

Envision Southside

Neighborhood Revitalization Program

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Prepared for:



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EXECUTIVE SUMMARY

In early 2023, Oroville City Council approved the commencement of a revitalization study for the Southside area. The study was conducted by the California Chapter of the American Planning Association Community Planning Assistance Team (CPAT). The goal of the study is to examine the current conditions and future needs of the Southside neighborhood and make realistic and customized revitalization recommendations that will improve the community. The main focus areas of this study include physical deterioration, zoning reform, infrastructure needs and building community pride and ownership.

For many years, the Southside neighborhood has been mired by lower levels of municipal service, including solid waste disposal, road maintenance, sanitary sewer system and potable water infrastructure. There is widespread deterioration of commercial and residential structures contributing to blight. In addition, the neighborhood experiences a high volume of calls for police services when compared to surrounding neighborhoods, while the city overall has a higher crime rate than the statewide average. These issues are further compounded by high unemployment rates and a large low-income population in the Southside neighborhood.

Efforts to revitalize the Southside have been ongoing over the years. The recommendations outlined in this report aim to build upon the groundwork previously laid, leveraging both the accomplishments to date and the unique strengths and opportunities identified within the neighborhood. This includes but is not limited to the neighborhood's storied history, the steadfast support provided by community organizations for residents, and a strong community identity, among others.

The recommendations provided in this report aimed at advancing revitalization efforts in the Southside neighborhood are organized into the following improvement areas:

1. Organizing for Community Revitalization and Investment
2. Finance and Community Investment
3. Community Health and Safety
4. Employment Support
5. Housing and Homelessness
6. Neighborhood Enhancement and Abatement
7. Land Use and Zoning
8. Community Facilities and Infrastructure

Organized by these improvement areas, this report outlines a series of recommended initiatives to rehabilitate and revitalize the Southside neighborhood. Central to this work is the active involvement and guidance from community members and stakeholders, ensuring that the initiatives align with the unique needs and aspirations of the residents. Successful implementation hinges on a collaborative approach through regular town hall meetings, workshops, and surveys to gather continuous feedback, fostering a sense of ownership and shared responsibility.

1.0 PROJECT BACKGROUND

1.1 Community Planning Assistance Team

The California Chapter of the American Planning Association (APA) created the Community Planning Assistance Team (CPAT) program in 2016 to provide pro bono planning assistance to financially constrained municipalities and community groups in California and Baja California. The program was initiated by the Planners Emeritus Network (PEN), an affiliate of the Chapter which recognizes experienced planners who have made significant contributions to the profession and to the communities they serve. The CPAT program pairs expert planning professionals from throughout California with residents and other stakeholders from communities with limited resources to solve specific planning problems. The California CPAT program is modeled after the nation-wide Community Planning Assistance Team program sponsored by the national American Planning Association. That program was created in 1995 and has since assisted 30 communities. Four other APA state chapters, in addition to California, created CPAT programs for their states. Municipalities or community groups may file applications for California's CPAT program through the California Chapter website: www.apacalifornia.org. APA California is eager to empower communities with limited resources to solve pressing planning problems and to gain the confidence necessary to develop and achieve a positive vision for their future.

1.2 Southside Neighborhood

The City of Oroville is located in the southern portion of Butte County, California, approximately 68 miles north of Sacramento and 23 miles southeast of Chico as seen in Figure 1. The city annexed the South Oroville area in 2015 which is currently 0.9 square miles of land. The neighborhood contains census tract 30.01 which as of 2022, has a population of 2,388 with a median age of 35.2¹. The neighborhood continues to be referred to as the ‘Southside’ by its residents.

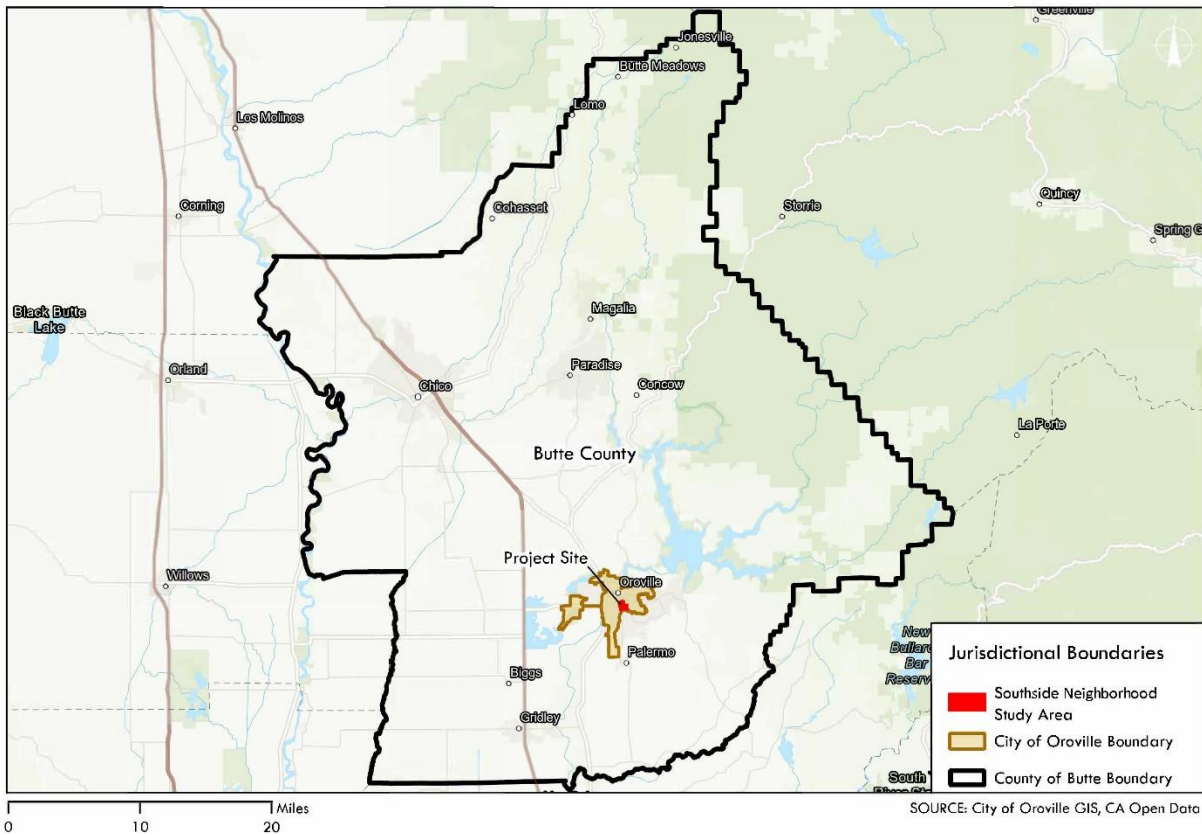


Figure 1 - Location of Study Area

¹ Census Reporter (2022)

For the purpose of this study, the Southside neighborhood is outlined by Oroville Dam Boulevard and Mesa Avenue to the North, Ithaca Street to the South, and Lower Wyandotte Road to the East and extends just past Lincoln Boulevard to the West. Major roadways within the boundaries of the neighborhood include Lincoln Boulevard, Oroville Bangor Highway, Myers Street, Greenville Street, Spencer Street, and Fort Wayne Street as seen in Figure 2.

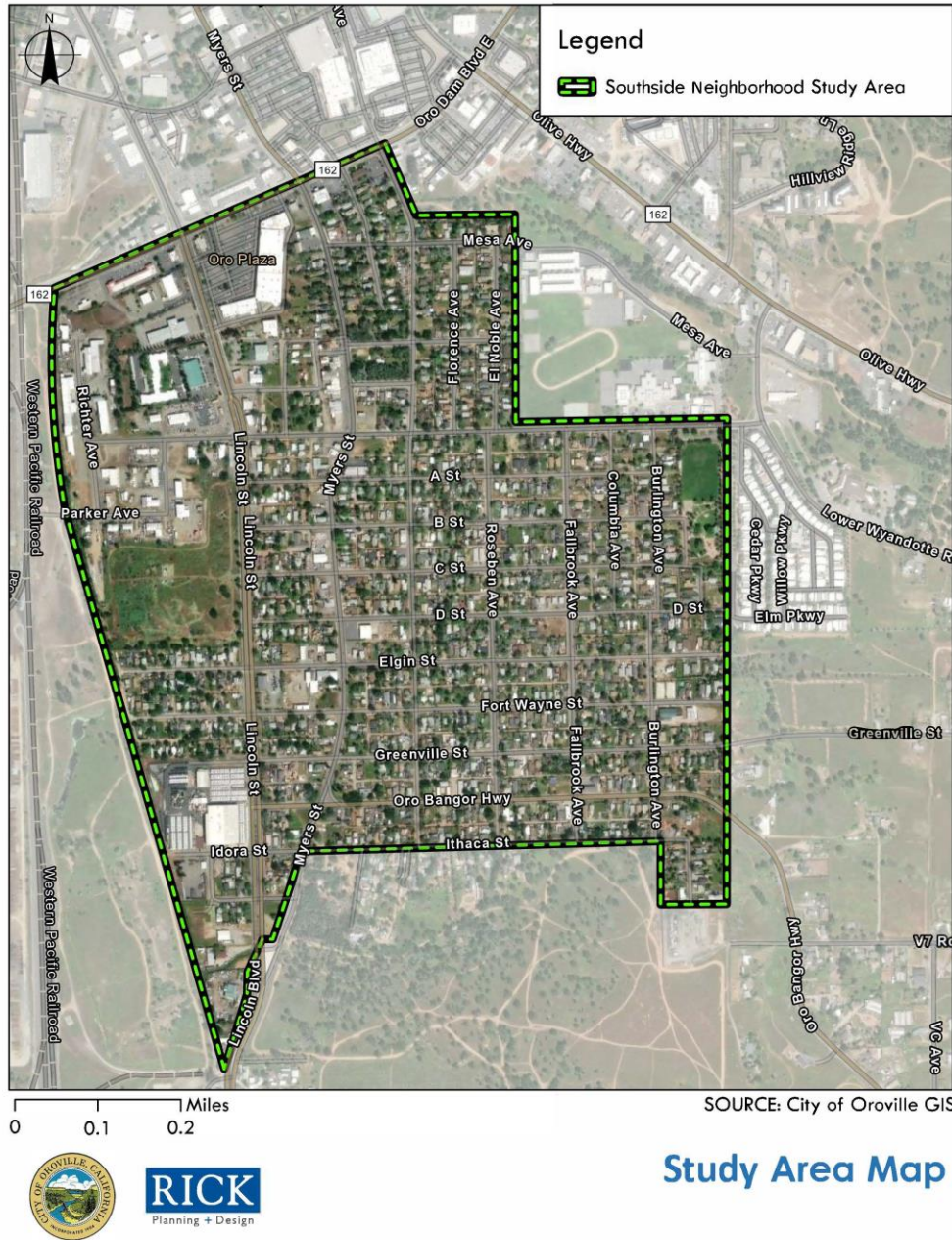


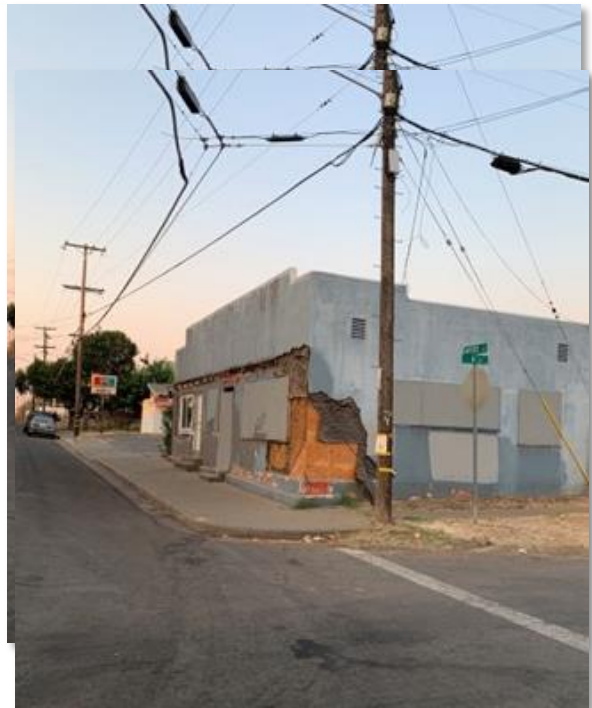
Figure 2 - Study Area Boundaries

The Southside neighborhood’s streets form a grid pattern, similar to streets in the Historic Downtown neighborhood. This neighborhood has a discontinuous network of sidewalks, with sidewalk sections replaced by drainage ditches or gravel covered areas along many streets. There are very few street trees and other plants within the public right-of-way. Myers Street provides space for some neighborhood-serving retail businesses, such as small convenience stores, as well as less neighborhood-oriented uses, such as shops selling tires and other automobile parts. Myers Street is also the location of the El Medio Fire Protection District’s fire station.

Planning Process

Early 2022 – The Oroville Southside Revitalization Advisory Group consisting of City and community leaders was formed in 2022 to define community need and priorities for the Southside. Community priorities were developed in February 2022 which provided the foundation for the work of the CPAT. The identified priorities are as follows:

1. Look for opportunities for “partnership vs. policing,” including Neighborhood Watch, Drug Free Zones, neighbor helping neighbor, community awareness events and campaigns;
2. Yard and community cleanup efforts and assistance, including abandoned vehicles and targeted properties. Consider joint cleanup events to promote community pride. Use parcel tax to help fund.
3. Public safety – streetlights in particular, but also sidewalks and traffic calming.
4. Pride of ownership, bringing back home ownership, owner accountability. (Rental occupancy is overwhelming and too many absentee landlords are ignoring their properties).
5. Targeted derelict building demolition and property reinvestment.
6. Cameras were discussed as an important crime deterrent.
7. Community beautification program
8. Youth activities and drug education. Several schools and community groups are actively engaged and can always use support.
9. Homeless and mental health assistance
10. Property design to discourage loitering and crime (CPTED)
11. Drug house cleanups



Early 2023 - With the approval of City Council, the City of Oroville staff contacted the CPAT to see if there was an opportunity to collaborate on the development of a plan to revitalize the Southside neighborhood.

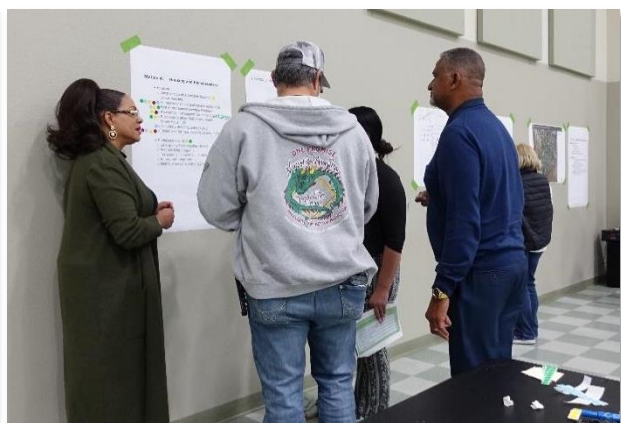
February 2023 - The California APA CPAT representatives, Brian Mooney FAICP, Hanson Hom FAICP met with City of Oroville staff. The goals of this meeting were to learn more about each other’s organizations and missions, to identify the most important priorities for revitalization and economic prosperity in the Southside neighborhood and to find opportunities for mutual support and collaboration. This meeting concluded with a field visit to the Southside neighborhood.

Spring/Summer 2023 – The CPAT team began background research and a review of key documents provided by City staff. The documents reviewed in this process are outlined in section 2.1 of this report. In June 2023, several CPAT members met with City staff, Mayor David Pittman, and Council member Shawn Webber for an orientation on the Southside, to gain an understanding of the issues facing the community, and to further discuss the scope of the CPAT project. Staff toured the community and met with key community leaders, including Tiffany McCarter and Cissy Smith with the African American Family and Cultural Center, Kevin Thompson and Keesha Hills with the Southside Community Center, and Steve Orsillo and staff at Father’s House Church.

October 2023 – The CPAT team conducted a community survey and interviews with Council members and Southside community leaders to elicit input on the future of the Southside neighborhood. A summary of interview questions, comments and survey results are included in Appendix A of this report.

November 2023 – The CPAT team hosted an “Envision Southside City of Oroville Workshop” which included a short presentation about the neighborhood, a table-top exercise and a Gallery Walk to receive community input on guiding principles, policy issues, and identified community needs. The presentation provided at this workshop is included in Appendix A of this report.

- **Table-Top Exercise:** using aerial photographs of participants were asked to mark-up the aerial or place Post-Its or dots to indicate the type and location of desired neighborhood-serving retail businesses and community facilities, type and location of desired public improvements and the type and location of desired community enhancement/beautification projects.



- **Gallery Walk:** Using the comments from the table-top exercise, participants were asked to indicate preferences and priorities and provide ideas and comments on the following topics and possible programs: (1) community vision, (2) workforce development and youth

programs, (3) finance and community investment, (4) housing and homelessness, (5) community safety, and (6) neighborhood enhancement.

Winter 2023/2024 – The CPAT team gathered all relevant information, and using their unique expertise in various planning fields, assembled the final recommendations report to present to staff and Council.

2.0 PLANNING ANALYSIS

This section details an analysis of relevant planning documents and previous studies conducted of the Southside neighborhood. The objective of this analysis is to better understand the community's policy and legislative context, current contextual factors, and decision-making structure in order to inform a collection of comprehensive recommendations.

2.1 Relevant Background Documents

2.1.1 City of Oroville General Plan

The City of Oroville's General Plan was adopted in 2015 and provides a comprehensive and long-term vision for its future development and growth. It serves as a blueprint for guiding land use, infrastructure, conservation, and overall development within the City of Oroville through to 2030.

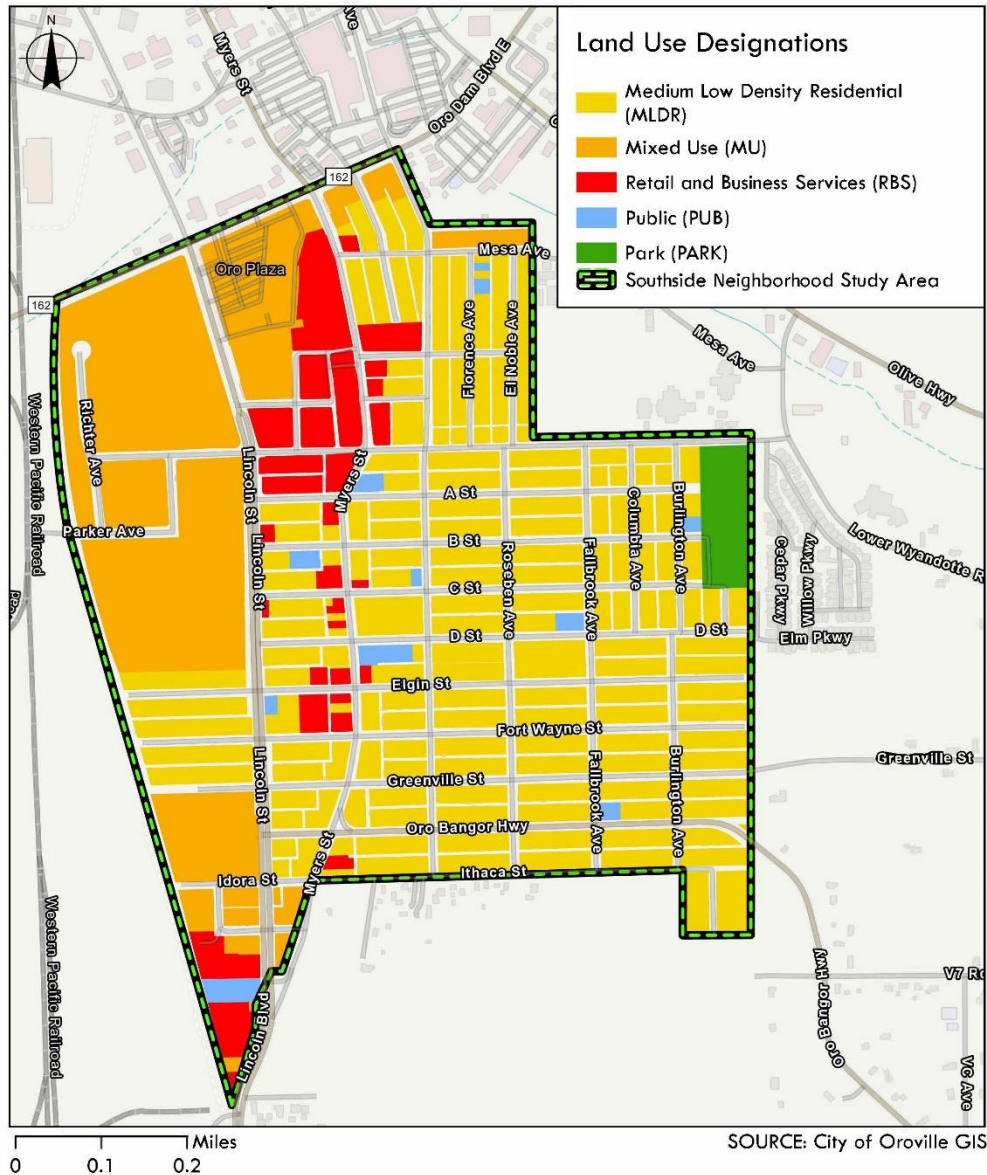
Through the General Plan, Oroville envisions becoming a thriving, full-service community with a high quality of life, offering diverse housing options, well-paying jobs, and safe, attractive neighborhoods with parks and trails. The city plans to attract businesses across various sectors, revitalize its historic downtown, develop vibrant mixed-use corridors, and create jobs. Growth will be carefully regulated, emphasizing quality and integration with existing neighborhoods, while preserving open spaces and natural surroundings. Oroville aims to be a place that residents are proud to call home. Figure 3 depicts the General Plan land use designations for the Southside neighborhood.

