

2017 Chico Housing Snapshot
February, 2017
Page 1

Census 2015 ACS CA DOF 2016

Population:	88,455	92,464
Households:	34,791	
Renter Households	19,745	57%
Owner Households	15,046	43%
Housing Units:	39,064	38,848

Census 2015 ACS is the 5-Year American Community Survey
CA DOF 2016 is the California Dept. of Finance estimate for 1/1/16

Household Income and Housing Costs

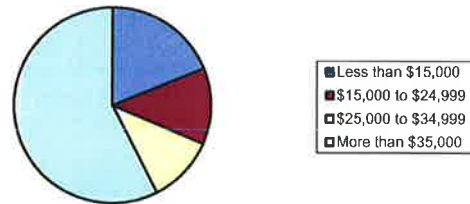
	Households	% of Total
Less than \$15,000	6,541	19%
\$15,000 to \$24,999	4,384	13%
\$25,000 to \$34,999	3,862	11%
More than \$35,000	20,004	57%
Total Households	34,791	
Households earning less than \$35,000	14,787	43%

	Households	% of Total
Income below poverty	8,193	24%
Income below poverty, nonfamily, < 25 yo.	3,212	9%
Income below poverty, all other	4,981	14%

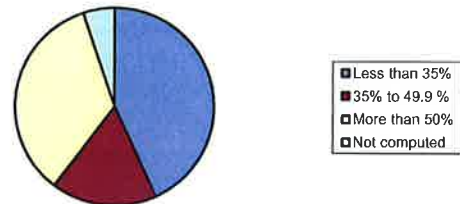
Average 2015 Poverty Threshold for a one-person household is \$12,331
Average 2015 Poverty Threshold for a four-person household is \$24,257

	Households	% of Renters
Gross Rent as a % of Household Income		
Less than 35%	8,517	43%
35% to 49.9 %	3,389	17%
More than 50%	6,816	35%
Not computed	1,023	5%

Household Income



Gross Rent as a % of Household Income



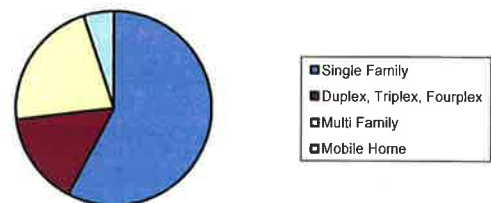
Unit Characteristics

	Units	% of Total
Single Family	22,376	57%
Duplex, Triplex, Fourplex	6,007	15%
Multi Family	8,511	22%
Mobile Home	1,954	5%

Source: California Dept. of Finance estimate for 1/1/16

	Units	% of Total
Built in 1949 or earlier	4,386	11%
Built from 1950 to 1979	15,628	40%
Built after 1979	19,050	49%

Unit Types



Sources: All data is from the U.S. Census, 2015 American Community Survey, except where noted.

2017 Chico Housing Snapshot

February, 2017

Page 2

Affordable Housing Availability and Production

	Affordable Rent	Income
Chico 2BR Fair Market Rent	\$923	
Affordability for 3-person Low Income 80% AMI Hsld	\$1,060	\$42,400
Affordability for 3-person Low Income 60% AMI Hsld	\$795	\$31,800
Affordability for 3-person Very Low Income 50% AMI Hsld	\$664	\$26,550
Affordability for 3-person Extremely Low Income 30% AMI Hsld	\$504	\$20,160

LI- A Low-Income Household is 80% of Area Median Income
 VLI- A Very Low-Income Household is 50% of Area Median Income
 ELI- An Extremely Low-Income Household is 30% of Area Median Income
 ELI is roughly equivalent to the federal poverty level

Source: U.S. Dept. of Housing and Urban Development FY2016

Note: Fair Market Rent is 40th percentile of gross rents (including utilities).

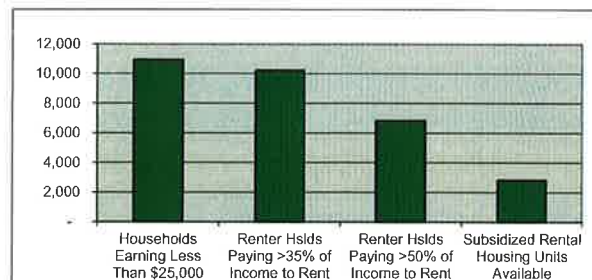
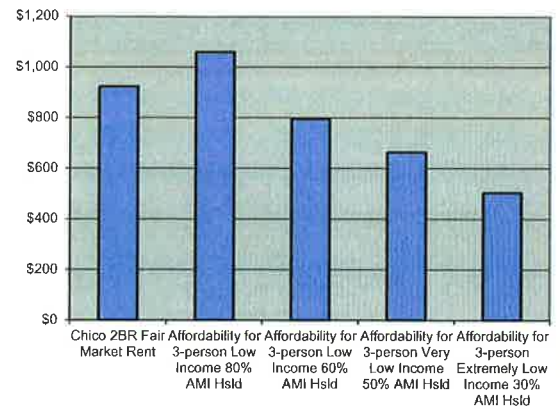
Households Earning Less Than \$25,000	10,924
Renter Hslds Paying >35% of Income to Rent	10,205
Renter Hslds Paying >50% of Income to Rent	6,816
Subsidized Rental Housing Units Available	2,819
Unmet Need	8,090

Note: Subsidized Housing Units Available includes 1,059 Section 8 Vouchers, but does not include 448 beds in shelters and transitional housing.

