

What is the Proposed Project?

The Proposed Fogg Avenue Apartments (located at 2131 Fogg Avenue, Oroville, CA 95965) is an affordable multi-family apartment community including five single story residential buildings.

The development will include a total of eighteen (18) dwelling units: sixteen (16) one-bedroom units, and two (2) two-bedroom units.

All buildings are single story, all units are either accessible to the physically disabled or adaptable to the physically, visually, or auditorily disabled.

Will the Proposed Project utilize any local funding sources?

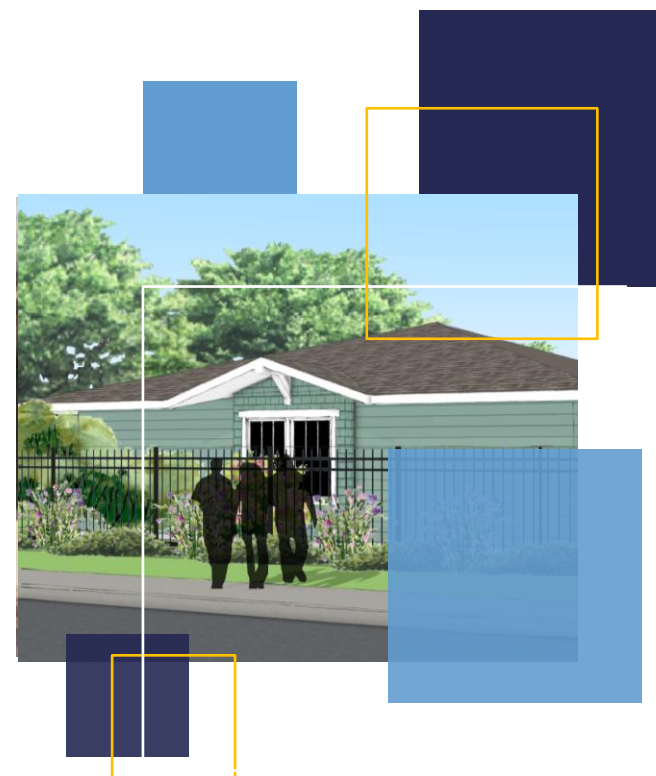
The Housing Authority of the County of Butte is seeking Federal and State Funding, and the Proposed Project would not cause any new or increased fees or taxes to be imposed. The Housing Authority will remit payment-in-lieu of taxes to the County for the property, otherwise exempt from property tax.

Why does the HACB need approval to develop the Proposed Project?

Article 34 of the State Constitution requires voter approval for public entities to construct low rent housing projects. As a public entity, the HACB must have voter approval to develop the proposed project, consistent with its mission.

Does the City of Oroville need more Affordable Housing?

The Regional Housing Need Allocation for the City shows a need for 35 additional units of Very Low-income affordable housing. The Proposed Project would address approximately half of the remaining need. The Proposed Project also addresses Goal 3 within the City's Housing Element, to "support and encourage the construction of new housing at a range of costs, types and tenures and in quantities to meet the needs of all income groups".



HACB
Housing Authority
of the County of Butte

What is Measure N?

Measure N seeks authorization from the voters for the Housing Authority of the County of Butte (HACB) to develop 18 units of affordable housing located at 2131 Fogg Avenue in Oroville, California.



Will the Proposed Project be “Energy-Efficient”?

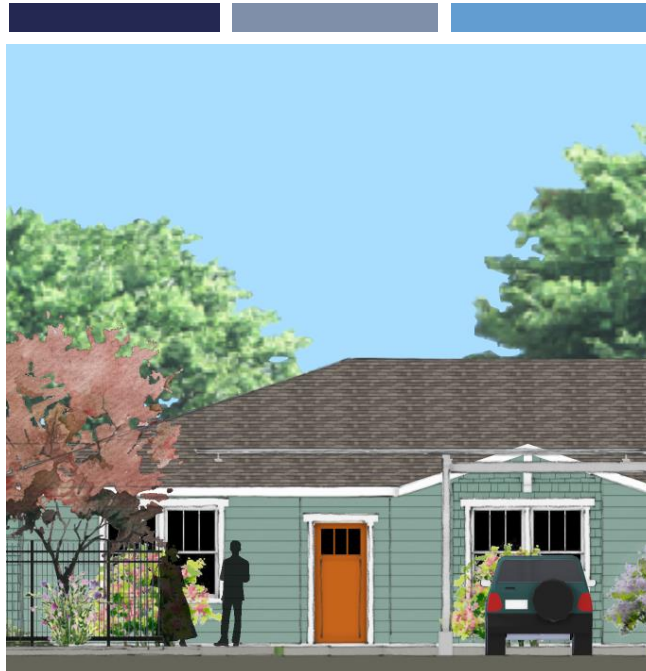
The Proposed Project has been designed with an emphasis on energy efficiency, durable long-lasting building systems and components, and health and fire safety to include the addition of fire sprinklers and WUI standard construction methods and material per City of Oroville standards. All dwelling units will be constructed slab-on-grade and wood frame to include the following amenities: dishwashers, refrigerators, ranges, garbage disposals, washer and dryers, storage and mini split HVAC systems. All appliances will be electric and energy star certified.