The land uses and their development implications are as follows:

- **Medium Low Density Residential** – Applies to areas that consist of single-family detached homes on ¼-acre lots. This designation allows for 3.0 to 6.0 units per net acre. This designation envisions medium to low density development in this area, potentially allowing for a slight increase in density from the current single-family residential neighborhood that occupies the area.
- **Mixed Use** - Allows and encourages different but compatible uses to be located in close proximity to each other. This designation applies to urban areas with major roads, adequate infrastructure and amenities to support higher densities. Townhomes, garden apartments, apartments and condominiums would typically be found in this designation. There is potential for focused mixed-use development on the north-west corner of the neighborhood, encouraging the creation of an integrated and walkable neighborhood with more amenities in close proximity to the residential area.
- **Retail and Business Services** - This designation is intended to provide for business activities that offer goods and services to the community. There is a clear commercial and service area focused along Myers Street that has the potential to act as a 'neighborhood center' and commercial core.
- **Public Facilities and Services** - This designation refers to schools, governmental offices, the Oroville Municipal Airport, local cemeteries and other facilities that have a unique public character. There are several of these parcels scattered throughout the Southside

neighborhood, primarily focused on religious assembly. This land use is focused on community organization and wellbeing.

- **Parks and Recreation** - This designation refers to public parks, golf courses, or other appropriate recreational uses. There is currently one park in the Southside neighborhood, Martin Luther King Park, located at the north-east corner of the neighborhood.



General Plan Land Use Map

Figure 3 - City of Oroville General Plan Land Use Map (Study Area Extent)

City of Oroville Housing Element

The City of Oroville Housing Element is a critical component of the city's General Plan that specifically addresses housing-related policies and strategies. While the General Plan is on a 15–20-year cycle, the Housing Element is updated every 8 years to ensure relevancy and accuracy. The most recent one was adopted in June 2022 to provide the City of Oroville with a comprehensive strategy to promote the production of safe, decent, and affordable housing for all its residents. It provides a detailed assessment of current and projected housing needs, constraints to housing production, and resources available to meet the needs. It establishes a set of housing goals, policies, and programs which are targeted to meet the housing needs over the Housing Element planning period.

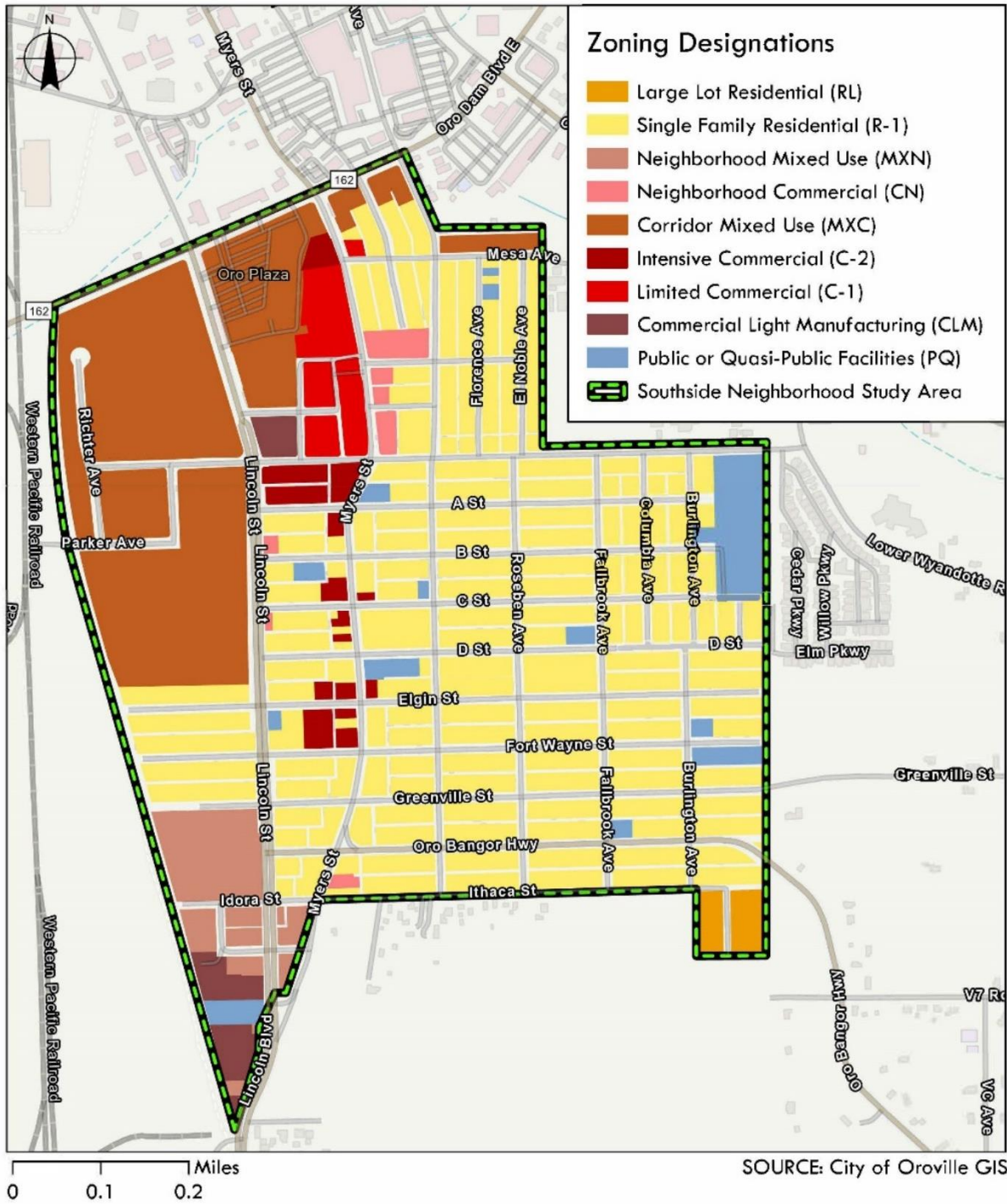
To accomplish the goals set out in the plan, the Housing Element lists several considerations that are specifically relevant to the low-income populations in the Southside:

- New development, appropriate for the neighborhood context, can provide increased services and resources for residents who are low-income or are experiencing poverty.
- Low-income residents benefit from having access to transit.
- Developing multi-family housing outside the City's center will help to diversify the housing stock and provide access to affordable housing for all income levels throughout the City.
- Mixed-income developments integrate residents from varying income backgrounds.
- Housing should be created for all incomes levels, including small one-bedroom/studio units, permanent supportive housing, moderate and above moderate-income housing, and shelters for those experiencing homelessness.

City of Oroville Zoning Ordinance

The City of Oroville Zoning Ordinance is used to regulate land use and development within the city boundaries. It divides the jurisdiction into different zones, each with specific regulations governing the types of activities, structures, and land uses allowed. The zoning ordinance contains a map illustrating the various zones and uses and development standards for each zone. Figure 4 below illustrates the various zones within the Southside neighborhood. Most common is the *Single-Family Residential R-1*. The intent of this zone to provide living areas within the city where development is limited to low densities, either as part of a conventional subdivision or in other forms such as a cluster development, and where regulations are designed to promote and encourage a suitable environment for family living. The R-1 zone does not allow for diverse housing options, limiting development to single-family homes with a density of 3-6 units per acre.

The minimum lot size in the R-1 zone is 5,000 square feet. Oroville Planning staff documented that of the over 1,200 single-family lots in the Southside, over 600 or the majority of the lots are under 5,000 square feet in lot size. Figure 5 indicates in green the widespread number of undersized single-family lots. Combined with the front, side, and rear yard setback standards in the R-1 zone, there is an incongruency between the current zoning standards and the existing lot and development conditions. This is likely due to the neighborhood being developed under different County zoning regulations when it was an unincorporated area. The current zoning regulations could create a constraint for building new homes, remodels, and additions that are worthy of a possible rezoning study.



Zoning Map

Figure 4 - City of Oroville Zoning Map (Study Area Extent)

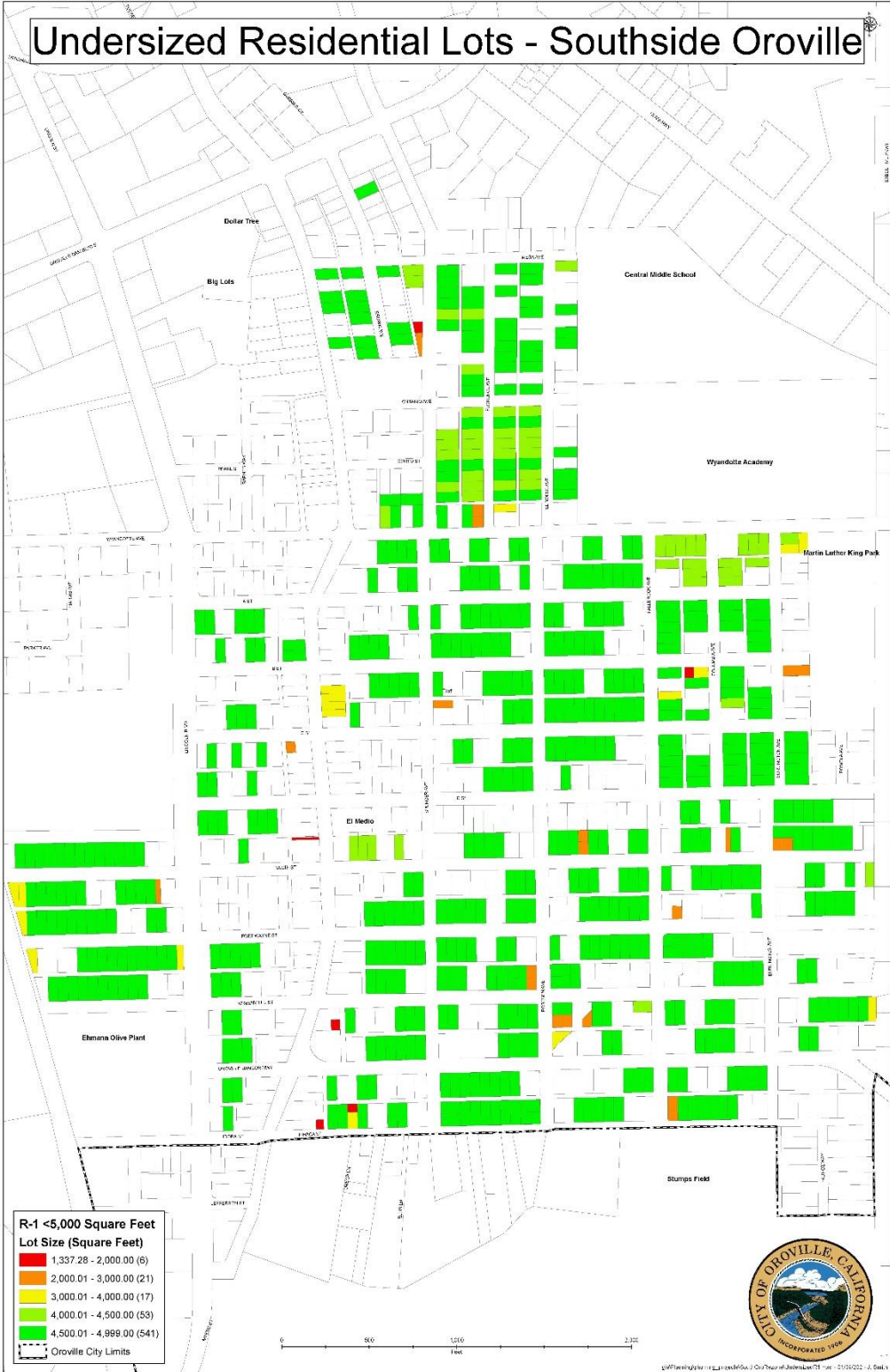


Figure 5 - Undersized Residential Lots (Source: City of Oroville)

South Oroville Area Blight Study Analysis and Report

In 2022, the City of Oroville hired RSG Inc. to conduct a blight study of the South Oroville area. The study aimed to identify blighted conditions within South Oroville to assist with a revitalization plan and a better understanding of the quality of existing housing supply in the area. Figure 6 below shows parcels within the study area with at least one sign of deterioration as a result of the analysis.

RSG's methodology included an analysis of Area Median Income (AMI) data, unemployment rates, and crime rates, comparing Study Area metrics with city, county, and state data. Additionally, a thorough examination of deteriorated commercial or residential structures was conducted through a field survey, involving the observation of 1,219 parcels and subsequent data analysis to identify properties with deterioration and characterize the type of deterioration present. The report concludes that the Study Area meets the definition of blight and recommends:

- Consider the formation of a Community Revitalization and Investment Authority (CRIA).
- Assess the financial feasibility versus benefits, considering potential private investment and participation from taxing agencies.
- Implement business assistance programs, offering incentives for local businesses and rebates for property improvements to address blighted parcels.
- Establish a first-time homebuyer program and conduct landlord outreach for rental housing rehabilitation to address residential blight.
- Consider creating a demonstration block to focus on blighted parcels, fostering collaboration with property owners, especially south of D Street, west of Lincoln Boulevard, and on the west side of Myers Street near Corto Street, addressing both commercial and residential areas.
- Enhance collaboration with the community through neighborhood outreach, leveraging existing community organizations to build trust and improve communication for increased support in revitalization efforts.

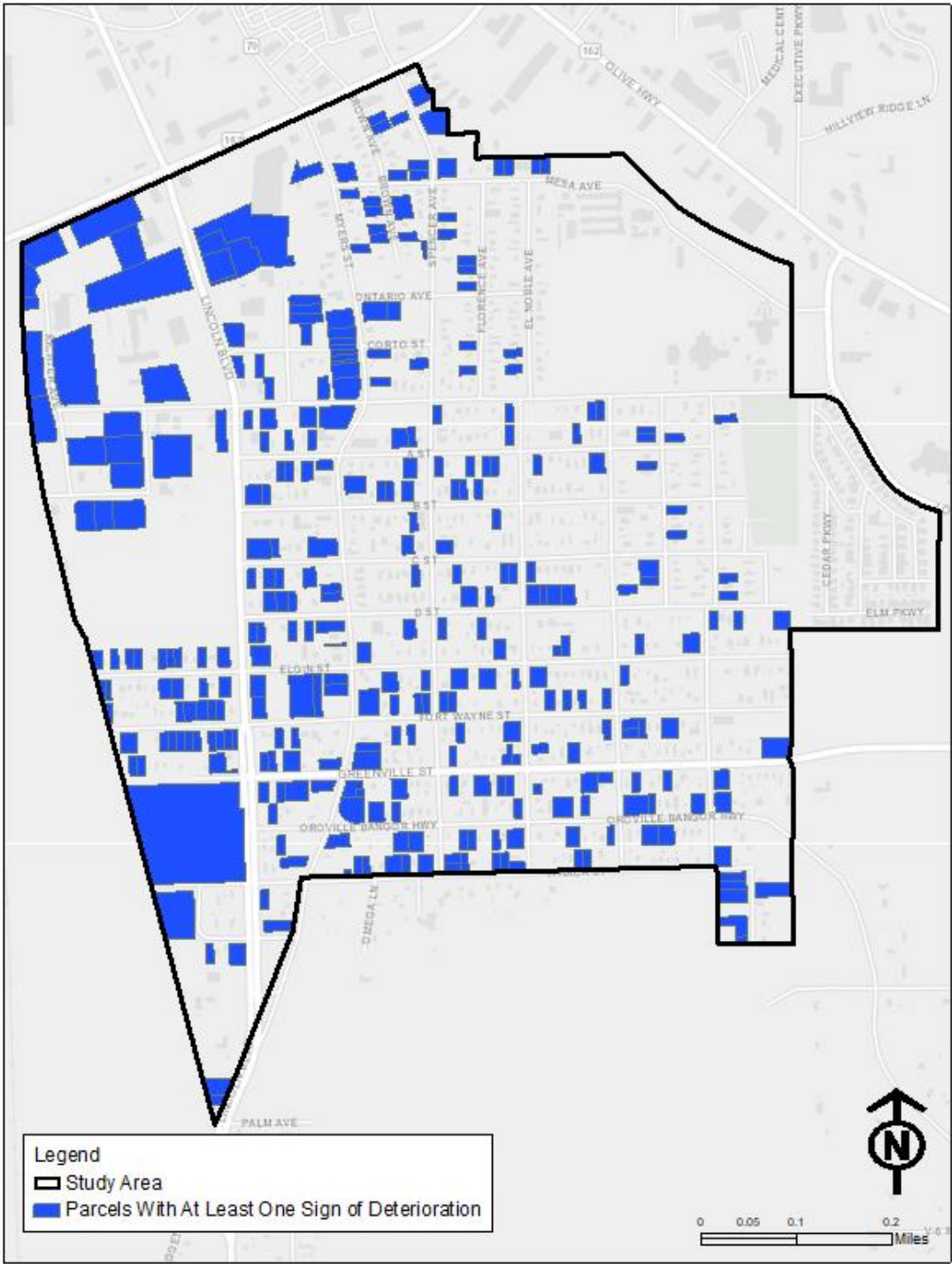


Figure 6 - Parcels with at Least One Sign of Deterioration

2.2 Neighborhood Context

The Southside neighborhood faces several challenges and limitations that are affecting residents and their quality of life. By identifying these existing issues, the community is presented with a valuable opportunity to develop and prioritize strategies for targeted neighborhood improvement.

Limitations and Challenges

Low-Income Population – According to the South Oroville Area Blight Study Analysis and Report (2022), the Area Median Income (AMI)² of the two Census tracts (30.01 and 30.02) within the Southside neighborhood is \$29,189, which is less than 80% of the city, county, and state AMI. Additionally, all four Census block groups within the Study Area have AMIs less than 80% of both the statewide and the countywide area median incomes. The AMI of the City of Oroville is \$37,643, which makes the Southside neighborhood AMI 25% less than the city's. This clearly demonstrates the economic disparities within the city, highlighting the neighborhoods' challenges in accessing resources and economic opportunities.



33% of persons in census tract 30.01 live below the poverty line³. 1.4 times the rate in the City of Oroville and nearly double the rate of Butte County.

High Unemployment Rates - Census tract 30.01 is 9.4 percent, and Census tract 30.02 is 13 percent. Both Census tracts are at least 3 percentage points higher than the City (8.6 percent), county (7.5 percent), and state (8.0 percent) unemployment rates. High unemployment rates can contribute to financial instability, reduced local economic activity, and an increased strain on social services. This can have a significant impact on community wellbeing, as residents may experience heightened economic stress, limiting their ability to invest in education and healthcare.

High Crime Rates - Although neighborhood specific crime rates were not available, rates of violent or property crime offenses in the City of Oroville are at least 5 percent higher than the statewide average. California's violent crime rate was 495 per 100,000 residents in 2022 and property crime rates were 2,314 per 100,000 population. The analysis of violent and property crime rates in the City from 2011 to 2020 demonstrates no significant changes in crime rates after the southside neighborhood's annexation in 2015. Elevated crime rates can have far-reaching consequences, affecting residents' overall quality of life, deterring economic development, and diminishing the

² The area median income is the midpoint of a region's income distribution. A household's income is calculated by its gross income, which is the total income received before taxes and other payroll deductions.

³ The poverty line is A measure of income issued every year by the Department of Health and Human Services (HHS). It is calculated by family size.

sense of security within the community. Additionally, high crime rates contribute to a negative perception of the neighborhood, impacting community pride and social cohesion.

Deteriorated Commercial and Residential Structures - According to the South Oroville Area Blight Study Analysis and Report (2022), 26.3 percent of the 1,219 parcels surveyed suffer from at least one symptom of physical deterioration, indicative of blight. The most common form of deterioration is wall or column and roof deterioration. This is impacted by the large amount of abandoned properties and absentee landlords in the area. Physical deterioration of buildings effectively decreases the aesthetic appeal and property values which may deter potential investors and businesses, ultimately hindering economic development, job opportunities, and access to services within the community. This can have a significant impact on community well-being, as residents may experience a diminished sense of pride and connection to their surroundings, contributing to a cycle of neglect and disinvestment.

