The fee study will identify if impact fees should be increased or reduced.</u> 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>1. Encourage production of at least 10 second units in this housing element planning horizon.</p> <p>2. The City will encourage second units the construction of accessory dwelling units to meet housing needs. Educational materials and community outreach will be conducted at least one time per year. Additionally, information will be placed on the City website.</p> <p>3.1. The City will revisit conduct a the Nexus Fee Study and Impact Fee update in 20162027. A review of the previous recommendations will be considered if they are appropriate at that time.</p>

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<p>HP-2.4: The City will encourage infill development in meeting the housing needs required by expanding populations.</p> <p>Timing: 2016, 2017 <u>Annually</u></p> <p>Responsibility: Planning Department, Planning Commission, City Council</p>	<p>HIS 2.4: 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</p>	<p>1- Facilitate production of 3- larger rental units per year following the City Council's approved program implementation.</p> <p><u>2-1</u> Conduct community outreach for funding programs available that could be used to enlarge existing residences;</p> <p>newspapers, website,</p>
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	<p>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>community meetings.</p> <p>3. Conduct outreach to the Builder's community to determine the viability of the conversion of large homes to multi-family homes.</p> <p>4. Continue partnering with local housing authorities.</p>
<p>HP-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.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department</p>	<p>HIS 2.5: City staff will consult with local developers to construct mixed use development with infill opportunities</p>	<p>1. Meet with developers to encourage the development of infill sites, mixed use developments, and housing renovation opportunities.</p>
<p>HP-2.6: 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</p>	<p>HIS 2.6 The City shall review the zoning ordinance on an ongoing basis to determine its effectiveness in achieving the goals to the General Plan and its compliance with State Laws.</p> <p>Transitional, emergency, and support housing will be permitted as a residential use subject to restrictions that apply to other residential dwellings of the same type in the same zone.</p>	<p>1. The City will ensure the sites identified for development to meet RHNA allocation. Development standards shall be in conformance to the requirements at the time of development.</p> <p>2. The City shall encourage a mixture of income housing type with developments that are</p>

proposed.

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housing, mobile home, emergency shelters, and transitional housing. Timing: Annually Responsibility: Planning Department, Planning Commission, City Council		
HP-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. Timing: Annually Responsibility: Planning Department, Planning Commission, City Council	HIS 3.1: The City shall review the zoning ordinance on an ongoing basis to determine its effectiveness in achieving the goals to the General Plan and its compliance with State Laws. Transitional, emergency, and support housing will be permitted as a residential use subject to restrictions that apply to other residential dwellings of the same type in the same zone.	1. Ensure zoning achieves General Plan goals. 2. Ensure the zoning code is consistent with the Housing Plan Policies and the General Plan. 3. Amend the code to reflect transitional, emergency, and supportive housing as a residential use and to define one site that will allow emergency shelter on a year-round basis. Refer to HP 3.3 and HP 3.4 below.
HP-3.2 Timing: Annually Responsibility: Planning Department, Planning Commission, City Council	HIS 3.2: The City will review the Housing Element on an annual basis to determine the effectiveness in achieving goals and objectives. 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. The City will consider revisions to Housing Element programs, if necessary, to address issues of efficacy relative to goals and objectives. 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.	1. Ensure Housing Element is achieving goals and objectives. 2. Ensure City's design review and entitlement process does not impede higher-density housing and mixed-use development.

~~HP-3.3~~ | ~~HIS 3.3: The City will amend the zoning ordinance~~ | ~~1. Amend the code to reflect~~