How will the Proposed Project “Fit-In” with the existing Neighborhood?

The project was designed to complement the existing single-family residences and apartment developments within the immediate neighborhood of the project. All buildings are single story and sized and spaced to provide comfortable community focused apartment home qualities while still providing the maximum dwelling unit density allowed by the site parcel zoning.

Is the Proposed Project compliant with the City of Oroville Development Standards?

Yes, the Proposed Project meets the City's development standards as specified in OMC 17.12: Development Standards.



*For seniors,
disabled, and small
families*

Who will be able to live at the Proposed Project?

The target population for the Fogg Avenue Apartments will be seniors, disabled, and small families from the City of Oroville and surrounds that meet within the income qualifications of the project. (varies between 30-60% of Area Median Income (AMI)) All units are will serve households whose incomes are considered low-income. Six (6) HUD Section 8 Project-based vouchers have been assigned to the project, to serve extremely low-income households at or below 35% of the AMI.

What On-Site Amenities will the Proposed Project include?

On-site amenities will include 27 parking stalls (21 covered stalls with solar carports, 6 uncovered stalls) all accessed from one entrance along Fogg Avenue. The site will be landscaped, fully fenced and include a trash enclosure and community shade structure.



Is the Proposed Project compliant with the City of Oroville Zoning Regulations?

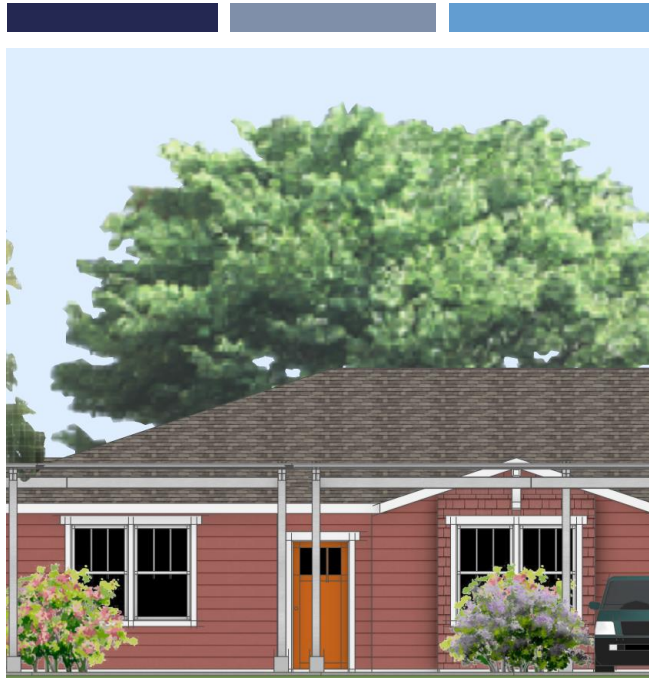
Yes, the Proposed Project is located at 2131 Fogg Avenue (APN: 031-150-010) has a zoning designation of Medium-Density Residential (R-2), and a General Plan land use designation of Medium Density Residential (6 to 14 units per acre). At 13.8 units per acre, the project complies with both the General Plan and zoning. The Oroville Municipal Code (OMC), Title 17, Section 17.28.110 defines the intent of the R-2 zone as *"provid[ing] living areas within the city where development provides for medium-density concentrations of dwelling units in varying housing types and styles."*

What Environmental Assessments have been completed to-date?

A Phase I Environmental Site Assessment, dated June 25, 2022, was prepared by Weis Environmental, LLC. Summary Relative to Environmental Concerns: *"No recognized environmental conditions were noted in connection with the land use of the Site and improvements at the Site. In addition, the land uses of adjoining properties and properties in the vicinity of the Site do not represent recognized environmental conditions to the Site."*

What is currently at the site of the Proposed Project?

A single-family home, detached garage, and detached storage. The existing structures are slated for demolition in October, 2024.



Designed to compliment the existing neighborhood

Is the Proposed Project exempt from CEQA?

The City of Oroville has confirmed that the Proposed Project is ministerial and does not need planning entitlements. Therefore, under Section 21080.b.1 of the CEQA Guidelines, this development is exempt from CEQA review.