Housing Affordability and Availability - According to the City of Oroville Housing Element (2023), the annual income needed to afford a one-bedroom unit is \$36,160 and a two-bedroom unit is \$47,680 as seen in Table 1 below. The 2021 AMI of the Census tract 30.01 is \$28,732, which indicates that many individuals would be unable to afford even a studio sized unit.

Unit Size	Annual Income Needed to Afford Unit
Zero-bedroom (studio)	\$33,000
One-bedroom	\$36,160
Two-bedroom	\$47,680
Three-bedroom	\$67,680
Four-bedroom	\$82,560

Table 1 – Annual Income Needed per Unit Size⁴

The City of Oroville Housing Element (2023) reports that there is a shortage of market-rate housing and rental units for all income levels. As previously mentioned, many of these units are in need of



⁴ National Low Income Housing Coalition (2021)

rehabilitation. While data was not available at a neighborhood level, homelessness has increased by 14% in the last decade in the City of Oroville and of those individuals, 80% are unsheltered.⁵ Housing unaffordability and availability can have profound implications for residents, affecting their ability to secure suitable and stable living conditions. High housing costs relative to income can lead to increased financial strain, potentially resulting in displacement and a diminished sense of community stability.

Strengths and Opportunities

Despite the challenges listed above, the Southside neighborhood also possesses some distinct strengths that serve as opportunities for community revitalization. The neighborhood's strong community identity, cultural diversity, and historical significance serve as valuable assets that can be leveraged to promote economic revitalization and community wellbeing. The strengths and opportunities can be used to create a strategic and community-driven approach that can transform challenges into catalysts for positive change.

Community Organizations – The Southside neighborhood is supported by a network of dedicated community organizations and religious groups. A list of these organizations have been included in Appendix B of this report. These organizations work to address key challenges and capitalize on the neighborhood's strengths through initiatives focused on economic development, housing affordability, and social services. These organizations contribute to the overall well-being of Southside residents and their commitment to addressing the unique needs of Southside ensures that improvement initiatives are tailored to the community's specific context.



Historical Framework - The deep historical roots of the community contribute to a sense of community identity and pride among residents. Prioritizing the preservation and celebration of this history can serve as a powerful unifying force, fostering a collective appreciation for the neighborhood's heritage and highlighting its unique character. These efforts can foster community pride and a deeper connection to the neighborhood's roots.

Physical Development - The current zoning ordinance has created a commercial center that is located at the northwest corner of the neighborhood, along Lincoln boulevard (Figure 4 above). As this is the main entrance to the neighborhood from the city, this area serves as a natural gateway to welcome residents and visitors into the neighborhood. This area has the potential to be developed

⁵ City of Oroville Housing Element (2023)

into a commercial node and attract investment and essential services to the area, within walking distance of residents.

Location – Positioned in a strategic location within the city, residents benefit from convenient access to essential amenities such as schools, parks, and local businesses. A variety of retail businesses, including grocery and drug stores, are located north of Southside along Oro Dam Boulevard. Proximity to transportation routes and key city infrastructure has the potential to establish the neighborhood as a hub for connectivity, creating avenues for sustainable growth and economic investment.

Cultural Diversity – The Southside neighborhood contains the census tract with the highest concentration of non-white residents in the county. Neighborhood demographics encompass a population that is 21% Asian, 11% Hispanic, 3% Black, and 2% Native American along with 50% White. A culturally diverse community provides a wide variety of perspectives, traditions, and talents, creating opportunities for cross-cultural understanding and collaboration. This environment helps foster community initiatives, create a sense of belonging and attracts diverse economic opportunities, creating a dynamic and resilient local economy.

Community Identity: The Southside neighborhood benefits from a strong community identity which contributes to a sense of belonging and connection between residents. This is important for fostering a sense of pride in the community, its physical appearance and a collective commitment to its wellbeing. This sense of community serves as a foundation for implementing initiatives and addressing community challenges.

2.3 Community Workshop

In November 2023, the CPAT team hosted an “Envision Southside City of Oroville Workshop.” Using aerial photographs of participants were asked to mark-up the aerial or place Post-Its or dots to indicate the type and location of desired neighborhood-serving retail businesses and community facilities, type and location of desired public improvements and the type and location of desired community enhancement/beautification projects. Community priorities are listed below, with the most important initiatives at the top of the list.

Station 2: Workforce Development and Youth Programs

- Employment Support
 1. Skills training, job placement
 2. Local Preference hiring program
 3. Intern and apprentice opportunities
 4. Financial support for education
 5. Small business and entrepreneurial support
- Youth
 1. High school college pre/trades training
 2. Sports and recreation programs
 3. Counselling and mentorship programs
 4. Tutoring
 5. Family support services

Station 3: Finance and Community Investment

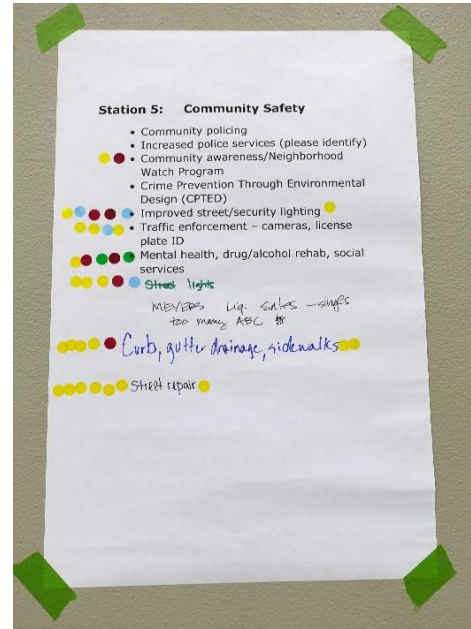
- Financing Options
 1. State and federal grants for public improvements and housing
 2. Incentives to attract investment
- Community Revitalization
 1. Mixed-use zoning
 2. Myers Street streetscape improvements
 3. Expedited permit/fee waivers

Station 4: Housing and Homelessness

- Housing
 1. Homeowner rehab and repairs assistance
 2. Incentives for new housing development
 3. Assistance and support for renters
 4. First-time homeownership program
 5. Rezoning to allow fourplexes, multi-family housing
 6. Accessory Dwelling Units
- Homelessness
 1. Transitional supportive housing

Station 5: Community Safety

1. Street repair
2. Improved street/security lighting
3. Curb, gutter, drainage, sidewalks
4. Mental health, drug/alcohol rehab, social services
5. Street lights
6. Traffic enforcement – cameras, license plate ID
7. Alleyway improvements



3.0 VISION AND GUIDING PRINCIPLES

This section has been developed through community engagement as well as an understanding of the neighborhood's challenges and strengths.

3.1 Community Vision

The vision is a broad statement that encompasses the collective aspirations and shared value of the Southside residents. Developed through analysis of existing information and engagement with the Southside community, a draft vision statement has been prepared by the CPAT for consideration as follows:

The Southside is a vibrant, safe, and affordable community. This includes well-maintained community facilities, neighborhood retail uses infrastructure, green spaces, and homes that instill pride and foster a strong sense of community. Through strategic workforce development, sustainable initiatives, and robust community engagement, the goal is to set a new standard for urban revitalization, inspiring positive change and prosperity for all residents.

3.2 Objectives

Objectives are specific and measurable goals or targets that help to achieve the community vision, they help to break down the vision into actionable and attainable components. The objectives have been prioritized, with most important at the top, based on results from the community workshop. The objectives of the proposed recommendations are as follows:

1. Enhance the appearance and image of the Southside.
2. Provide community facilities, public spaces, and programs that serve all residents.
3. Foster community pride and a strong sense of ownership.
4. Build community coalitions, partnerships, and organizational capacity.
5. Increase homeownership and improve the existing housing stock.
6. Strengthen the economic and social health of the community.
7. Develop a close-knit community that builds upon its rich diversity.
8. Address the infrastructure and mobility needs of the community.
9. Attract and support neighborhood-serving businesses.

3.3 Policy Categories

The policy categories provide a framework for action. As such, the recommended actions in this report are organized under each policy category. The policy categories and their descriptions are as follows:

1. **Organizing for Community Revitalization and Investment:** focuses on bringing together all the valuable community organizations in the Southside neighborhood to work towards a common goal.

2. **Employment Support:** focuses on providing residents with access to financing, training/education, and job placements, as well as creating job opportunities within the community.
3. **Finance and Community Investment:** focuses on access to financing options and commercial revitalization.
4. **Housing and Homelessness:** focuses on providing safe, affordable housing for all residents and addressing homelessness through inclusive housing policies and access to support services.
5. **Community Health and Safety:** oriented to enforcement programs, crime prevention measures and strategic safety interventions.
6. **Neighborhood Enhancement and Abatement:** oriented towards beautification and cultural preservation initiatives and blight abatement.
7. **Land Use and Zoning:** focuses on analyzing current land use and zoning measures, and identifying areas for improvement.
8. **Community Facilities and Infrastructure:** focuses on the provision and maintenance of essential community infrastructure, such as parks, recreational spaces, educational facilities, and healthcare services.

4.0 RECOMMENDATIONS

The following is a compilation of program recommendations aimed at accomplishing the vision described in section 3.0 of this report. The programs are featured on “project forms” to clearly demonstrate the policy category, benefits, implementation priority, timeframe and key considerations in an easy-to-use format. Many of the strategies aim to address similar objectives, approaching it from a different perspective. The table below provides a summary of implementation strategies, organized by implementation priority. Many of the projects require a sizable investment of funds and the feasible timing for initiation and implementation will largely depend on when funding is able to be secured. Given the ambitious list of programs and project and limited funds, it is recognized that the timeframes are optimistic and further analysis is necessary to research potential funding and set realistic expectations for the community. Infrastructure projects will also most likely be constructed in phases. Programs could be initiated as pilot programs and expanded and modified over time based on the outcomes and available resources.

Project Number	Project / Program Title	Implementation Priority	Timeframe for Initiation/Implementation	Possible Leads
Building a Strong Community				
1	Southside Revitalization Advisory Group	Highest	Short-Term (within 1 year)	Southside Revitalization Advisory Group
2	Community Safety Activities	Highest	Short-Term (within 1 year)	City of Oroville Code Enforcement and the Southside Revitalization Advisory Group
3	Expanded and Coordinated Community Events	Highest	Short-Term (within 1 year) and Ongoing Program	City of Oroville community liaison/team and Southside community leaders
4	Southside Community Center/Recreation Center	High	Medium Term (1-3 years)	City of Oroville/Community-Based Organizations
Enhancing Housing Conditions				
5	Home Ownership Programs	High	Short-Term (within 1 year)	City of Oroville community liaison/team and Southside community leaders

6	Renter Assistance Programs	High	Short-Term (within 1 year) and Ongoing Program	City of Oroville community liaison/team, South Oroville community leaders, Butte County Housing Authority and Community Action Agency of Butte County
7	Single-Family Housing Rehabilitation Programs	Highest	Medium Term (1-3 years)	City of Oroville Community Development/Housing Development
8	Receivership Program for Converting Abandoned and Dilapidated Properties to Ownership and Rental Housing	High	Ongoing Program	City of Oroville
Supporting Vulnerable Populations				
9	Mental Health Services	Highest	Short-Term (within 1 year) and Ongoing Program	City of Oroville Housing Development, Southside Revitalization Advisory Group, neighborhood serving organizations
10	Support Services for the Unhoused in Southside Oroville	High	Short-Term (within 1 year)	City of Oroville Housing Development and the Southside Revitalization Advisory Group
11	Youth Career Development Program	High	Short-Term (within 1 year) and Ongoing Program	Oroville Union High School District or a non-profit foundation
Improving Public Facilities and Infrastructure				
12	Neighborhood Infrastructure	High	Medium Term (1-3 years)	City of Oroville Public Works Department
13	Pedestrian and Bicycle Enhancement Program	Highest	Medium Term (1-3 years)	City of Oroville Public Works Department

14	Southside Alleyway Improvement Project	High	Medium Term (1-3 years)	City of Oroville Public Works Department
Promoting Economic Development and Investment				
15	Workforce and Entrepreneurial Development Program	High	Short-Term (within 1 year) and Ongoing Program	All participating agencies and organizations
16	Finance and Community Investment	High	Medium Term (1-3 years)	City, County and community-based organizations
17	Commercial Façade Enhancement Program	Highest	Medium Term (1-3 years)	City of Oroville in coordination with the Oroville Chamber of Commerce and South Oroville Business Association
18	Southside Commercial District Gateway	High	Medium Term (1-3 years)	City of Oroville Community Development
Creating Land Use Opportunities and Removing Zoning Constraints				
19	Southside Community Plan	High	Medium Term (1-3 years)	City of Oroville and the Southside Revitalization Advisory Group
20	Zoning Reform to Expand Affordable Housing Opportunities	High	Medium Term (1-3 years)	City of Oroville Community Development/Planning Department

1.

Southside Implementation Strategy

PROGRAM/PROJECT FORM

Program/Project Title

Southside Revitalization Advisory Group

Policy Category

(check all possibilities)

- Organizing for Community Revitalization and Investment
- Finance and Community Investment
- Community Health and Safety
- Employment Support
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other:

Objectives/Benefits

- Build community coalitions, partnerships, and organizational capacity.
- Establish a sustainable Community Coalition of residents, organizations and local government which works towards a common goal of revitalizing the community.

Description

Building upon the Southside Revitalization Advisory Group's (SRAG) work, establish an organizational mission statement, operating structure, meeting schedule and a chair person. The SRAG established seven zones with Zone Champions; identified and prioritized revitalization activities. Revitalization will require community organization working with public agencies. Utilize online resources to guide SRAG development and growth. Due to the City's limited budget, community leadership will be critical for implementation of various activities from clean up days to commercial revitalization.

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)

Ongoing Program (with continuing funding)

Implementation Considerations

The “Community Tool Box” resource can help support the implementation of this program: <https://ctb.ku.edu/en>

Possible Leads

Southside Revitalization Advisory Group

Potential Funding Sources

(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants

Examples:

- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

2.

Southside Implementation Strategy

PROGRAM/PROJECT FORM

Program/Project Title

Southside Community Safety Activities

Policy Category

(check all possibilities)

- Organizing for Community Revitalization and Investment
- Finance and Community Investment
- Community Health and Safety
- Employment Support
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other:

Objectives/Benefits

- Support a healthy and safe neighborhood through coalitions and partnerships
- Build community pride through tangible, measurable results and immediate success stories.
- Create community-driven neighborhood enhancement and beautification projects

Description

Building upon the Southside Revitalization Advisory Group's (SRAG) work:

- Establish Neighborhood Watches in each of the seven Southside Revitalization Advisory Group zones with support from Code Enforcement
- Establish a regular meeting/coordination/prioritization effort with Code Enforcement to report problem properties and alleys.
- Develop community cleanup project to beautify the neighborhood appearance and increase the sense of safety, such as clean-up events, junk and debris removal, and community-organized revitalization and home improvement projects.
- Develop activities which provide health benefits and safety, such as a walking group.

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

Coordination with Code and Police could be a monthly/bimonthly meeting. A neighborhood in Sacramento established “Cops and Coffee”. Representative from the Police Department and Code Enforcement meet to review the prioritized list of problem properties and progress. This built trust, transparency and accountability.

Possible Leads

City of Oroville Code Enforcement and the Southside Revitalization Advisory Group

Potential Funding Sources
(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants
- Examples:*
- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

3.

Southside Implementation Strategy

PROGRAM/PROJECT FORM

Program/Project Title

Expanded and Coordinated Community Events

Policy Category

(check all possibilities)

- Organizing for Community Revitalization and Investment
- Finance and Community Investment
- Community Health and Safety
- Employment Support
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other:

Objectives/Benefits

- Create community-driven neighborhood enhancement and beautification projects.
- Promote community coalitions and partnerships through common initiatives and activities.
- Build community pride through tangible, measurable results and immediate success stories.

Description

This program focuses on expanding and supporting community programs and projects to improve the appearance of the neighborhood, such as clean-up events, junk and debris removal, and community-organized revitalization and home improvement projects. Additionally, the program also includes organizing cultural and social events to build community cohesion, pride, and identity. Possible examples include community fairs, block parties, youth activities, and neighborhood watch programs. Through City support, this program can also help counteract the perception among residents that the Southside has not received the level of attention as other portions of the City.

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Implementation/Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

For community revitalization and home improvement efforts, consider reaching out to Rebuilding Together (RT) or similar community-based organizations for resources and guidance on possible projects. RT also has a network of corporate and community partners and a support system that can be beneficial for South Oroville. Reach out to other California communities for successful examples.

The City has held successful community clean-up events which can be built upon to expand community activities. Appointing a City neighborhood liaison or team to directly collaborate with community groups could be beneficial.

Possible Leads

Co-leads: City of Oroville community liaison/team and Southside community leaders

Potential Funding Sources

(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants

Examples:

- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

This program is important for building community trust and pride and achieving immediate tangible results while the City is working on longer-term solutions.

Southside Implementation Strategy

PROGRAM/PROJECT FORM

Program/Project Title

Southside Community Center/Recreation Center

Policy Category

(check all possibilities)

- Organizing for Community Revitalization and Investment
- Finance and Community Investment
- Community Health and Safety
- Employment Support
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other: Community services

Objectives/Benefits

- Provide a convenient location in South Oroville for community events, cultural activities, education, and social/health services.
- Provide a recreation center with programs for youths and adults.

Description

Community members have expressed that a facility in the Southside that offers a range of neighborhood services would be beneficial, including providing convenient access to social, employment, and health services. The more economically feasible option would be to seek an existing facility to co-locate, such as available space at a school or non-profit organization. For youth and adult recreation programs, Martin Luther King Park is an excellent community asset and may only require minor park improvements, if needed, to improve and expand programming for active recreation.

For a longer-term solution, a vacant or under-utilized site in the Southside can be explored for acquisition or long-term lease. A site in the vicinity of Myers Street and Wyandotte Avenue could be a suitable location to a community and recreation center, which could function as a central neighborhood gathering space, stimulate revitalization of the commercial district, and create an identity for the Southside.

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Implementation/ Completion

- Short-term (within one year)
- Medium Term (one to three years) existing building
- Longer Term (over three years) new building
- Ongoing Program (with continuing funding)

Implementation Considerations

For construction of a community and/or recreation center, potential sites should be identified and evaluated. A facility assessment is recommended to determine the desired activities and programs to include in the center and to estimate general space requirements and costs. Several alternatives can be modeled based on potential funding, site options, and other considerations, including whether the center should be owned and managed by the City and/or a community-based organization. The sites evaluation and facility assessment should involve South Oroville residents and various organizations that might be interested in offering programs at the center. Once a preliminary site is selected and a conceptual plan is developed, prepare a financing and fundraising strategy to obtain project funding.

Possible Leads

City of Oroville or community-based organization

Potential Funding Sources
(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants
Examples: Federal HUD and state HCD grant programs, California Strategic Growth Council
- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

Priority might be placed on increasing youth programs and support services, such as mentoring, skills development, and organized sports programs to target at-risk youths.

PROGRAM/PROJECT FORM

Program/Project Title	Home Ownership Programs
Policy Category <i>(check all possibilities)</i>	<input type="checkbox"/> Organizing for Community Revitalization and Investment <input type="checkbox"/> Finance and Community Investment <input type="checkbox"/> Community Health and Safety <input type="checkbox"/> Employment Support <input checked="" type="checkbox"/> Housing and Homelessness <input checked="" type="checkbox"/> Neighborhood Enhancement and Abatement <input type="checkbox"/> Land Use and Zoning <input type="checkbox"/> Community Facilities and Infrastructure <input type="checkbox"/> Other:
Objectives/Benefits	<ul style="list-style-type: none"> • Increase opportunities for single-family home ownership and eliminate vacant and blighted lots. • Create affordable homeownership opportunities. • Financially assist new home owners. • Utilize programs to promote community coalitions and partnerships through common initiatives and activities.
Description	<p>The existing Southside housing stock is primarily single family housing. The Blight Study identified a number of vacant lots. This effort focuses on expanding and developing new resources, and developing new programs to provide opportunities for homeownership. Programs could consider a multi-pronged initiative:</p> <ul style="list-style-type: none"> • Expand with additional funding and focused marketing to the neighborhood the existing City of Oroville's First Time Home Buyer Program • Identify/work with partners to develop single family homes • Explore alternative ownership modes such as Community Land Trust
Suggested Implementation Priority	<input type="checkbox"/> Highest <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium

Timeframe for Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

For the existing City first time homebuyer program, identify potential new funding sources. Identify financial barriers to secure loan, e.g. credit issues. Identify solutions, such as financial counseling services. Determine if they are available in the community or if new services need to be created.

For new construction, reach out to Habitat for Humanity (HH) of Butte County and Community Housing Improvement Program (NeighborWorks) for resources and guidance on possible projects. These organizations have a network of corporate and community partners and a support system that can be beneficial for South Oroville. HH of Sacramento have successful examples of new home construction/ownership. These efforts often involve volunteers, which could serve as a community activity.

Review City owned land, consider as a grant for a partner organization.

Explore the Community Land Trust model as a long term effort for affordable housing. There are existing resources, including the California Community Land Trust Network and Sacramento Community Land Trust was incorporated in 2018 after two years of planning.