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<p>Timing: 2015 Responsible Agency/Department: Planning Department, City Council.</p>	<p>to allow emergency shelters in the PQP and M-1 zone for year-round use 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>Transitional, emergency, and support housing will be permitted as a residential use subject to restrictions that apply to other residential dwellings of the same type in the same zone.</p>	<p>sites that can be used on a year-round basis without requiring a use permit. 2. Evaluate the 2011 code amendment to ensure it meets the state legislation.</p> <p>3. Amend the code to reflect emergency housing as a residential use and to define one site that will allow emergency shelter on a year-round basis.</p>
<p>HP-3.4 Timing: 2015 Responsible Agency/Department: Planning Department, City Council.</p>	<p>HIS 3.4: 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>1. Facilitate development of transitional and supportive housing. Comply with current state law requirements.</p> <p>2. Evaluate the 2011 code amendment to ensure it meets the state legislation.</p> <p>3.1. Amend the code to reflect transitional and supportive housing as a residential use and to define one site that will allow emergency shelter on a year-round basis.</p>
<p>HP-4.1: The City will promote the preservation of subsidized affordable housing developments. Timing: Annually Responsibility: Planning Department</p>	<p>HIS 4.1: The City will coordinate with the Butte County Housing Authority, Community Housing Improvement Program (CHIP), Regional Housing Authority of Sutter and Nevada Counties, and other non-profit 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</p>	<p>1. Preservation of affordable rental housing units.</p>

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	<p>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>HP-4.2: The City and will require replacement housing per state law (or relocation of displaced residents) within the housing rehabilitation projects for subsidized housing. Timing: Ongoing through 2014</p> <p>Responsibility: Community Development Department <u>Planning Department</u></p>	<p>HIS 4.2: 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>1. Facilitate 5 new self-help housing units within the City by 2014.</p>
<p>HP-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.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department</p>	<p>HIS 4.3: The City will coordinate with the Regional Housing Authority of Sutter and Nevada Counties to administer a First-Time Homebuyer Program.</p>	<p>1. Support first time homebuyers.</p>

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<p>HP-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.</p>	<p>HIS 4.4: 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</p>	<ol style="list-style-type: none">1. Research funding mechanisms to increase for affordable housing projects.2. Develop target activities that can be met.
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<p>Timing: Report to City Council on discussions with other public agencies on the feasibility of consortiums for affordable housing bond financing by June 2016</p> <p>Responsibility: Planning Department, Finance Department</p>	<p>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 City's website, local newspapers, civic buildings, and local finance agencies and real estate offices.</p>	
<p>HP-4.5: The City should proactively identify and apply for funding to expand affordable local housing opportunities.</p> <p>Timing: Meet annually or more frequently as appropriate.</p> <p>Responsibility: Planning Department, Finance Department</p>	<p>HIS 4.5: 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>1.Pursue at least one funding opportunity for affordable housing construction every other year.</p>
<p>HP-5.1: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Department</p>	<p>HIS 5.1: 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.</p> <p>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>1. Assist in referral for fair housing matters.</p>
<p>HP-5.2: The City will encourage universal design</p>	<p>HIS 5.2: The City will adopt a written reasonable accommodation ordinance to provide exception in</p>	<p>1. Research a universal design ordinance for</p>

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<p>in new housing construction, as well as integration of accessibility features in existing housing structures</p> <p>The City will promote awareness of accessibility requirements and opportunities for builders, developers, and residents.</p> <p>Timing: End of 2015 <u>End of 2026</u></p> <p>Responsibility: Planning Department</p>	<p>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> <p>The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.</p> <p>The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.</p> <p>The requested accommodation would not impose an undue financial or administrative burden on the City.</p> <p>The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.</p> <p>The City will either <u>revise</u> <u>update</u> the Municipal Code or adopt stand-alone rules, policies, and procedures for reasonable <u>universal design</u> accommodations. The City's procedures will specify <u>exceptions to zoning and development standards and exceptions to building regulations standards</u> 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>adoption by City Council.</p>
<p>HP-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.</p> <p>Timing: Annually</p> <p>Responsibility: Building Department</p>	<p>HIS 6.1: 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. <u>The City contracts with Butte County for Building Permit and review services.</u></p>	<p>1. Ensure new development is designed to reduce ongoing building energy costs to future residents.</p> <p><u>2. The city will request reporting from Butte County.</u></p>

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<p>HP-6.2: In order to reduce household transportation costs, the City will promote housing development in mixed-use settings near</p>	<p>HIS 6.2: 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>1. Facilitate installation of energy efficient appliances in 20 units; facilitate energy efficiency retrofits in 10 units.</p>
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<p>commercial and public services and in areas served by public transit.</p> <p>Timing: Annually</p> <p>Responsibility: Building Department</p>		<p>2. Encourage energy efficiency investments in new housing development</p>
<p>HP-6.3: Consider Fee increases/decreases to stimulate development</p> <p><u>Timing: Annually</u></p> <p><u>Responsibility: Building Department</u></p>	<p>HIS 6.3: The City will re-evaluate the 2014 Nexus Fee Study and will update impact fees if it appears the economy is stronger and could support it. 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 building codes</p>	<p>1. <u>Evaluate recommendations of a Nexus Fee Study. Re-evaluate existing nexus study for adoption if appropriate.</u></p>