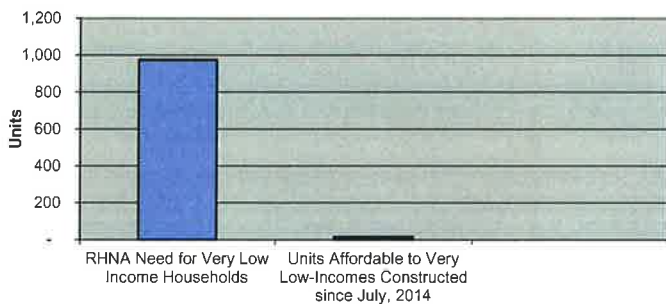
Regional Housing Needs Allocation, 2014-2021

As of February, 2017

	Units	
RHNA Need for Very Low Income Households	974	
Units Affordable to Very Low-Incomes Constructed since July, 2014	15	2%



Sources: U.S. Census, 2015 American Community Survey, City of Chico, Butte County Association of Governments

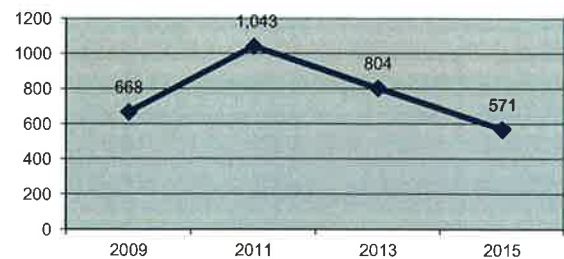


Homelessness

	2015 % of Total
Homeless Individuals Surveyed in Chico	571
Homeless Adults in Families	104 18%
Children	80 14%
Unaccompanied Youth under 18 years old	18 3%
Homeless for One Year or Longer	251 44%

Source: Butte Countywide Homeless Continuum of Care, 2015 Point-in-Time Homeless Census

Homeless Individuals Surveyed in Chico



2017 Chico Housing Snapshot

February, 2017

Page 3

Rental Market

Fair Market Rent- 1BR	\$729
Fair Market Rent- 2BR	\$923
Fair Market Rent- 3BR	\$1,344

Source: U.S. Department of Housing and Urban Development, 2017 FMRs

Median Rent	\$922
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Source: U.S. Census, 2015 American Community Survey

Chico Vacancy Rate	1.9%
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Source: 1/16/2017 NVPOA Report

Households

Waiting List for Section 8	268
Waiting List for Public Housing	240

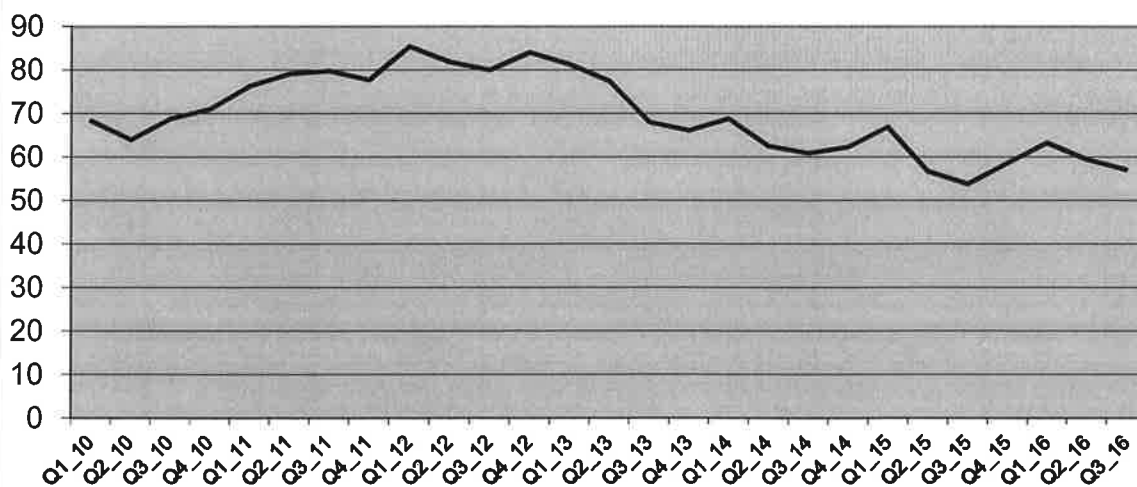
Source: Housing Authority of the County of Butte, February 2017

For-Sale Market

	2010	2011	2012	2013	2014	2015	2016
Median Sale Price	\$254,400	\$224,806	\$236,519	\$265,000	\$275,950	\$291,000	\$310,000
Homes Sold	756	856	946	1133	1091	1263	1407

Source: Chico Multiple Listing Service

Chico Housing Opportunity Index



The Housing Opportunity Index is the percentage of homes on the market that are affordable to families earning the area median income.

Source: National Association of Home Builders