Possible Leads

Co-leads: City of Oroville community liaison/team and Southside community leaders.

Potential Funding Sources

(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants
Examples: HOME, PHLA, CalHOME, MCC, CalHFA
- City and/or County Programs
- Private Development Impact Fees or Incentives

Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations

Others:

Additional Notes

Sacramento Community Land Trust: <http://www.sacclt.org/>

California Community Land Trust Network:

<https://www.cacltnetwork.org/>

PROGRAM/PROJECT FORM

Program/Project Title

Renter Assistance Programs

Policy Category*(check all possibilities)*

- Organizing for Community Revitalization and Investment
- Finance and Community Investment
- Community Health and Safety
- Employment Support
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other:

Objectives/Benefits

- Promote existing services available for which educates tenants of their rights and responsibilities, services to resolve tenant and landlord disputes.
- Promote available affordable housing opportunities, including rental subsidy assistance (Housing Choice Vouchers), and affordable housing (public housing and regulated housing).
- Assist renters with financial need
- Promote community coalitions and partnerships through common initiatives and activities.

Description

The renters in the Southside neighborhood are seeking a variety of services including include legal, education and advice regarding housing, and one time and ongoing monetary assistance for housing.

There are existing organizations which provide a variety of services including individual legal advice on issues ranging from health and public benefits to tenant rights. These resources should be promoted to residents in a consolidated 1-2 page information sheet. This can be made available to organizations providing services to the neighborhood and available at all community events. It may also be appropriate to invite the organizations to community events if the format is suitable.

One time financial assistance (an emergency to cover rent and other expenses to avoid evictions), such as for persons with a medical emergency or loss of employment or ongoing rental assistance is an identified need. In general, these programs are targeted to preventing homelessness utilizing Emergency Solutions Grant (ESG) and

Community Development Block Grant funds (CDBG) from the Department of Housing and Urban Development (HUD). Work with the CoC and other organizations familiar community needs to determine and develop a program to provide such services. Include in the rental assistance information sheet, available resources for Housing Choice Vouchers and affordable housing complexes.

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Implementation/ Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

The City of Oroville’s website has two pages with most resources on 1 page. A summary of each organization/site and the link/phone number should be included on the information sheet.

Housing Development

<https://www.cityoforoville.org/services/business-assistance-housing-development/housing-development>

Affordable Housing in Oroville

<https://www.cityoforoville.org/services/business-assistance-housing-development/housing-development/frequently-asked-questions-faq>

Most funding resources for monetary rental assistance programs are federal entitlement programs such as CDBG, Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). In general, these programs are geared for the unhoused or preventing homelessness. Neither Butte County nor the City of Oroville have sufficient population numbers to be eligible to receive direct, non-competitive awards from HUD, therefore they must apply to the state of California for these funding sources when notice of funding availabilities are released.

Under HUD’s Continuum of Care (CoC) Program, an eligible nonprofit organization can apply directly to HUD for competitive funding to promote community-wide planning and strategic use of resources to address homelessness. The specific activities include services to address homelessness; improve coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness; improve data collection and performance measurement; and allow each community to tailor its programs to the

strengths and challenges in assisting homeless individuals and families within that community. The Community Action Agency of Butte County is this organization. The CoC serves as the planning organization and funds programs, but does not provide direct homeless programs. The Balance of State ESG, administered by HCD, is the available funding source for rental assistance to prevent homelessness and assist those coming out of homelessness.

Possible Leads

Co-leads: City of Oroville community liaison/team, South Oroville community leaders, Butte County Housing Authority and Community Action Agency of Butte County.

Potential Funding Sources

(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants (State CDBG, HOME, ESG, HOPWA, CoC)

Examples:

- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

CDBG and ESG awards by HCD:

2020

- Butte County – Microenterprise in the City of Oroville- \$250,000

2017

- Butte County – Housing Rehab/Economic Development ME in Butte County- \$1,500,000
- City of Oroville – Battered & Abused Spouses, Direct Homeowners Assistance, Code Enforcement \$1,500,000

Southside Implementation Strategy

PROGRAM/PROJECT FORM

Program/Project Title

Single-Family Housing Rehabilitation Programs

Policy Category

(check all possibilities)

- Organizing for Community Revitalization and Investment
- Finance and Community Investment
- Community Health and Safety
- Employment Support
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other:

Objectives/Benefits

- Enhance neighborhood residential and remove blighted housing stock
- Promote enhancement of existing housing stock
- Financially assist homeowners
- Utilize rehabilitation programs to promote community coalitions and partnerships through common initiatives and activities

Description

The existing Southside housing stock is primarily single-family housing. The Blight Study identified 26.3% of parcels surveyed suffered from at least one symptom of physical deterioration. This effort focuses on expanding and developing new resources and programs to improve existing housing stock. Improving housing could consider a multi-pronged initiative:

- Expand with additional funding and focused marketing to the neighborhood of existing City of Oroville's Housing Rehabilitation/Minor Repair Program.
- Develop a home repair grant program for seniors and low-income owners.

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

For the existing City rehabilitation program, identify potential new funding sources (see Housing Element). Identify financial barriers to secure loan, e.g. credit issues. Identify solutions, such as financial counseling services. Determine if they are available in the community or if new services need to be created.

For the home rehabilitation grant programs, consider reaching out to Sacramento Rebuilding Together (RT), Habitat for Humanity (HH) of Butte County, and Community Housing Improvement Program (NeighborWorks) for resources and guidance on possible projects. These organizations have a network of corporate and community partners and a support system that can be beneficial for South Oroville. Sacramento RT and HH of Sacramento have successful examples of such programs. These efforts often involve volunteers, which could serve as a community activity.

Evaluate and pursue funding opportunities, for example HUD's lead abatement program.

Possible Leads

Co-leads: City of Oroville Community Development/Housing Development

Potential Funding Sources

(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
 - Community Facilities District e.g., Mello-Roos
 - Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
 - General/Special Tax or Property Assessment (voter or property owner approval required)
 - Federal, State, or Regional Grants
- Examples:*
- City and/or County Programs
 - Private Development Impact Fees or Incentives
 - Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
 - Others:

PROGRAM/PROJECT FORM

Program/Project Title

Receivership Program for Converting Abandoned and Dilapidated Properties to Ownership and Rental Housing

Policy Category

(check all possibilities)

- Organizing for Community Revitalization and Investment
- Finance and Community Investment
- Community Health and Safety
- Employment Support
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other:

Objectives/Benefits

- Eliminate crime and improve public safety
- Abate nuisances, community blight, and squatters
- Increase homeownership and rental housing opportunities
- Correct code violations

Description

The community has indicated that a number of homes in Oroville Southside are either abandoned, have been foreclosed by the lender, or are in severe need of repair and rehabilitation. These properties are blighted and detract from the appearance of the neighborhood. In addition, some of these homes are occupied by squatters and are the source of criminal activity. The program consists of developing a more aggressive and coordinated receivership program to secure targeted properties, renovate the homes, and convert them to viable ownership and rental housing.

This program will require a coordinated and concerted approach by the City Attorney's Office, specialized legal counsel, police and fire departments, code enforcement staff, County mental health and social service agencies, and community organizations to tackle this issue. Where applicable, eviction or relocation of squatters to alternative shelter will be necessary. It may be advisable for the City to update its Municipal Code to grant the City greater enforcement authority and to streamline the receivership process.

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Implementation/ Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

Further analysis is necessary to establish and implement this program. Consult with other cities that have enacted receivership programs and contact the California Receivership Group (CRG) for recommendations and to possibly serve as a program partner or appointed receiver. (See link below; the CPAT is not necessarily endorsing or recommending CRG.) Cities that have established similar programs are mentioned below. A link has also been provided to an informative primer on receivership law and legal procedures prepared by the League of California Cities (May 21, 2021).

An upfront budget allocation may be needed from the City to fund the start-up of the program, although some of the expenses could be recouped later depending on the program design and the participating partners or receivers.

Possible Leads

City of Oroville

Potential Funding Sources
(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants
Examples: HUD and HCD community revitalization, blight removal, and affordable housing programs
- City and/or County Programs
- Private Development Impact Fees or Incentives

Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations

Others: Court-appointed receivers

Additional Notes

Example programs: City of Phoenix, City of Ukiah, City of Pleasant Hill, City of Bakersfield

California Receivership Group: <https://www.calreceivers.com/>

League of California Cities resources:

<https://www.cacities.org/Resources-Documents/Member-Engagement/Professional-Departments/City-Attorneys/Library/2021/21-Spring/5-2021-Spring;-Brady-Griffith-Pope-How-Cities-Can.aspx>

https://www.calcities.org/docs/default-source/annual-conference---session-materials/neighborhood-law-programs-generate-revenue-reduce-blight-and-crime.pdf?sfvrsn=f9d5bdfe_6

PROGRAM/PROJECT FORM

Program/Project Title

Mental Health Services

Policy Category*(check all possibilities)*

- Organizing for Commercial Revitalization
- Finance and Community Investment
- Community Health and Safety
- Business and Workforce Development
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other:

Objectives/Benefits

- Partner with agencies to support, educate, and advocate for mental services for the Southside Neighborhood
- Support a healthy and safe neighborhood through coalitions and partnerships
- Create community-driven neighborhood enhancement and beautification projects

Description

Health and Human Services are provided by Butte County through the following departments:

Public Health: Provides more than 50 programs serving: children, mothers, families, adults, small businesses, animals, and the environment. It promotes healthy behaviors and resources, preventing illness and protecting the health of residents and visitors.

Behavioral Health: Provides mental health and substance use treatment to Medi-Cal beneficiaries, and provides crisis interventions to the community, regardless of insurance status. Behavioral Health treatment consists of a continuum of prevention, early intervention, treatment, and recovery support systems.

This effort is to educate and advocate for accessible services for residents of the Southside. It is necessary to inform Southside residents on the available services, therefore a representative(s) should be contacted and to request informational materials on the services and eligibility requirements. The SRAG and neighborhood organizations can inform residents at an information fair and on an ongoing basis.

The Public Health Department recently completed the 2023 Butte County Community Health Assessment (CHA). The CHA highlights the top health needs of people living in Butte County and will be used to develop and guide a three-year Community Health Improvement Plan (CHIP), slated to start in 2024. The CHA covers the following needs: 1) Access to Care (to be addressed in the CHIP); 2) Behavioral Health (to be addressed in the CHIP); 4) Housing; 3) Food Security (to be addressed in the CHIP); 5) Income and Employment; and 6) Community Safety. This information will serve as the basis for the CHIP addresses countywide community health priority setting, planning, program development, policy changes, coordination of resources, funding applications, and new ways to collaboratively build on assets to improve the health of all Butte County residents. SRAG and neighborhood serving organizations should be involved in the planning process with began in early 2024.

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

Possible Leads

City of Oroville Housing Development, Southside Revitalization Advisory Group, neighborhood serving organizations.

Potential Funding Sources

(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants

Examples:

- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

County Department of Health and Human Services:

<https://www.buttecounty.net/1672/Health-and-Human-Services>

Public Health: <https://www.buttecounty.net/610/Public-Health>

Behavioral Health: <https://www.buttecounty.net/159/Behavioral-Health>

PROGRAM/PROJECT FORM

Program/Project Title	Support Services for the Unhoused in Southside Oroville
Policy Category <i>(check all possibilities)</i>	<input type="checkbox"/> Organizing for Community Revitalization and Investment <input type="checkbox"/> Finance and Community Investment <input checked="" type="checkbox"/> Community Health and Safety <input type="checkbox"/> Employment Support <input checked="" type="checkbox"/> Housing and Homelessness <input checked="" type="checkbox"/> Neighborhood Enhancement and Abatement <input type="checkbox"/> Land Use and Zoning <input type="checkbox"/> Community Facilities and Infrastructure <input type="checkbox"/> Other:
Objectives/Benefits	<ul style="list-style-type: none"> ● Support services for unhoused residents of Southside ● Partner with agencies to support and advocate for services for the unhoused in the Southside Neighborhood ● Support a healthy and safe neighborhood through coalitions and partnerships ● Create community-driven neighborhood enhancement and beautification projects
Description	<p>Services and facilities for the unhoused are provided by Butte County and Community Action Agency of Butte County. Funding is provided by Federal, State and local funds. The County's Housing and Homeless Services division provides dedicated staff that centralizes efforts to prevent homelessness and coordinates solutions for supportive housing within Butte County. The Housing and Homeless Team, also referred to as H.H.O.M.E. (Housing, Homeless, Outreach, (Case) Management and Education), identifies and helps organize responses to barriers and/or gaps in homeless and housing services, supports the Butte County Continuum of Care agency, Community Action Agency of Butte County (Butte County CoC) is the local planning body that coordinates housing and services funding for homeless, the Lead Agency for HUD funding, HMIS Lead, collaborates with local jurisdictions and community based organizations, and pursues funding opportunities specific to homeless and housing.</p> <p>This effort is to advocate for services and facilities for unhoused residents of the Southside to Butte County and the CoC. The unhoused</p>

population is diverse and is the result of a variety of factors, therefore solutions are diverse as well. A representative from the SRAG should attend the be familiar with the results of the 2023 Point in Time Count, existing services and service providers, and the needs of the Southside community. City of Oroville staff regularly attends the CoC Board meetings and should continue.

Educate Southside residents on services and referral to the CoC. The SRAG can inform residents on the process and system for the unhoused to receive services. Residents can participate in the annual Point in Time Count.

Volunteer for activities and ongoing services at community organizations such as the Haven of Hope Resource Center. It is located in Southside and provides meals and food boxes.

Evaluate and update City of Oroville policy and ordinances to allow from a Safe Parking Program, streamline permanent and transitional housing, temporary services (restrooms, showers, etc.).

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

Possible Leads

City of Oroville Housing Development and the Southside Revitalization Advisory Group.

Potential Funding Sources

(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants

Examples:

- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

PROGRAM/PROJECT FORM

Program/Project Title	Youth Career Development Program
Policy Category <i>(check all possibilities)</i>	<input type="checkbox"/> Organizing for Community Revitalization and Investment <input type="checkbox"/> Finance and Community Investment <input checked="" type="checkbox"/> Community Health and Safety <input checked="" type="checkbox"/> Employment Support <input type="checkbox"/> Housing and Homelessness <input type="checkbox"/> Neighborhood Enhancement and Abatement <input type="checkbox"/> Land Use and Zoning <input type="checkbox"/> Community Facilities and Infrastructure <input checked="" type="checkbox"/> Other: Community Support Services
Objectives/Benefits	Provide early career development, education, counseling, and mentoring for high school students particularly for at-risk youths. Assist youths in aligning their interests and skills with possible career paths.
Description	<p>Collaborate and partner with Butte Community College, Oroville Union High School District, non-profit foundations, corporate sponsors, building trades organizations, and other partners to expand educational, counseling, and mentoring programs for high school students. Offer training and support in college prep, STEM and building trades careers, and technical fields to address a range of career interests and opportunities. Provide individual mentoring and counseling, job skills training, resume and interview support, family support, financial/budgeting training, and technology resources (e.g., internet service, software, and laptop computers) to create a comprehensive program to maximize successful outcomes.</p> <p>Target and provide expanded support for low-income families and at-risk youths. Conduct targeted marketing to the Southside households and other lower-income neighborhoods in the City.</p>
Suggested Implementation Priority	<input type="checkbox"/> Highest <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium

Timeframe for Implementation/ Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

Combine efforts with "Upward Bound," "Big Brother Big Sister," and similar youth programs that may already be established in Oroville. Bring in accomplished speakers from various career fields to provide role models for students.

Possible Leads

Oroville Union High School District or a non-profit foundation, but ideally create a program that is a collaboration of multiple agencies, educational organizations, service clubs, and private companies.

Potential Funding Sources
(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants
Examples: Upward Bound
- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

Pair this program with family education, support, and counseling for families with youths enrolled in the program

PROGRAM/PROJECT FORM

Program/Project Title	Neighborhood Infrastructure
Policy Category <i>(check all possibilities)</i>	<input checked="" type="checkbox"/> Organizing for Community Revitalization and Investment <input type="checkbox"/> Finance and Community Investment <input type="checkbox"/> Community Health and Safety <input type="checkbox"/> Employment Support <input type="checkbox"/> Housing and Homelessness <input type="checkbox"/> Neighborhood Enhancement and Abatement <input type="checkbox"/> Land Use and Zoning <input checked="" type="checkbox"/> Community Facilities and Infrastructure <input type="checkbox"/> Other:
Objectives/Benefits	Identify key infrastructure elements and funding for neighborhood improvements
Description	Currently the Southside Neighborhood is missing key infrastructure improvements for paved roads, drainage facilities, streetlights, and sidewalks. This initiative would look to identify the most important infrastructure elements from a public safety and mobility perspective. The initiative should identify possible funding sources and prioritize through a capital improvement program.
Suggested Implementation Priority	<input type="checkbox"/> Highest <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
Timeframe for Completion	<input type="checkbox"/> Short-term (within one year) <input checked="" type="checkbox"/> Medium Term (one to three years) <input type="checkbox"/> Longer Term (over three years) <input type="checkbox"/> Ongoing Program (with continuing funding)
Implementation Considerations	This initiative should be of the highest concern for the city to pursue through the various engineering and planning programs.

Possible Leads

City of Oroville Public Works Department

Potential Funding Sources

(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants

Examples:

- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others: Block Grant Programs

Additional Notes

PROGRAM/PROJECT FORM

Program/Project Title	Pedestrian and Bicycle Enhancement Program
Policy Category <i>(check all possibilities)</i>	<input type="checkbox"/> Organizing for Community Revitalization and Investment <input type="checkbox"/> Finance and Community Investment <input checked="" type="checkbox"/> Community Health and Safety <input type="checkbox"/> Employment Support <input type="checkbox"/> Housing and Homelessness <input checked="" type="checkbox"/> Neighborhood Enhancement and Abatement <input type="checkbox"/> Land Use and Zoning <input checked="" type="checkbox"/> Community Facilities and Infrastructure <input type="checkbox"/> Other:
Objectives/Benefits	<ul style="list-style-type: none"> ● Promote a walkable neighborhood ● Increase public safety for pedestrians and bicyclists ● Improve safe routes to schools, parks, and community facilities
Description	<p>Residents have identified improving the safety and walkability of the neighborhood as a high priority. Many of the streets in South Oroville south of Wyandotte Avenue do not have sidewalks and experience drainage problems. Additionally, pedestrian access along these streets is hazardous, particularly for children going to and from school. This project would consist of constructing sidewalks, curbs and gutters, enhanced crosswalks, bike lanes, storm drains, and street lighting on these streets to improve mobility. Neighborhood enhancements should be included such as street trees and undergrounding of utility lines, as needed, if funding is available. Traffic studies should also be conducted to consider traffic calming measures, traffic controls, and other measures to increase pedestrian and bicycle safety.</p>
Suggested Implementation Priority	<input checked="" type="checkbox"/> Highest <input type="checkbox"/> High <input type="checkbox"/> Medium
Timeframe for Implementation/ Completion	<input type="checkbox"/> Short-term (within one year) <input checked="" type="checkbox"/> Medium Term (one to three years)

- Longer Term (over three years) – phased improvements
- Ongoing Program (with continuing funding)

Implementation Considerations

Due to limited capital funds and for implementation practicality, this project will need to be phased. With community input, the City should develop a phasing plan to construct improvements on several streets or blocks at a time. Priority should be placed on streets that are essential for youths to walk or bike to schools and parks, such as to Wyandotte Academy, Central Middle School, and Martin Luther King Park. Streets with higher traffic volumes or hazards should also receive higher priority.

Obtaining funding will be a challenge, although multiple sources are possible. Local funds (e.g., local share of gas tax and vehicle license fees) could potentially leverage competing for federal, state, and regional capital improvement funds. Incorporating green infrastructure could also increase competitiveness for funds. Safe Routes to Schools is an accessible funding source for improving streets that connect to schools.

Additionally, a community assessment district could be considered but this will require voter approval to create the district, which may be challenging for a lower-income area.

Possible Leads

City of Oroville Public Works Department

Potential Funding Sources

(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants
Examples: Safe Route to Schools, STIP/RTIP Program, HUD CDBG community improvement funds, Caltrans, Federal Highway Administration.
- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

Access potential resistance from residents and property owners to install improvements, particularly if a special assessment district or parcel tax is an option under consideration.

The County Department of Public Health has received about \$450,000 in grant funding through the Federal Highway Administration to develop a Bicycle, Pedestrian, and Motor Vehicle Safety Action Plan to improve the safety of people in automobiles, walking, and bicycling for communities in the County. The safety action plan will incorporate public input and leverage adopted local agency bicycle plans, pedestrian plans, and Safe Routes to Schools plans. The City could reach out to the County to see if some of these funds could be earmarked for bicycle and pedestrian enhancements in the Southside.