City of Gridley
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2022-2030 HOUSING ELEMENT UPDATE SURVEY

The City is mailing this survey to the community to gather input on housing needs and policy programs. We are planning on receiving responses by July 19, 2024 from the community. Please email your comments to csantana@gridley.ca.us or drop the survey by to City Hall at 685 Kentucky Street in Gridley.

This purpose of this survey is to determine what residents believe are the housing types and potentially where they should be located. For example, is the need for affordable housing and/or multi-family housing greater than the need to have detached single-family residences?

HOUSING TYPE NEEDS

Please indicate which of the housing types below are needed in the City of Gridley:

- Single-family detached residences
- Duplexes, Tri-plexes, Fourplexes
- Multi-family residential
- Affordable housing
- Second units/Accessory dwelling units
- Condominiums

PRIORITY HOUSING TYPES

Select three housing types to prioritize in future developments:

- Single-family detached residences
- Duplexes, Tri-plexes, Fourplexes
- Multi-family residential
- Affordable housing
- Second units/Accessory dwelling units
- Condominiums



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HOUSING TYPES IN EXISTING SINGLE-FAMILY NEIGHBORHOODS

To assess other housing opportunities, the survey asked participants what housing types they could see being added in existing single-family neighborhoods

- Multi-family apartments 3 stories or less
- Multi-family garden apartment complexes
- Duplexes, Tri-plexes, Fourplexes
- Second units/Accessory Dwelling Units
- Commercial/Residential mixed use

AREAS FOR HOUSING DEVELOPMENT

Please choose areas where future housing should be developed:

- Conversion of commercial structures to housing downtown
- North Gridley Planned Growth Area
- Industrial zoned property at Kentucky
- East side of Gridley

HOUSING PRIORITY

Please choose which housing is most important:

- For sale single-family residential
- For rent multi-family residential
- For rent affordable housing based on income



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PROGRAMS COMMUNITY ASSISTANCE

To gain feedback and perspective on potential community assistance programs, participants were asked to rate different issues based on importance (1 being the most important and 5 being the least important).

- Housing information (Information on affordable housing opportunities and funding available to the public)
- Property maintenance (Programs to provide funding for home maintenance, rehabilitation, and upkeep)
- Housing rental assistance (Identify funding assistance for renters - rental assistance and aging in place)

FAIR HOUSING

Rate the different issues based on importance (1 being the most important and 5 being the least important).

- Supportive Housing (Provide for emergency short and long-term housing needs)
- Persons with disabilities (Encourage the development of housing accessible to persons with disabilities)
- Senior Housing Programs (Encourage the development of housing that is accessible and supportive for senior citizens)
- Promote fair housing (Provide programs and policies to address fair housing issues)

SPECIAL HOUSING NEEDS GROUPS

Which special housing needs groups are most in need of housing and/or related services:

- | | | |
|-----------------------------------|---|---|
| <input type="checkbox"/> Veterans | <input type="checkbox"/> Farmworkers | <input type="checkbox"/> Homeless |
| <input type="checkbox"/> Seniors | <input type="checkbox"/> Female headed households | <input type="checkbox"/> Disabled persons |
| <input type="checkbox"/> Students | <input type="checkbox"/> Students | <input type="checkbox"/> Large Multi-generational |



City of Gridley

685 Kentucky Street

Gridley, CA 95948

Office 530-846-3631 / Fax 530-846-3229

DEMOGRAPHICS

Please identify your information related to where you live, work, age, rent or own your home:

- I own my home
- I rent my home/apartment
- I am employed
- I am unemployed
- I am retired
- I live in Gridley
- I do not live in Gridley
- I am _____ years old.

Thank you for participating in this survey. This information will help the City of Gridley to develop housing policies and programs for the community!