PROGRAM/PROJECT FORM

Program/Project Title

Southside Alleyways Improvement Project

Policy Category*(check all possibilities)*

- Organizing for Community Revitalization and Investment
- Finance and Community Investment
- Community Health and Safety
- Employment Support
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other:

Objectives/Benefits

- Improve the appearance of alleyways
- Increase safety and security
- Create an all-year paved surface to increase usability
- Potentially reduce maintenance requirements and costs

Description

Alleyways in the Southside are prominently unpaved with minimal lighting. Residents indicate that during winter months the alleyways can be muddy and require regular maintenance. Additionally, the lack of lighting creates security, safety, and crime concerns. The project involves creating a capital improvement project to pave the alleyways and install minimum security lighting over time in a phased approach based on the availability of capital funds.

Another option to explore is converting the alleyways to private control through easements or dedications and possibly restricting or limiting public access. However, the legal issues regarding these public rights-of-ways need further research as well as community buy-in by the community and abutting property owners. Preserving access for emergency vehicles and maintenance must also be considered.

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Implementation/ Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years) – phased project
- Ongoing Program (with continuing funding)

Implementation Considerations

An initial step is to estimate the potential cost for the overall project and to develop a possible phasing plan. Potential funding options should be researched which are further discussed below. Securing funding for the project could be challenging, but because South Oroville is a lower-income census tract, South Oroville could be eligible and competitive for certain state and federal grants.

Maintenance costs and requirements should be considered, including evaluating the current requirements for the unimproved alleyways versus the possible reduced cost for improved alleyways. Community and property owner acceptance is critical, and input should also be sought from the police and fire departments to address public safety and emergency access issues.

Possible Leads

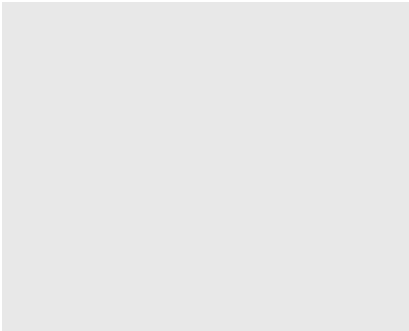
City of Oroville Public Works Department

Potential Funding Sources
(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants
Examples: HUD CDBG economic development funds, HCD community infrastructure grants
- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

A variety of funding sources can be investigated. Property owner-funded options such as a CFD, LLMD, or parcel tax could be considered but may be a difficult burden for an area with lower-income households. Increment tax financing could be considered through an EIFD or CRIA for



the South Oroville area, but they rely on an increase in property values to create sufficient tax increments for bonding. State and federal grants could be available such as from HUD's Community Development Block Grant Program and infrastructure grants managed by the California Department of Housing and Community Development (HCD) that target assistance for lower-income census tracts. Contribution of local funds could potentially leverage the City to be more competitive for state and federal grants.

PROGRAM/PROJECT FORM

Program/Project Title	Workforce and Entrepreneurial Development Program
Policy Category <i>(check all possibilities)</i>	<input type="checkbox"/> Organizing for Community Revitalization and Investment <input type="checkbox"/> Finance and Community Investment <input checked="" type="checkbox"/> Community Health and Safety <input checked="" type="checkbox"/> Employment Support <input type="checkbox"/> Housing and Homelessness <input type="checkbox"/> Neighborhood Enhancement and Abatement <input type="checkbox"/> Land Use and Zoning <input type="checkbox"/> Community Facilities and Infrastructure <input type="checkbox"/> Other:
Objectives/Benefits	<ul style="list-style-type: none"> • Create pathways for adults seeking stable and sustainable employment opportunities or career change. • Emphasize employment opportunities that offer living wage jobs. • Target economic sectors that offer potential job growth in Butte County and adjacent regions. • Reduce the unemployment rate in the City and the Southside.
Description	<p>Explore creating a workforce development program that provides education, job training, interview and resume skills, and other support services for individuals seeking professional growth or a new career path. Areas for focus could include jobs in the STEM, building trades, medical, and technical fields. Provide financial and other support tailored to the individual needs of program participants to allow them obtain training, such as subsidies for transportation, childcare, meals, technical tools and support, and stable shelter. Seek corporate sponsors and partners to provide apprenticeships, internships, and entry-level job opportunities.</p> <p>Additionally, provide an entrepreneurial training module for individuals wishing to start a small business. For individuals seeking to start a business and for budding entrepreneurs, assist in preparing a business plan, marketing strategy, developing accounting, budgeting, and web-based skills, and other support services. Support individuals seeking financial assistance from the Small Business Administration and other financial sources.</p>

Make a concerted effort to market the workforce development program to Southside residents and other low-income households in the City. Conduct proactive outreach to incarcerated individuals before they are paroled. Create a program webpage with link to City's website.

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Implementation/ Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

Involve agencies/organizations that are currently involved in workforce development at the federal, state, regional, and county levels, such as:

- CaLWORKS/TANF
- California Workforce Development Board - NorTEC Regional Board
- Alliance for Workforce Development (Oroville office)
- Butte County Employment and Social Services Agency
- Butte Community College
- Small Business Administration (SBA)
- Corporate partners and foundations
- Community-based organizations (including South Oroville)
- Butte County Sheriff's Office

Possible Leads

To be determined: Engage in discussions with all participating agencies/organizations to determine an administrative structure for effective collaboration.

Potential Funding Sources

(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants
Examples: U.S Department of Labor, California Economic Development Department (EDD), California Workforce Development Board (CWDB), Small Business Administration (SBA)
- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

Funds potentially available from government sources, such as CalWORKS and California Workforce Development Board. Seek opportunities to leverage funds through contributions of funds and in-kind services from the non-profit, philanthropic, and corporate sources. Contact California Workforce Association (CWA) for assistance on examples and referrals to applicable regional and local workforce development programs in California. See example of Pilot Workforce Development Program created by the City of East Palo Alto through a voter-approved Measure HH special tax that provides ongoing funding for workforce development for residents.

PROGRAM/PROJECT FORM

Program/Project Title Finance and Community Investment

Policy Category
(check all possibilities)

- Organizing for Community Revitalization and Investment
- Finance and Community Investment
- Community Health and Safety
- Employment Support
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other:

Objectives/Benefits Funding targeted community reinvestment.

Description

Community reinvestment requires public funding to leverage private investment. It's not uncommon to see a ratio of 6-8 times of private investment to public investment in successful reinvestment programs over a 20-year period, perhaps somewhat lower in neighborhood revitalization efforts.

While various types of funding mechanisms exist, many require capacity at the local or district level to raise funding through assessments, special taxes, and/or philanthropy on a sustained basis.

Sustaining effective funding usually requires place-based "champion" entities within government and outside government. In this regard, consider formation of a small team within the City from planning, community/economic development, and engineering functions to meet regularly internally and with community partners, charged with South Oroville's revitalization.

The community has active non-profit organizations with focused missions. These organizations and others may want to consider formation of a South Oroville Community Development Corporation in partnership with a Community Development Financial Institution (CDFI) to raise public and private funds and help implement and champion selected reinvestment activities such as:

- Housing renovation grants and “sweat equity” home renovation programs for existing, older housing building stock occupied by lower-income families and seniors.
- Partnerships with affordable housing developers, including assistance with tenant services programs.
- Small business development and commercial district financial assistance.
- Neighborhood and community park improvements and programming.
- Streetscape and sidewalk improvement advocacy.
- Community partner for regional, state, and federal grant applications.

In addition, the City might evaluate the feasibility of the following community reinvestment funding mechanisms in addition to the City’s impact fees:

- Formation of an Enhanced Infrastructure Financing District (EIFD) for the South Oroville community, conditioned on the County agreeing to participate, to generate tax increment to fund street and infrastructure improvements throughout the Southside (residential and commercial areas) and to subsidize affordable housing development and renovation assistance. Tax increment is generated from existing property tax assessments as they grow and are not new taxes.
- Alternatively, evaluate the feasibility of forming a Community Facilities District (CFD), perhaps as a parcel tax, to generate new fiscal revenue for public improvements and maintenance in South Oroville. This would require voter approval within the district.
- Designation of portions of the Southside as a Federal Opportunity Zone to provide federal tax incentives for private investment.
- Formation of a community-wide Lighting & Landscaping Benefit Assessment District to fund lighting and streetscape improvements and maintenance for designated streets.

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

Public support for generating new fiscal revenue for the Southside, depending on the mechanism pursued.

Regarding EIFDs using existing property taxes, the extent to which the County and other taxing jurisdictions are willing to contribute their share of tax increment. For all jurisdictions within an EIFD, the opportunity costs of using fiscal revenue that would otherwise go into respective general funds.

Possible Leads

City, County, and community-based organizations.

Potential Funding Sources

(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants

Examples:

- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

PROGRAM/PROJECT FORM

Program/Project Title	Commercial Façade Enhancement Program
Policy Category <i>(check all possibilities)</i>	<input checked="" type="checkbox"/> Organizing for Community Revitalization and Investment <input type="checkbox"/> Finance and Community Investment <input type="checkbox"/> Community Health and Safety <input type="checkbox"/> Employment Support <input type="checkbox"/> Housing and Homelessness <input checked="" type="checkbox"/> Neighborhood Enhancement and Abatement <input type="checkbox"/> Land Use and Zoning <input type="checkbox"/> Community Facilities and Infrastructure <input type="checkbox"/> Other:
Objectives/Benefits	<ul style="list-style-type: none"> • Promote neighborhood economic development • Enhance neighborhood businesses and remove blight • Financially assist local businesses and property owners
Description	<p>The existing businesses in the Southside, particularly along Myer Street, would benefit from assistance with cosmetic and modernization improvements to their building facades to enhance the appearance of this commercial district. For vacant buildings, the program could also provide grants for painting and other minor cosmetic enhancements to alleviate the distraction of these buildings and structures from the appearance of the district and overall neighborhood. Grants or affordable loans for code corrections, interior remodeling, and site improvements, and updated signs could also be considered.</p>
Suggested Implementation Priority	<input checked="" type="checkbox"/> Highest <input type="checkbox"/> High <input type="checkbox"/> Medium
Timeframe for Completion	<input type="checkbox"/> Short-term (within one year) <input checked="" type="checkbox"/> Medium Term (one to three years) <input type="checkbox"/> Longer Term (over three years) <input checked="" type="checkbox"/> Ongoing Program (with continuing funding)

Implementation Considerations

First step would be to identify potential initial funding, scope out a possible program and qualifying improvements, and then meet with businesses and property owners to ascertain their interest in the program and discuss grant/loan terms. For paint grants, The City might solicit neighborhood interest for a beautification project or consider funding local artists to create murals with the permission of property owners.

This program should be closely coordinated with implementation of the Myers Street Streetscape Redevelopment Project for a more comprehensive and effective commercial revitalization effort.

Possible Leads

City of Oroville in coordination with the Oroville Chamber of Commerce and South Oroville Business Association.

Potential Funding Sources

(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants
Examples: HUD/HCD economic development grants for lower-income census tracts and opportunity zones; Small Business Administration
- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

It is recognized that this is an initial initiative to enhance the physical appearance of commercial properties and support existing businesses and does not substitute for a long-term sustainable solution for an economic development strategy and program for the Southside.

PROGRAM/PROJECT FORM

Program/Project Title

Southside Commercial District Gateway

Policy Category
(check all possibilities)

- Organizing for Community Revitalization and Investment
- Finance and Community Investment
- Community Health and Safety
- Employment Support
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other:

Objectives/Benefits

Establish a unique neighborhood commercial gateway to serve residents and draw visitors to the community. Generate local small business enterprise opportunities and jobs for residents. Enhance the Southside’s market image.

Description

Myers Street is the Southside’s commercial spine, with a concentration north of Wyandotte Avenue and scattered intensive commercial sites south of Wyandotte Avenue to Fort Wayne Street. Parts of this spine are surrounded by Corridor Mixed-Use zoning.

The small lot configurations in this older commercial area contrasts with the large auto-oriented, Oroville Dam Boulevard to the north, a main strip shopping center spine for the City that contains larger anchor stores and national chain outlets.

This contrast of commercial configurations presents an opportunity to create a more unique, pedestrian-focused commercial district for small, independent businesses in a location that’s a gateway into South Oroville from an established regional commercial corridor.

Gateway treatments, such as a branding community sign (see image from San Diego), sidewalk and streetscape enhancements, façade improvement programs, and a common area parking district can help create a special district that positively contributes, even helps establish the Southside’s image.

Care must be taken to create an authentic district that serves the community but attracts customers from outside the community to generate sufficient buying power and sales. Tenanting strategies that

have been successful in other neighborhood commercial district transformations include:

- Anchoring the district with a specialty independent food/grocery outlet focused on ethnic food and beverage products, fruits, vegetables and produce not as available in standard chain grocery outlets, but at a more affordable price-point. Alternatively, anchor with a discount grocer focused exclusively on serving the community's demographics; however, such an anchor might face direct competition from outlets on Oroville Dam Boulevard.
- A small cluster of independent, locally-owned restaurants at a visible gateway location, with space for special family and group events and music.
- Business and personal services that provide needed services to the community.
- Allowance and even marketing of a "makers" district where business produce products and services, as well as sell to the public. These may even include allowance for live-work buildings.
- Identification of areas (such as undeveloped parcels, temporary street closures, and public places for seasonal special events, street fairs, and, potentially, regularly scheduled farmers' market.

To organize for creating such a district, the City, property owners and business may consider the following:

- Formation of a Property Business Improvement District and associated merchants/property owners association to raise funds and pursue grants for marketing/promotion, clean & safe services, public place small-scale improvements, maintenance, and programming, and special events.
- Prepare a district parking strategy to develop common area parking, and funding strategies. If such a district is pursued, consider allowance for commercial properties within the district to be permitted to redevelop without requiring off-street parking.
- Creation of a façade improvement/store signage matching fund (such as a 50% match up to a specified amount) and professional design services to property owners and businesses.
- Coordination with existing small business development organizations, including training programs for small businesses and disadvantage business enterprises.
- Consideration of creating an incubator maker-space facility and program with the local small business development organizations and the community college and adult education programs.

Potential funding sources to consider include:

- Property-based Business Improvement District

- Participation in a community-wide Lighting and Landscaping Assessment District
- Federal Community Development Block Grants and SBA grants
- State planning and economic development grants
- County grants and appropriations
- City general funds

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

Coordination with existing programs and initiatives. Education and engagement with commercial property owners and businesses.

Possible Leads

City Community Development

Potential Funding Sources
(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants
- Examples:*
- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

PROGRAM/PROJECT FORM

Program/Project Title

Southside Community Plan

Policy Category*(check all possibilities)*

- Organizing for Community Revitalization and Investment
- Finance and Community Investment
- Community Health and Safety
- Employment Support
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other:

Objectives/Benefits

- Promote community cohesion and communication
- Build consensus on a common vision and set action priorities for implementation
- Increase and facilitate dialogue between City government and the community

Description

This program would build on the past efforts of the Southside Revitalization Advisory Group (SRAG), the CPAT community planning project, and other past planning activities and analyses by the City. This program encompasses all of the above policy objectives and would be a foundational planning effort to consolidate the various needs, desires, and values of the community into a long-term vision and implementation plan for preservation and transformation of the community. It should be a community-driven effort with close coordination between City leaders, community organizations, Southside residents, and local businesses.

The end product would be a policy document to provide guidance on important issues facing the Southside, including but not limited to: land use, housing, public infrastructure, public safety, community revitalization and stabilization, economic development, and resource allocation. Environmental justice and social equity issues, which have been identified as community concerns, should be addressed in all elements of the plan.

Suggested Implementation Priority

- Highest

High
 Medium

Timeframe for Completion

Short-term (within one year)
 Medium Term (one to three years)
 Longer Term (over three years)
 Ongoing Program (with continuing funding)

Implementation Considerations

Consider appointing the Southside Revitalization Advisory Group (SRAG) to provide direction in developing the plan for continuity. Recruit additional community members to ensure that the planning advisory group represents and actively involves all segments of the community.

Pursue a possible community planning grant from the State Department of Housing and Community Development (HCD) to prepare this plan.

Due to likely Planning staff constraints, a planning consultant might be beneficial to assist with preparing the plan and coordinating public outreach. CEQA environmental review might also be necessary depending on the scope of the plan.

Possible Leads

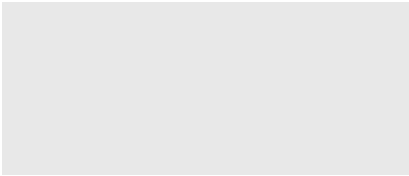
City of Oroville and the Southside Revitalization Advisory Group

Potential Funding Sources
(check all possibilities)

- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants
Examples: HCD community planning grant
- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

While preparation of the plan may likely take 18-24 months, this planning effort should not deter or prevent implementing or allocating resources



to achieve shorter-term solutions to address urgent problems and immediate needs in the Southside. The Southside Oroville Area Blight Study and Analysis Report provide a resource for identifying items to address in the community plan.

Southside Implementation Strategy

20.

PROGRAM/PROJECT FORM

Program/Project Title

Zoning Reform to Expand Affordable Housing Opportunities

Policy Category

(check all possibilities)

- Organizing for Community Revitalization and Investment
- Finance and Community Investment
- Community Health and Safety
- Employment Support
- Housing and Homelessness
- Neighborhood Enhancement and Abatement
- Land Use and Zoning
- Community Facilities and Infrastructure
- Other:

Objectives/Benefits

- Increase opportunities for single-family and multi-family housing construction.
- Create affordable homeownership opportunities.
- Promote enhancement of existing housing stock.

Description

Zoning reform to increase housing opportunities could consider a multi-prone initiative:

- Reduce zoning constraints imposed by the R-1 zoning district (Section 17.28.100, Table 17.28.020-2) that covers the majority of the single-family homes in South Oroville. City Planning staff have identified that the majority of the lots or over 600 lots in the R-1 District within Oroville Southside are under 5,000 square feet where the minimum lot size is 5,000 square feet. This creates a regulatory obstacle to single-family housing construction, additions, rehabilitation, and investment. Consider options such as an overlay zoning district to allow for smaller lot sizes and reduced building setbacks, or rezone certain blocks to R-2 zoning that has a minimum lot size of 4,000/3,000 square feet. Allowing for smaller lots could facilitate affordable homeownership opportunities such as cottage homes, duplexes, small-lot subdivisions, and missing middle housing options.
- Implement zoning updates and development standards to allow for two-family dwellings (e.g., duplexes) and lot splits or condominiums

per SB 9 and subsequent state laws to allow for affordable homeownership options.

- Implement state law to encourage construction of attached and detached accessory dwelling units (ADUs), including Junior ADUs. Consider financial assistance for construction of ADUs if a property owner will agree to reserve the ADU for low-income households for a defined period of time. Pre-approve model ADUs to offer affordable ADU construction options for homeowners.
- Consider rezoning and facilitating lot mergers to allow for the construction of affordable attached housing (e.g., small apartments, duplexes/fourplexes, townhomes, and rowhomes) at defined locations where higher-density housing could be feasible and acceptable to the community. Possible locations could be along arterial and collector streets such as Lincoln Boulevard, Myers Street, and Wyandotte Avenue.
- Consider allowing mixed-use commercial and residential development in the C-1 Limited Commercial and C-N Neighborhood Commercial Zoning Districts, particularly on both sides of Myers Street north of Wyandotte Avenue. Consider allowing for live/work and “maker economy” space in commercial and mixed use districts where living accommodations can be combined or integrated with commercial space.

Suggested Implementation Priority

- Highest
- High
- Medium

Timeframe for Implementation/ Completion

- Short-term (within one year)
- Medium Term (one to three years)
- Longer Term (over three years)
- Ongoing Program (with continuing funding)

Implementation Considerations

Rezoning could be a land use and implementation element of the recommended Oroville Southside Community Plan or could be an independent rezoning study depending on community acceptance and the desired timeframe to complete the rezoning actions.

A community planning grant could potentially be obtained from the Department of Housing and Community Development (HCD) to fund this planning effort.

Robust community outreach is essential to solicit public input and gain community consensus on proposed zoning amendments to promote and advance affordable housing options.

Possible Leads

City of Oroville Community Development/Planning Department

Potential Funding Sources

(check all possibilities)

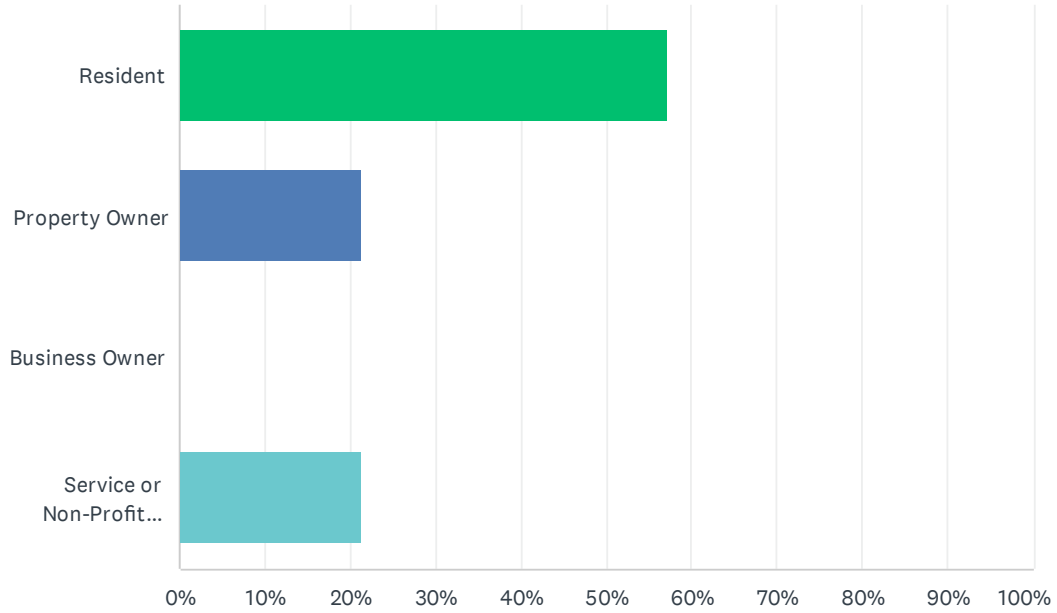
- Tax Increment Financing e.g., Enhanced Infrastructure Financing District (EIFD), Community Revitalization and Investment Authority (CRIA)
- Community Facilities District e.g., Mello-Roos
- Community Benefit District e.g., Business Improvement District (BID), Landscape Lighting and Maintenance District (LLMD)
- General/Special Tax or Property Assessment (voter or property owner approval required)
- Federal, State, or Regional Grants
Examples: HCD community planning grant, SB 2 state grant, LEAP/REAP planning grant
- City and/or County Programs
- Private Development Impact Fees or Incentives
- Philanthropic Sources e.g., Foundations, Corporate Donors, Non-Profit Organizations
- Others:

Additional Notes

APPENDIX A – COMMUNITY ENGAGEMENT MATERIAL

Q1 Are you a resident, property owner or business owner in South Oroville?

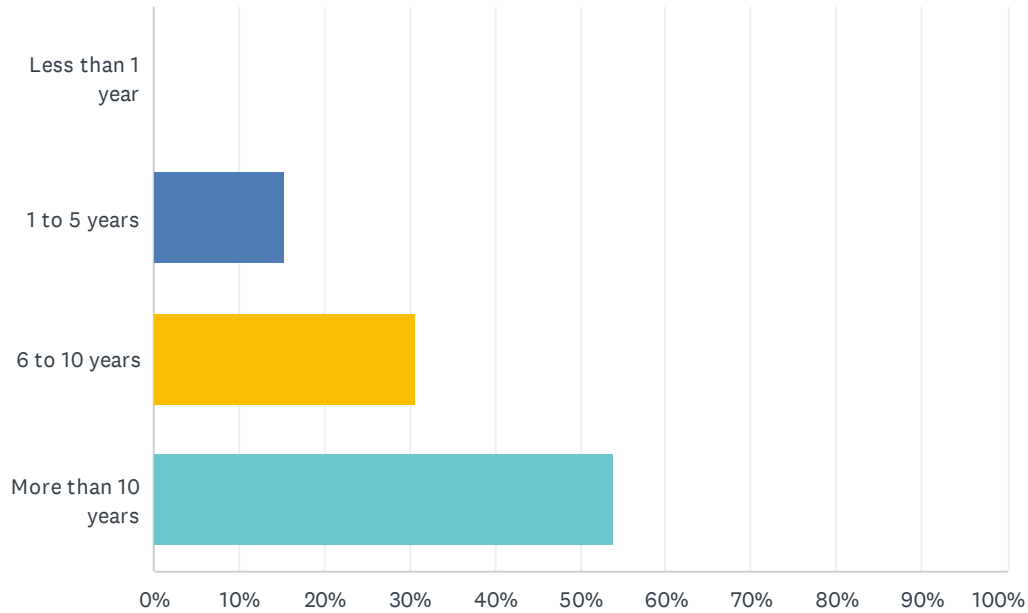
Answered: 14 Skipped: 2



ANSWER CHOICES	RESPONSES	
Resident	57.14%	8
Property Owner	21.43%	3
Business Owner	0.00%	0
Service or Non-Profit Organization	21.43%	3
TOTAL		14

Q2 How Long have you been living or operating your business in South Oroville?

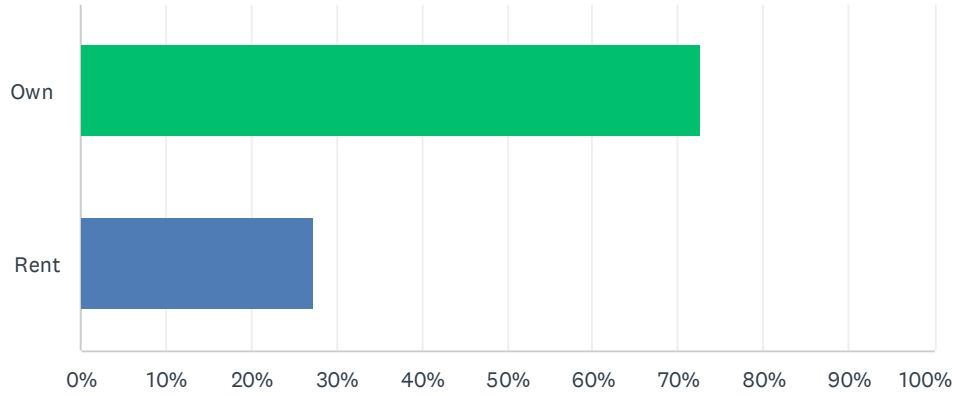
Answered: 13 Skipped: 3



ANSWER CHOICES	RESPONSES	
Less than 1 year	0.00%	0
1 to 5 years	15.38%	2
6 to 10 years	30.77%	4
More than 10 years	53.85%	7
TOTAL		13

Q3 If you are a resident in South Oroville, do you own or rent where you live?

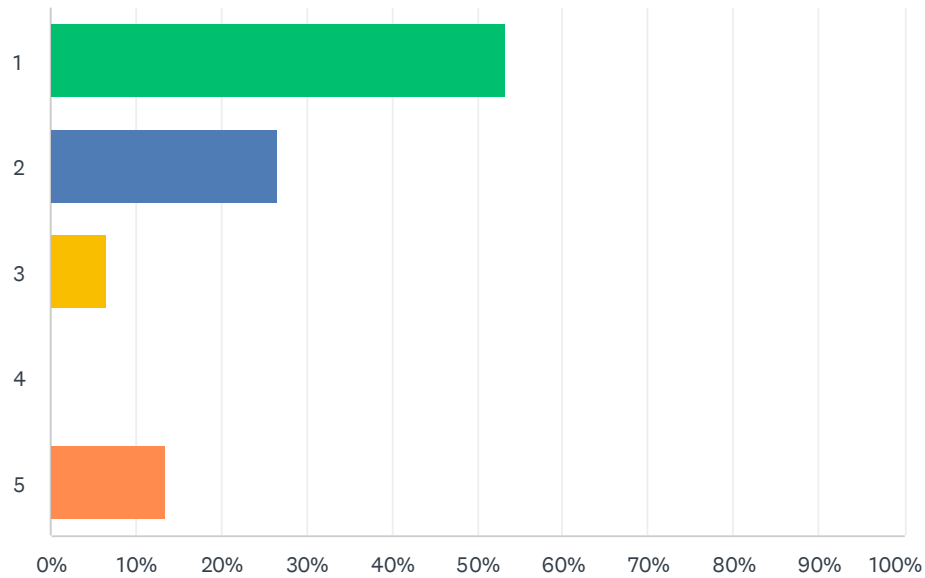
Answered: 11 Skipped: 5



ANSWER CHOICES	RESPONSES	
Own	72.73%	8
Rent	27.27%	3
TOTAL		11

Q4 On a scale of 1 to 5, with 1 being "Very Dissatisfied" and 5 being "Very Satisfied," how would you rate the current conditions of South Oroville in terms of Safety and Security:

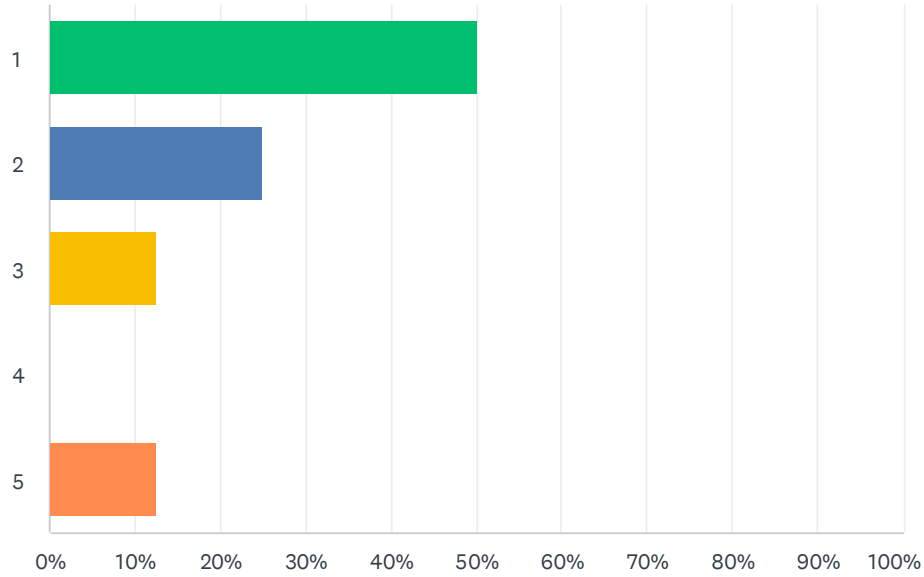
Answered: 15 Skipped: 1



ANSWER CHOICES	RESPONSES
1	53.33% 8
2	26.67% 4
3	6.67% 1
4	0.00% 0
5	13.33% 2
TOTAL	15

Q5 On a scale of 1 to 5, with 1 being "Very Dissatisfied" and 5 being "Very Satisfied," how would you rate the current conditions of South Oroville in terms of Pedestrian/Bicycle Accessibility and Safety:

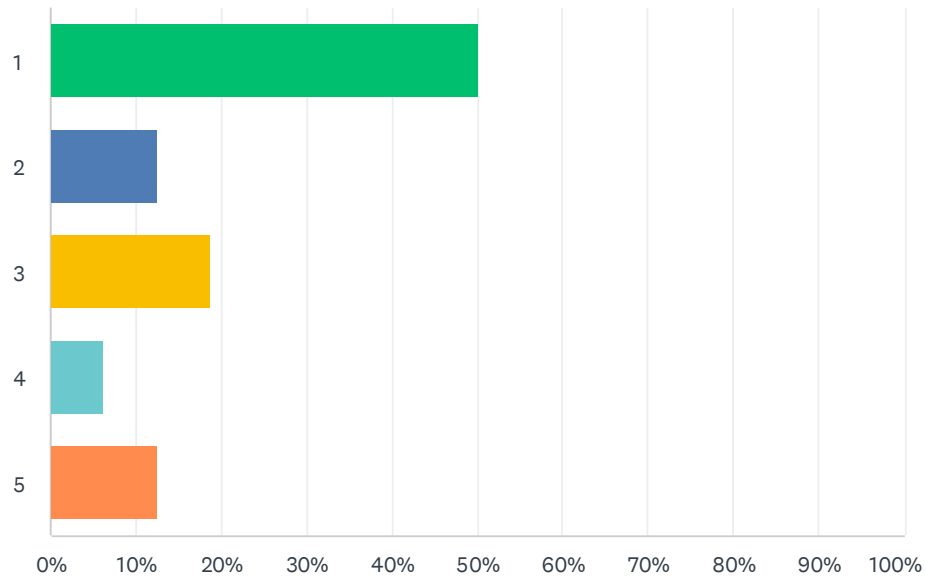
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES
1	50.00% 8
2	25.00% 4
3	12.50% 2
4	0.00% 0
5	12.50% 2
TOTAL	16

Q6 On a scale of 1 to 5, with 1 being "Very Dissatisfied" and 5 being "Very Satisfied," how would you rate the current conditions of South Oroville in terms of Street Lighting:

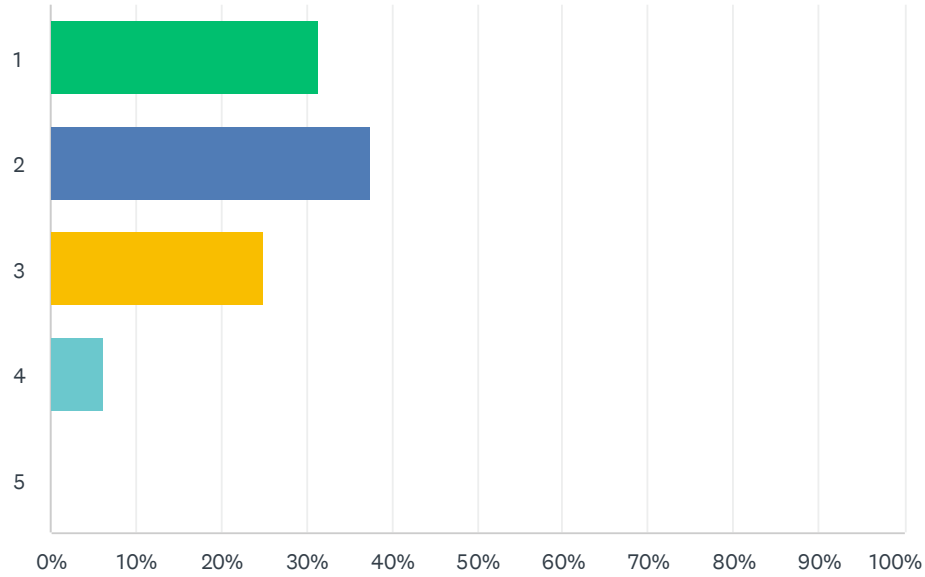
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES
1	50.00% 8
2	12.50% 2
3	18.75% 3
4	6.25% 1
5	12.50% 2
TOTAL	16

Q7 On a scale of 1 to 5, with 1 being "Very Dissatisfied" and 5 being "Very Satisfied," how would you rate the current conditions of South Oroville in terms of Public Transportation Options:

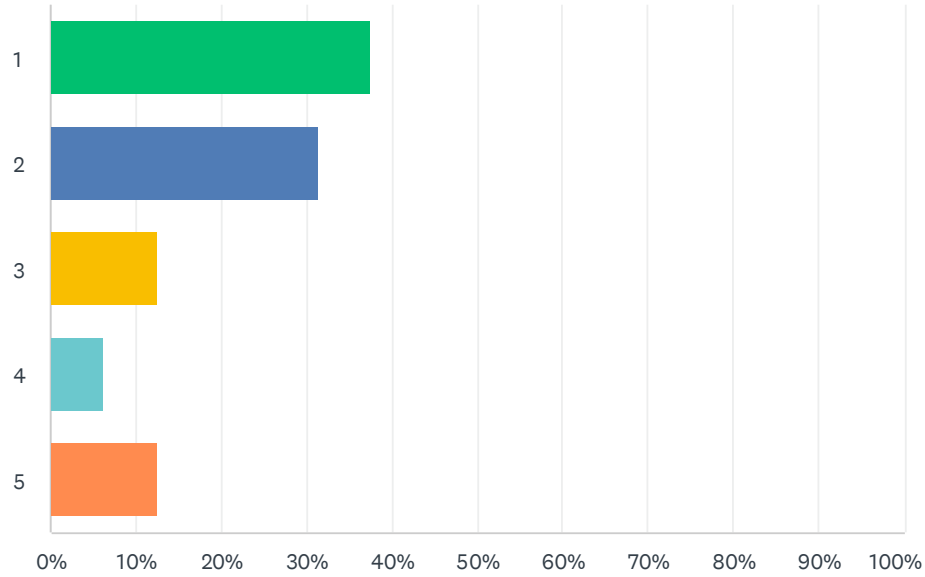
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES
1	31.25% 5
2	37.50% 6
3	25.00% 4
4	6.25% 1
5	0.00% 0
TOTAL	16

Q8 On a scale of 1 to 5, with 1 being "Very Dissatisfied" and 5 being "Very Satisfied," how would you rate the current conditions of South Oroville in terms of Parks and Recreation Opportunities:

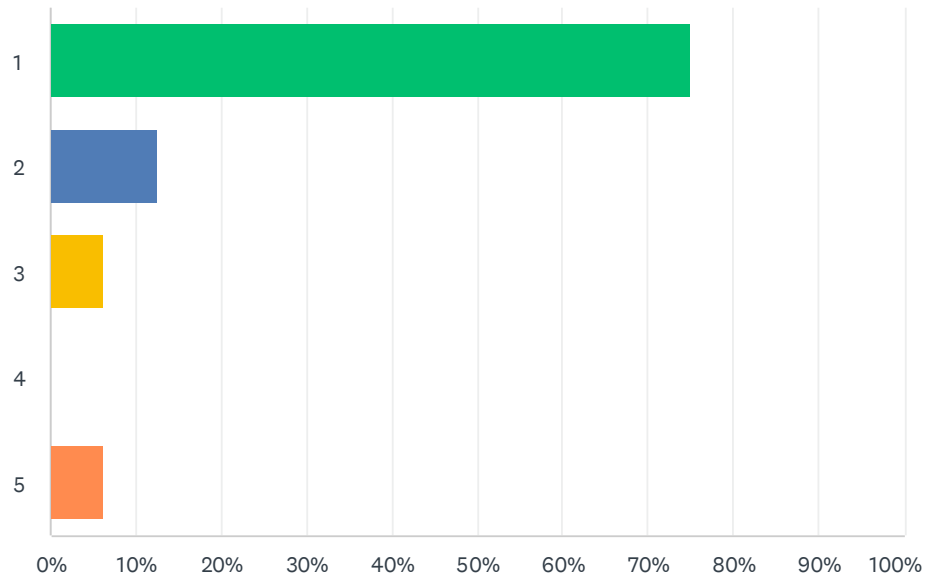
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES
1	37.50% 6
2	31.25% 5
3	12.50% 2
4	6.25% 1
5	12.50% 2
TOTAL	16

Q9 On a scale of 1 to 5, with 1 being "Very Dissatisfied" and 5 being "Very Satisfied," how would you rate the current conditions of South Oroville in terms of Aesthetics and Visual Appeal:

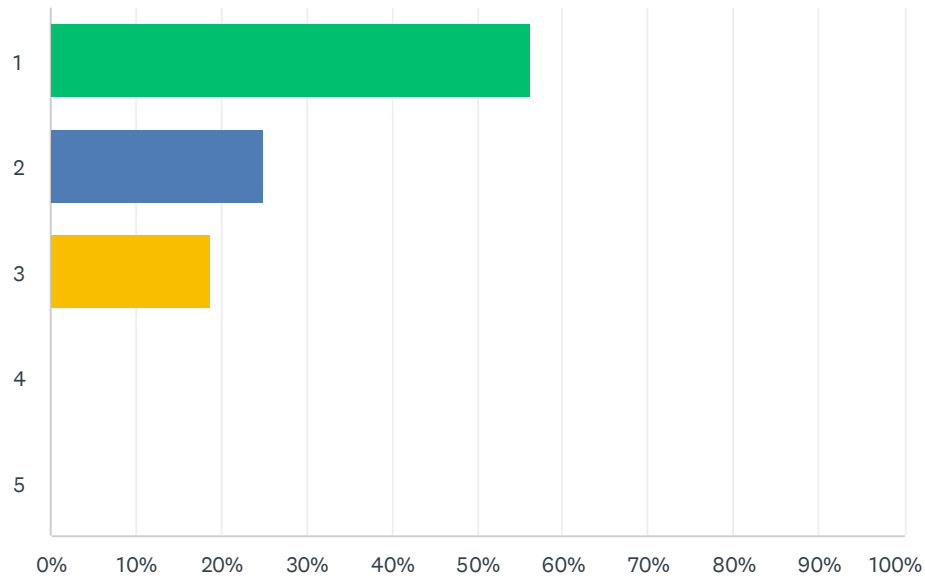
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES
1	75.00% 12
2	12.50% 2
3	6.25% 1
4	0.00% 0
5	6.25% 1
TOTAL	16

Q10 On a scale of 1 to 5, with 1 being "Very Dissatisfied" and 5 being "Very Satisfied," how would you rate the current conditions of South Oroville in terms of Retail and Restaurant Options:

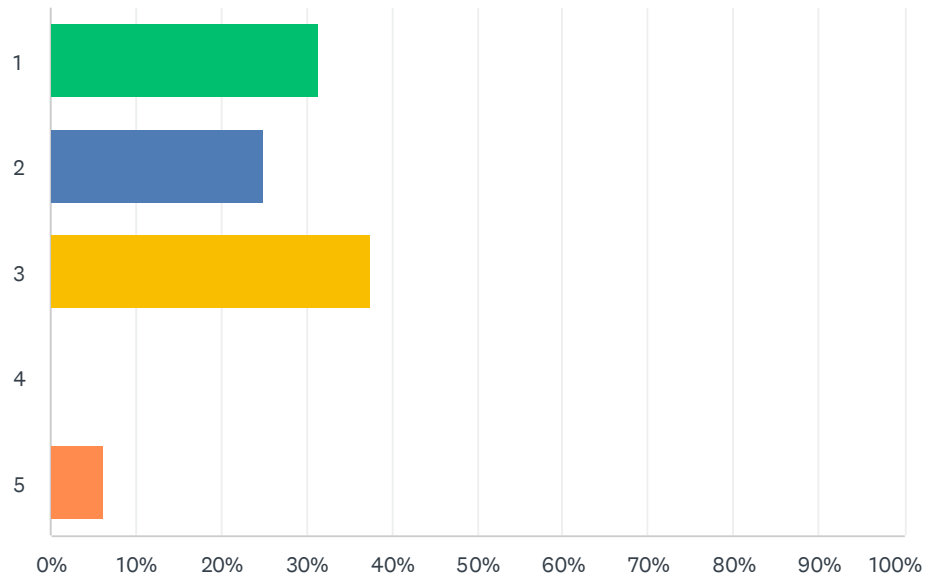
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	56.25%	9
2	25.00%	4
3	18.75%	3
4	0.00%	0
5	0.00%	0
TOTAL		16

Q11 On a scale of 1 to 5, with 1 being "Very Dissatisfied" and 5 being "Very Satisfied," how would you rate the current conditions of South Oroville in terms of Social Support Services:

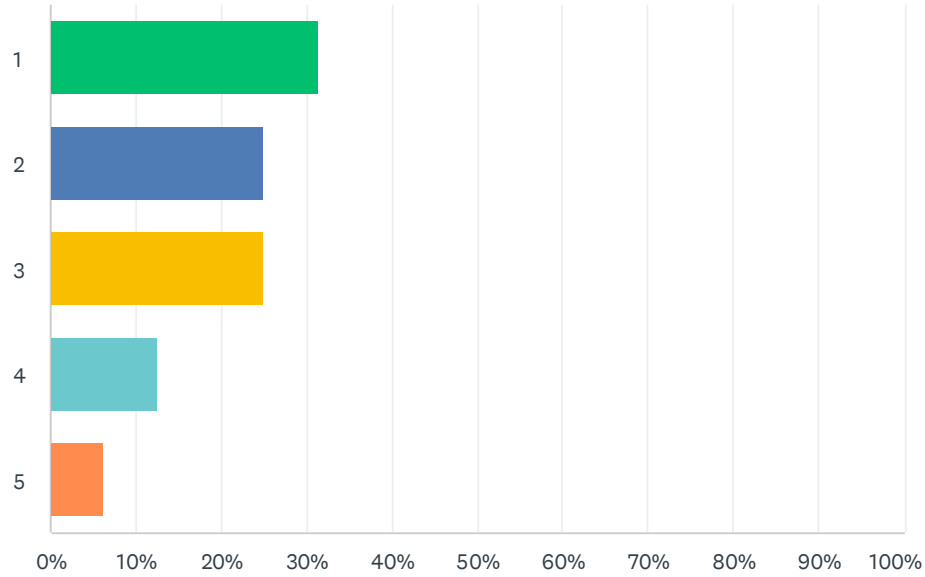
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES
1	31.25% 5
2	25.00% 4
3	37.50% 6
4	0.00% 0
5	6.25% 1
TOTAL	16

Q12 On a scale of 1 to 5, with 1 being "Very Dissatisfied" and 5 being "Very Satisfied," how would you rate the current conditions of South Oroville in terms of Police Services:

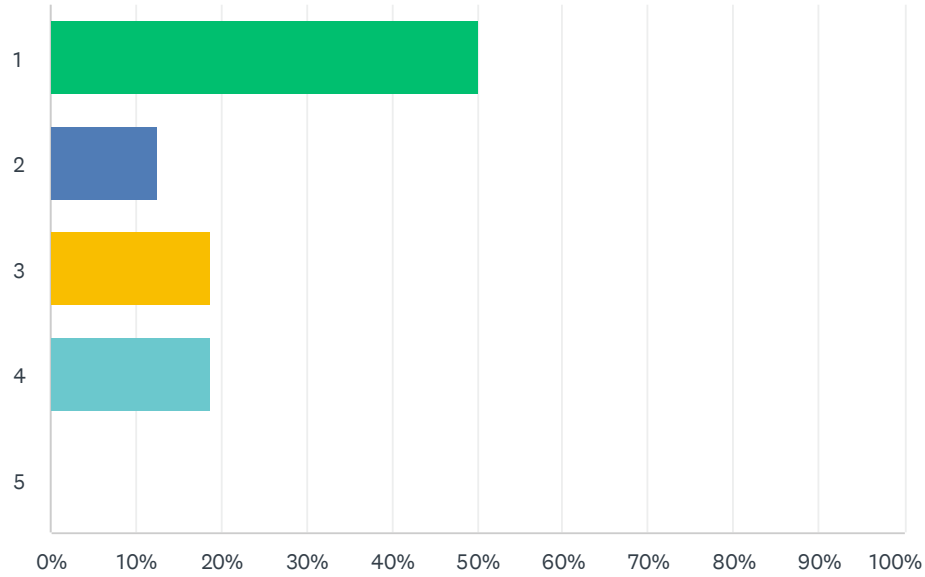
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES
1	31.25% 5
2	25.00% 4
3	25.00% 4
4	12.50% 2
5	6.25% 1
TOTAL	16

Q13 On a scale of 1 to 5, with 1 being "Very Dissatisfied" and 5 being "Very Satisfied," how would you rate the current conditions of South Oroville in terms of Code Enforcement:

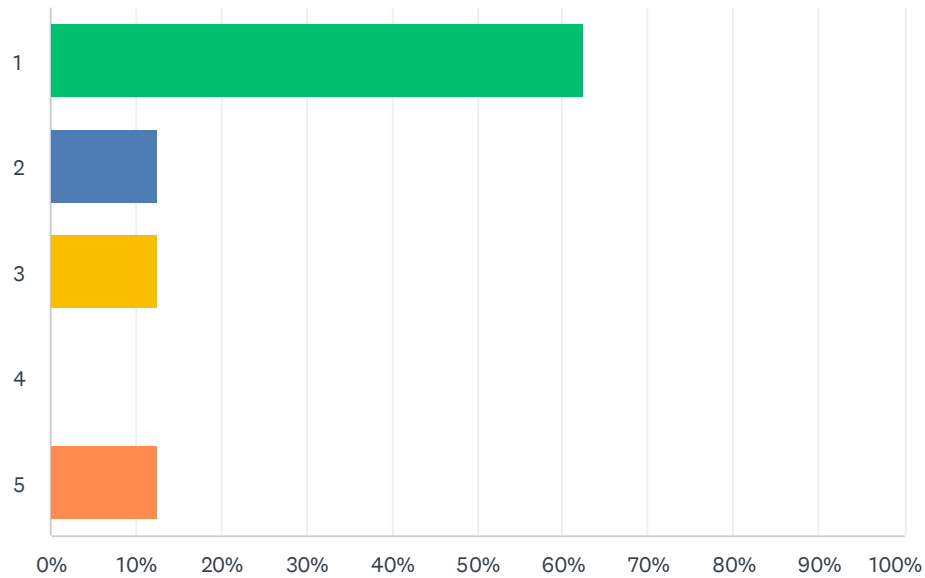
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	50.00%	8
2	12.50%	2
3	18.75%	3
4	18.75%	3
5	0.00%	0
TOTAL		16

Q14 On a scale of 1 to 5, with 1 being "Very Dissatisfied" and 5 being "Very Satisfied," how would you rate the current conditions of South Oroville in terms of Housing/Homelessness:

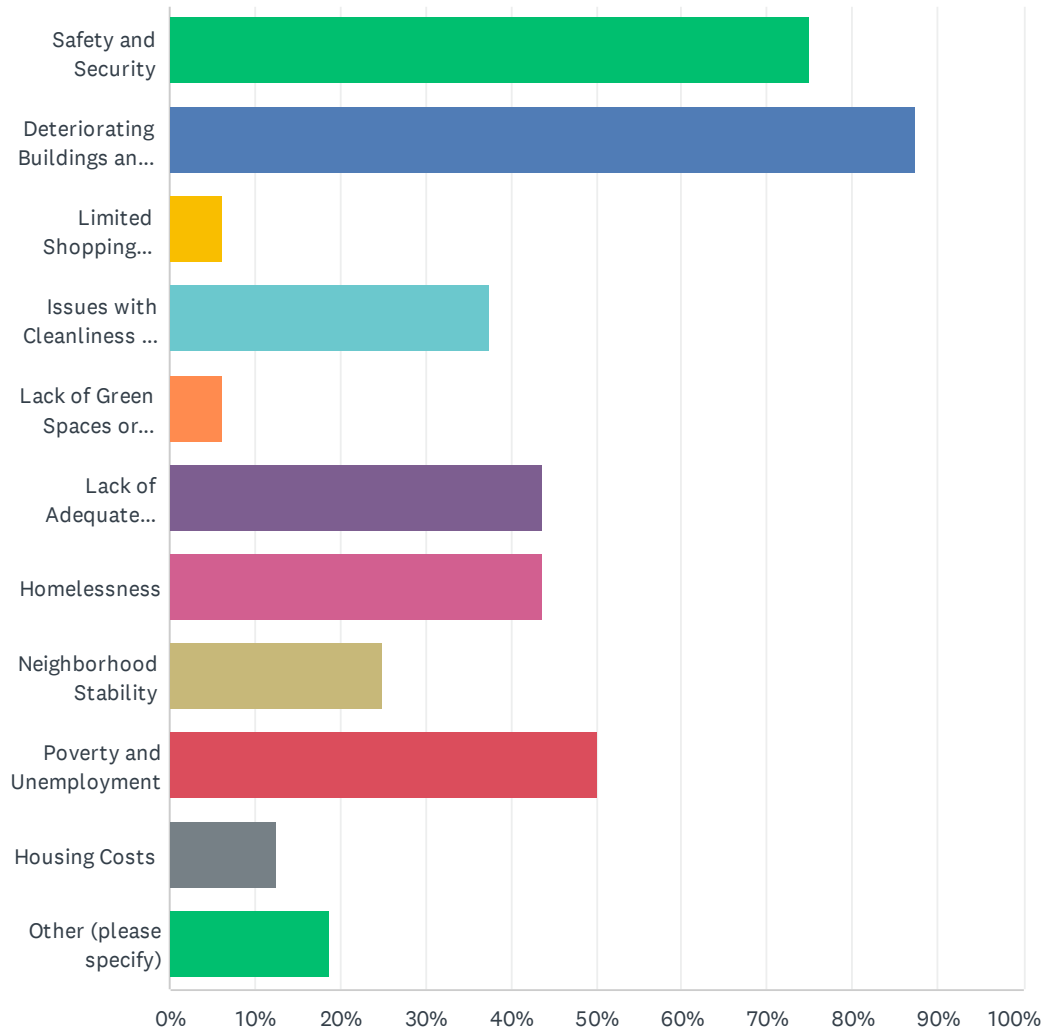
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES
1	62.50% 10
2	12.50% 2
3	12.50% 2
4	0.00% 0
5	12.50% 2
TOTAL	16

Q15 What key challenges are hindering the South Oroville becoming a vibrant neighborhood? Check your top three choices.

Answered: 16 Skipped: 0

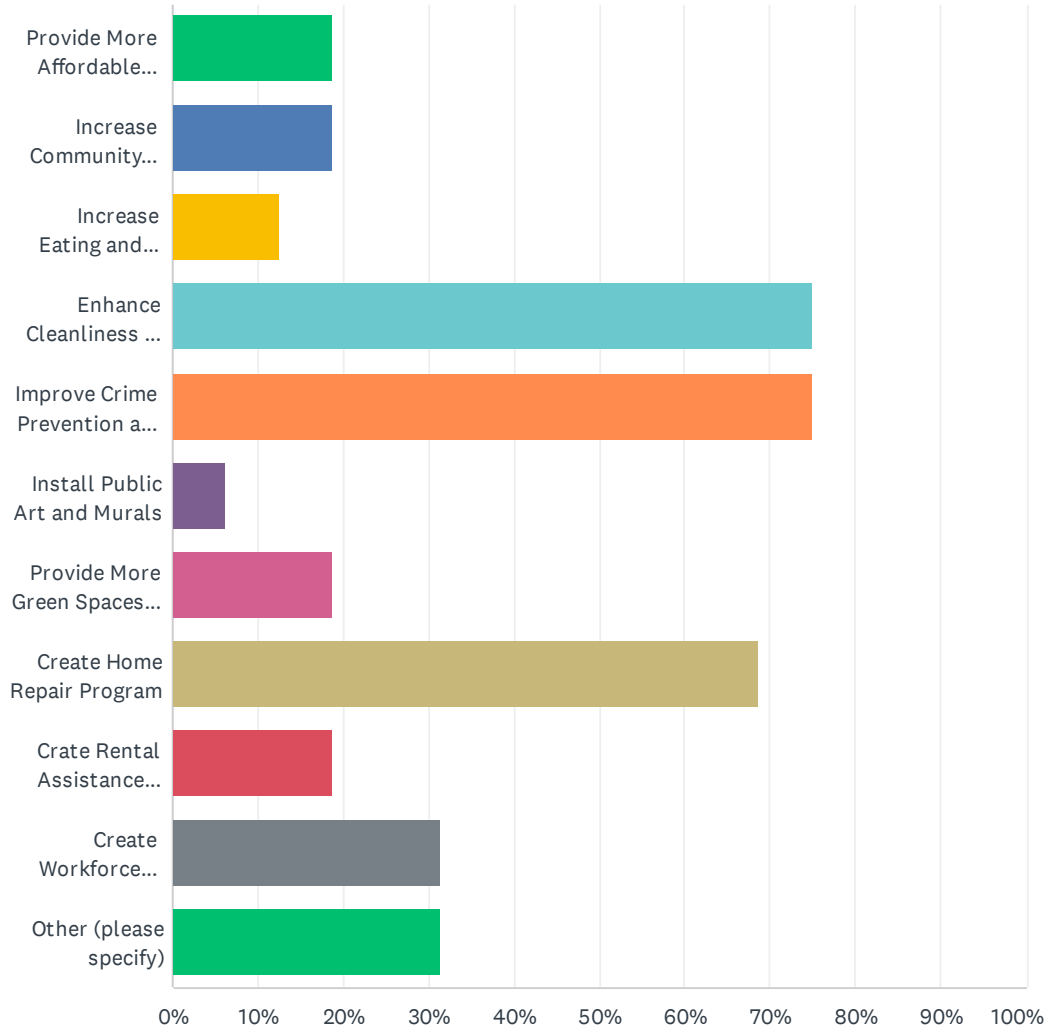


South Oroville Community Survey

ANSWER CHOICES	RESPONSES	
Safety and Security	75.00%	12
Deteriorating Buildings and Property	87.50%	14
Limited Shopping Options	6.25%	1
Issues with Cleanliness and Maintenance	37.50%	6
Lack of Green Spaces or Public Parks	6.25%	1
Lack of Adequate Streets, Sidewalks, and Street Lighting.	43.75%	7
Homelessness	43.75%	7
Neighborhood Stability	25.00%	4
Poverty and Unemployment	50.00%	8
Housing Costs	12.50%	2
Other (please specify)	18.75%	3
Total Respondents: 16		

Q16 What improvements or additions would you like to see in South Oroville? Check your top three choices.

Answered: 16 Skipped: 0



South Oroville Community Survey

ANSWER CHOICES	RESPONSES	
Provide More Affordable Housing Options	18.75%	3
Increase Community Services and Facilities	18.75%	3
Increase Eating and Entertainment Options (e.g., grocery store, drug store)	12.50%	2
Enhance Cleanliness and Maintenance of Streets and Public Areas	75.00%	12
Improve Crime Prevention and Enforcement	75.00%	12
Install Public Art and Murals	6.25%	1
Provide More Green Spaces or Public Parks	18.75%	3
Create Home Repair Program	68.75%	11
Crate Rental Assistance Program	18.75%	3
Create Workforce Development Program	31.25%	5
Other (please specify)	31.25%	5
Total Respondents: 16		

Q17 What is your vision for a vibrant and dynamic South Oroville Neighborhood?

Answered: 11 Skipped: 5

Q18 Do you have any additional comments or suggestions regarding the transformation of the South Oroville Neighborhood?

Answered: 8 Skipped: 8

Q19 Thank you for taking the time to complete this survey. Your input is invaluable in shaping the future of South Oroville. If you are interested in receiving future updates on the South Oroville study, please provide your email address below to subscribe to our newsletter.

Answered: 11 Skipped: 5

ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	11
Phone Number	0.00%	0

City of Oroville
South Oroville Community Planning Assistance Team (CPAT)
Responses to Interview Questions
October 27 and 31, 2023

1. What do you see are the primary strengths and challenges facing the South Oroville community?

Councilmembers:

- *Strengths:*
 - *Community pride*
 - *Long-term residents and families*
 - *Inexpensive land (investment, homeownership opportunities)*
 - *Manageable community area*
 - *Close-knit community*
- *Challenges:*
 - *Low-income households, poverty*
 - *Unemployment*
 - *Blight*
 - *Property owners' vision, not*
 - *Forward-thinking*
 - *Drugs (crack cocaine, etc.)*
 - *Lack of convenient access to County services for residents - mental and health services, drug/alcohol treatment programs*
 - *Diverse community (culture, ethnicity)*

Community Leaders:

- *Strengths:*
 - *Good people*
 - *Long-term residents*
 - *Desire for thriving community and businesses*
 - *Good housing opportunities*
- *Challenges:*
 - *Follow-thru on commitments*
 - *Working together*
 - *Economic conditions*
 - *Residents feeling of powerless, hopelessness*
 - *Access to programs – need better education and outreach, transportation to out-of-area services*
 - *Drugs*
 - *Homelessness*
 - *Income deficiencies*
 - *Drug rehab homes (management)*
 - *Myers Stret -dilapidated properties*

- *Community safety*

2. Recognizing the identified public infrastructure needs in South Oroville but limited City resources, what capital improvement projects should be prioritized for the area in the next three to five years?

Councilmembers:

- *Curb, gutter, sidewalks – safe space for children to walk, ADA access*
- *Streetlighting*
- *Beautification - landscaping, tree planting, benches*
- *Underground utilities on Myers Street*
- *Paving of alleyways*
- *Drainage*
- *Walkable communities*
- *Improved transit access*

Community Leaders:

- *Curb, gutter, sidewalks*
- *Sidewalks, etc. not priority – these are band aid solutions, place priority on abandoned properties and tackling blight*
- *Sidewalks and drainage – greatest need in old Southside area*
- *Streetlighting*
- *Recreation, sports opportunities*
- *Transportation (transit, seniors)*

3. What incentives or regulatory actions (e.g., land use, zoning, code enforcement) should the City explore to revitalize South Oroville’s residential and commercial areas?

Councilmembers:

- *Defer impact fess*
- *Incentivize more senior housing and affordable housing (e.g., Richmond Group project)*
- *Involve Housing Authority*
- *Advocate for state legislation to extend tax credits for construction of single-family homes*
- *Favor exploring land use/zoning incentives*
- *Code enforcement program is effective and commendable*
- *Incentivize development opportunities - properties are affordable, but challenged by lower home price and rent potential*
- *Support rezoning properties to promote reinvestment*
- *Code enforcement is good but can be short-lived and a revolving door due to lack of pride in property upkeep.*

Community Leaders:

- *Address substandard lots; allow more flexibility to develop*
- *City has a good code enforcement program – Ron Belzer is an asset*

- *Don't see rundown buildings in other towns – need to be more aggressive in abatement efforts, set definitive timeframes for blight removal*
- *Myers Street – use code enforcement to address boarded up buildings; paint program simple way to mitigate appearance*
- *Support rezoning to allow duplexes, fourplexes, and multi-family housing combined with enforcement to incentivize new housing*
- *Incentives and zoning to promote affordable housing*

4. What are your thoughts about creating a tax increment financing district for South Oroville that could earmark property taxes to fund community improvements in South Oroville? Are there other financing or grant options you would like to explore?

Councilmembers:

- *Interested in studying; need more information*
- *Clarify to residents that no new tax to increase buy-in*

Community Leaders:

- *Could be used to fund street lighting and other projects to improve public safety*
- *Other options: grants. private foundations*
- *Support exploring - look at former Fire District*
- *Past measure to provide additional funding for police services was not approved*

5. South Oroville is primarily a lower income community with a high unemployed population and a high crime rate. What programs or initiatives do you believe could effectively address these issues?

Councilmembers:

- *Need parental support*
- *License plate ID program*
- *Youth programs – team sports, YMCA*
- *Rain Forest programs*
- *Skills training and apprenticeships (ex: Los Plumas Cooking School)*
- *Workforce development/employment programs*
- *Crime rate is over-emphasized vs. other cities*
- *Pursue grants for community organizations – work together, not siloed*

Community Leaders:

- *Gathering place for youths, but need to be run by responsible people*
- *ROP vocational training programs, intern/apprentice opportunities*
- *Homeless shelter*
- *Promote and support more community involvement, recruit volunteers*
- *Develop community partnerships*
- *Early education - pre-schools and childcare*
- *Change mindset of younger generation with support programs – bring in role models from all disciplines*

- *Education and outreach programs to address suicides, drug overdose, gun safety, PTSD, mental health, family support – partner with community leaders and OPD*
- *Youth Center in South Oroville with gymnasium and convenient youth, art, music, and sports/recreation programs (perhaps an extension of YMCA); currently, youths must go outside of Southside (e.g., downtown) to participate in programs, and Boys and Girls Club was relocated to high school*
- *Job training for residents; create internship and apprenticeship opportunities*
- *Prioritize public safety measures*

6. Deteriorated housing and abandoned properties are identified as major problems in South Oroville. What approaches do you believe could effectively address these problems?

Councilmembers:

- *First-time Homebuyers Program (expand and customize existing program for South Oroville)*
- *Provide incentives to developers to acquire and redevelop/rehabilitate housing*
- *Streamline legal process to abate blighted and abandoned homes*
- *Remove garbage and debris – clean-up events*
- *Proactive outreach to property owners*
- *Change policy – more concerted effort to expedite and incentivize abatement of problem properties*

Community Leaders:

- *Involve organization like Habitat for Humanity*
- *City’s Code Enforcement Program have been effective*
- *First-time Homebuyer Program – promote and target South Oroville residents; target abandoned properties*
- *Improve infrastructure to support housing rehabilitation*
- *Provide housing options for seniors: build senior housing to allow seniors to sell home and relocate, or provide rehab assistance for seniors can age-in-place*

7. Building on the recommendations of the Oroville Southside Revitalization Advisory Group and the findings from the South Oroville Blight Report (April 2022), what potential actions should be further explored at the community workshop on November 8th? Below is a list of topics and possible actions and programs.

Councilmembers:

- *Like idea of “Gallery Walk” with topic stations*
- *Key topics (not in order of preference):*
 - *Public Safety*
 - *Residential Rehabilitation, residential focus*
 - *Homelessness*
 - *Blight Abatement*
 - *Myers Street (bull-dose, not just streetscape improvements)*
 - *Community enhancement/beautification*

- *Employment programs already available, but need to effectively outreach and benefit South Oroville residents*
- *Can discussion expand beyond South Oroville? City has other lower-income neighborhoods*

Community Leaders:

- *Key topics:*
 - *Employment Support – trade schools, skills training, college-prep; improve outreach and information to South Oroville residents on available programs*
 - *Commercial Revitalization – “mom & pop” businesses, entrepreneurial support*
 - *Housing – provide housing for all income levels*
 - *Homeless shelter that addresses the needs of South Oroville residents*
- *Lower priority relative to other topics: Community Enhancement/Revitalization, Public Infrastructure*

8. Do you have questions or additional thoughts about the CPAT project or issues that the team should address? What is your desired outcome for this project?

Councilmembers:

- *Traffic enforcement – install cameras as a trial project*
- *Desired Outcome: Raise community consciousness, sense of pride, and investment in community*

Community Leaders:

- *Build more community and organizational cohesiveness; reduce organizational rivalries*
- *Take one step at a time; implement immediate projects to show results*
- *Identify 3-4 priorities and commit to a timeline for implementation*
- *Continue effective program for clean-up days*
- *Create programs and activities for seniors and aging long-term residents*
- *Need more senior housing*



Envision Southside City of Oroville Workshop

**Planners Emeritus Network
American Planning Association
California Chapter**

November 8, 2023

IN ASSOCIATION WITH RICK ENGINEERING COMPANY
PLANNING + DESIGN DIVISION

WORKSHOP AGENDA

6:00 -6:10 pm Sign-In

6:10 - 6:40 pm Welcome & Introductions

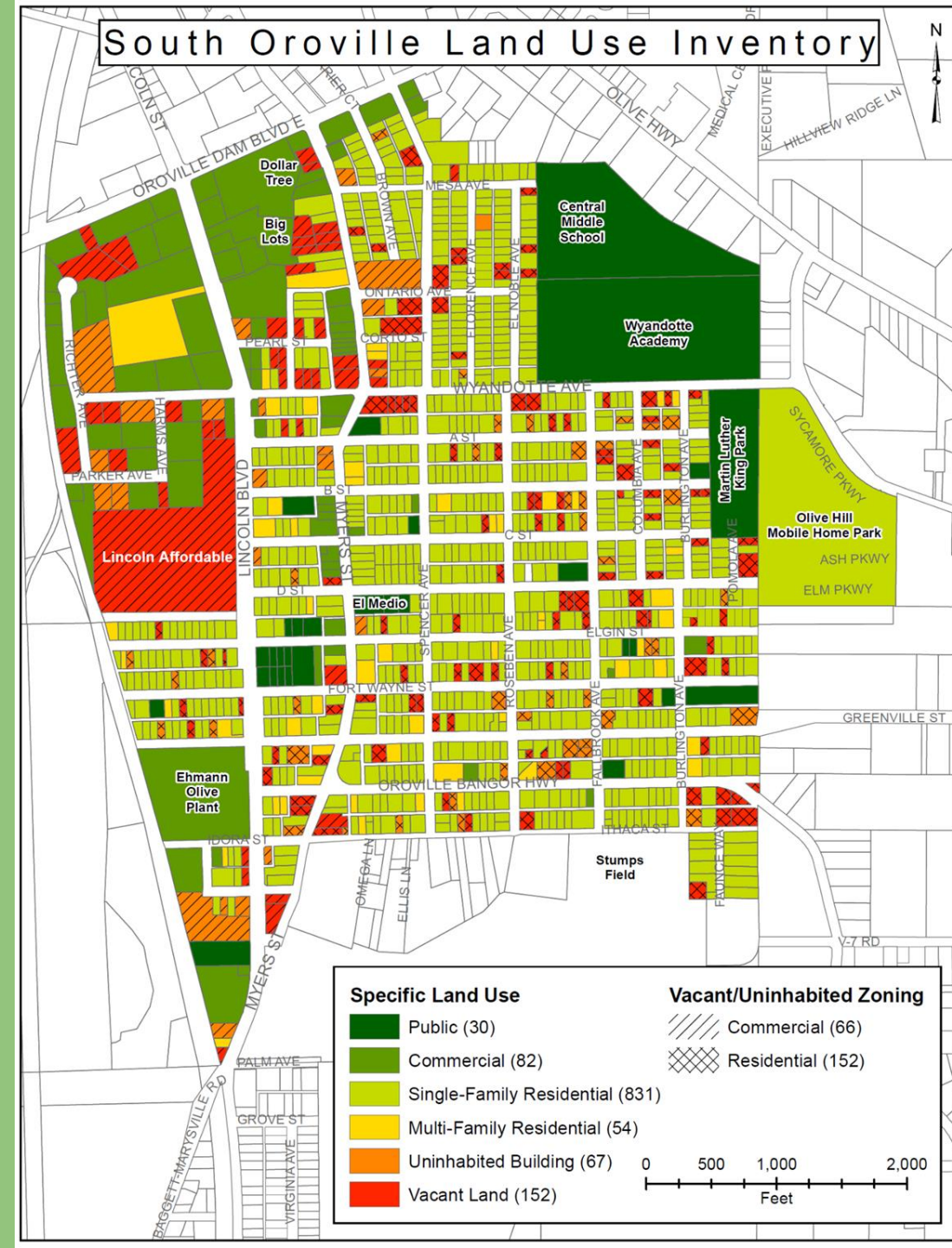
Presentation (City/CPAT)

General Questions

PARTICIPANT INPUT

6:40 - 7:20 pm PART A: Table-top Exercise

7:20 - 8:00 pm PART B: Gallery Walk



SOUTHSIDE WORKSHOP

- Organized by City of Oroville through APA California's Community Planning Assistance Team (CPAT) Program.
- CPAT is overseen by the Planner Emeritus Network, an affiliate of APA California composed of seasoned professionals.
- CPAT offers pro bono planning services for communities to promote responsible and sustainable planning through active public engagement.



CPAT TEAM MEMBERS



Bill Anderson
FAICP



Hanson Hom
AICP



Brian Mooney
FAICP



Celia Yniguez
AICP

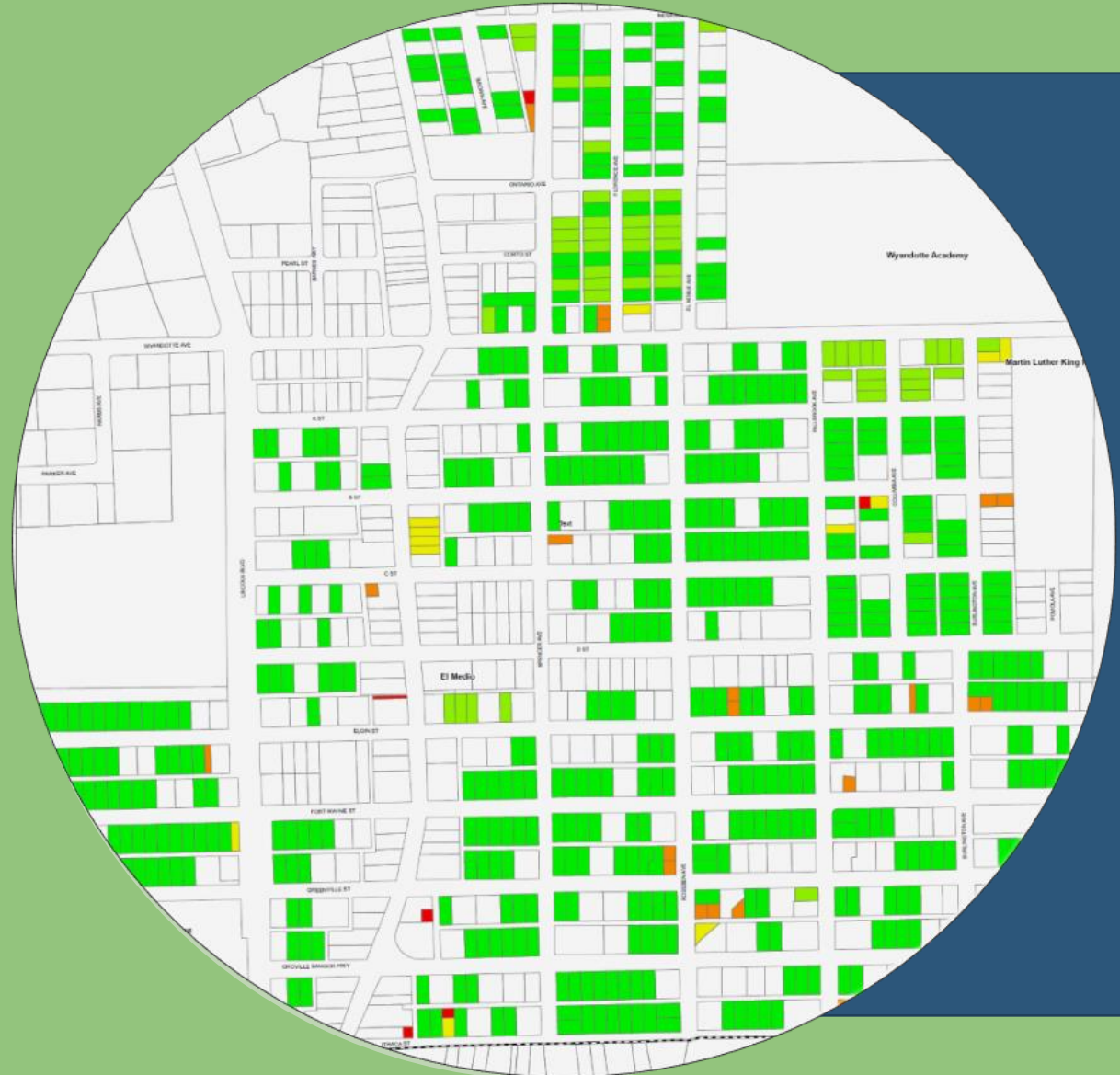


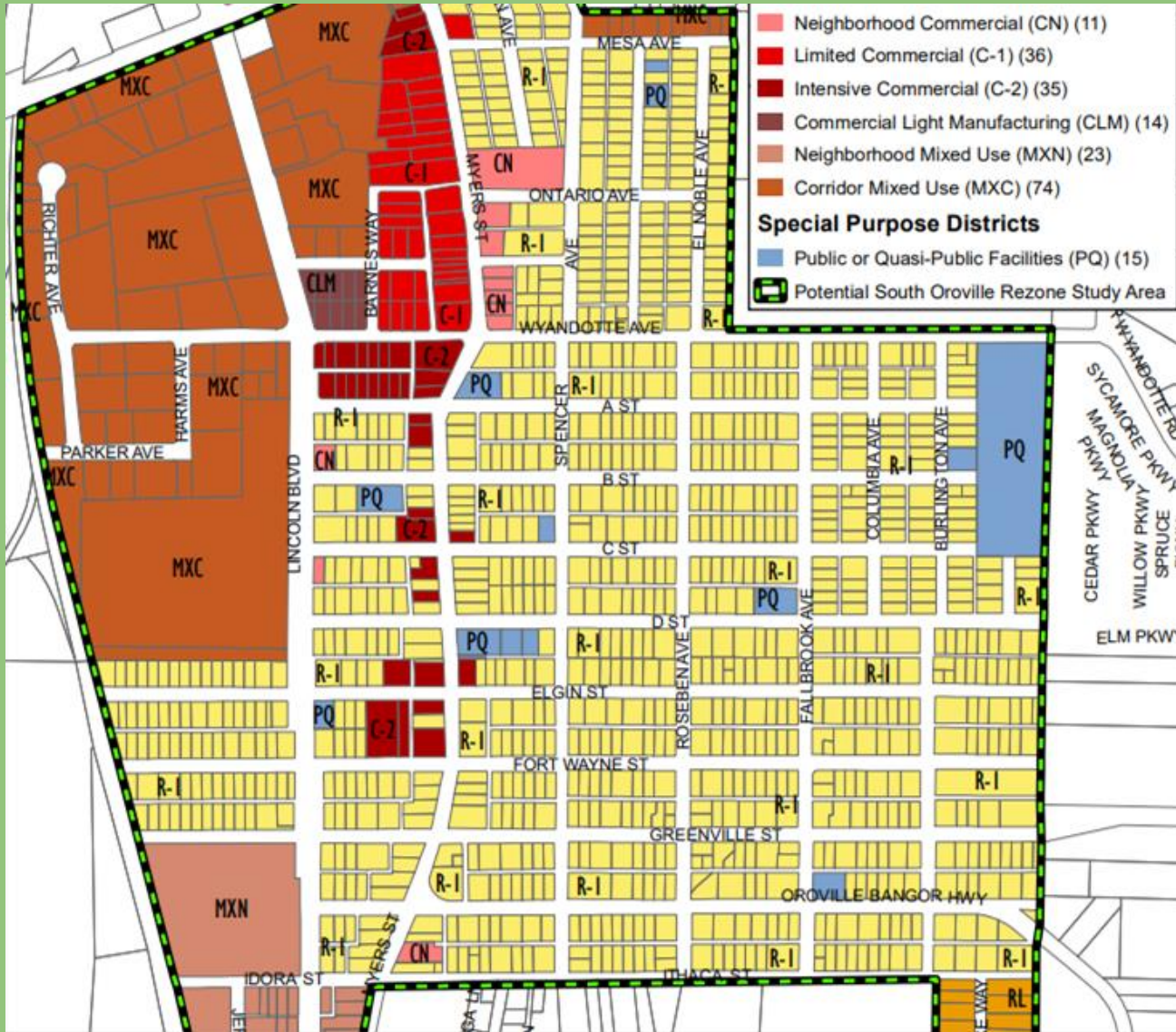
American Planning Association
California Chapter
Planner Emeritus Network

Creating Great Communities for All

SOUTHSIDE OROVILLE

- Annexed into City 2015
- 203 acres of land
- Population 3,358 (2022)
- 1327 housing units
- 1219 parcels - over half under 5,000 square feet
- Bounded by Oroville Dam Blvd & Mesa to the North, Ithaca to the South, Lower Wyandotte to the East, and Lincoln Blvd to the West





ZONING

- Neighborhood Commercial
- Limited Commercial
- Intensive Commercial
- Commercial Light Manufacturing
- Neighborhood Mixed Use
- Corridor Mixed Use
- Single Family

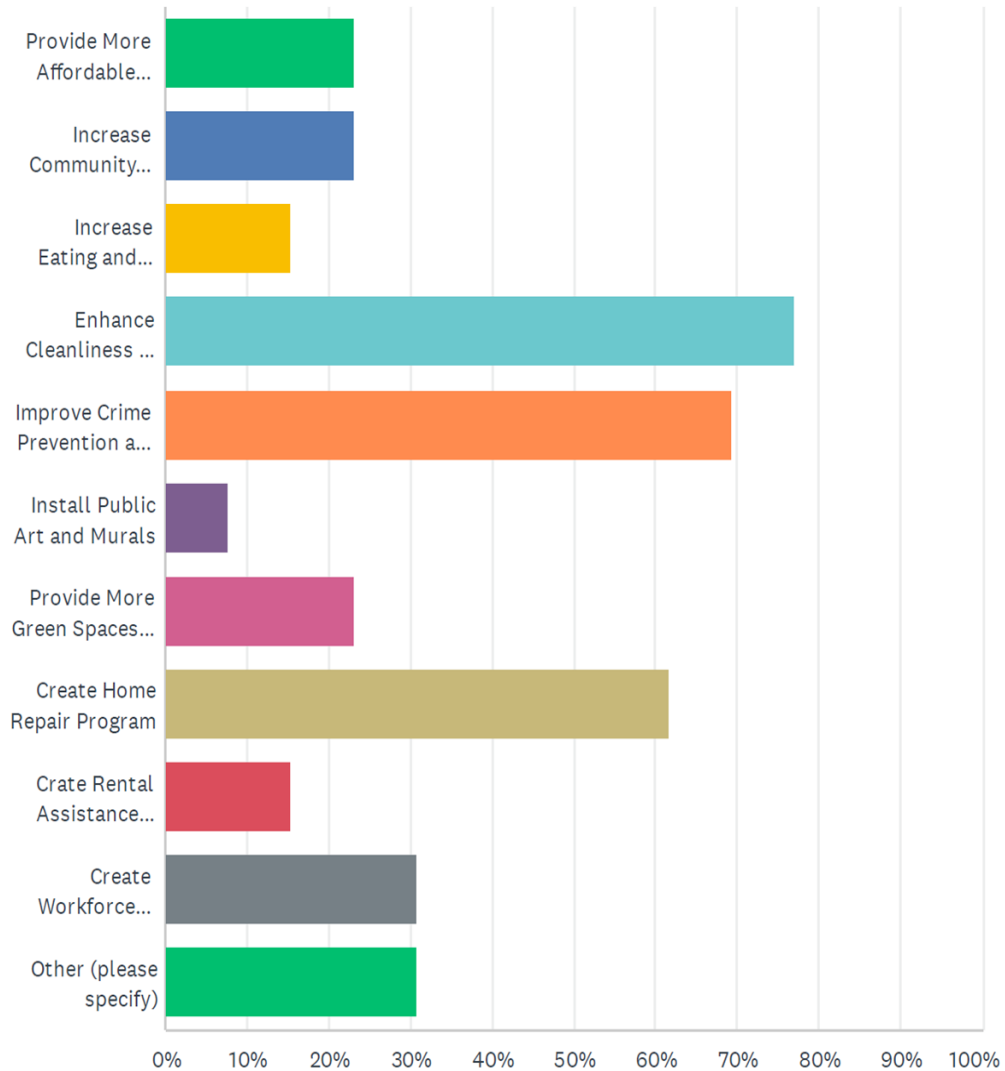
OROVILLE SOUTHSIDE REVITALIZATION ADVISORY GROUP

PRIORITIES - FEBRUARY 2022

- 1) Look for opportunities for “partnership vs. policing”
- 2) Yard and community cleanup efforts and assistance
- 3) Public safety – streetlights, sidewalks and traffic calming
- 4) Pride of ownership, home ownership, owner accountability
- 5) Targeted derelict building demolition and property reinvestment
- 6) Community beautification program
- 7) Cameras as a crime deterrent
- 8) Youth activities and drug education.
- 9) Homeless and mental health assistance
- 10) Property design to discourage loitering and crime (CPTED)
- 11) Drug house cleanups

Q16 What improvements or additions would you like to see in South Oroville? Check your top three choices.

Answered: 13 Skipped: 0



SOUTH OROVILLE COMMUNITY SURVEY

1. Enhance cleanliness and maintenance of streets and public areas.
2. Improve crime prevention and enforcement.
3. Create home repairs program.

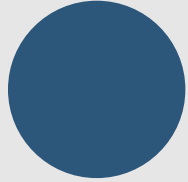


ENVISION SOUTHSIDE: DRAFT COMMUNITY GOALS



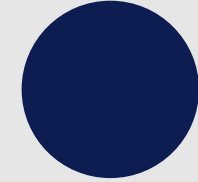
- Build community coalitions, partnerships, and organizational capacity.
- Develop a close-knit community that builds upon its rich diversity.
- Foster community pride and a strong sense of ownership.
- Enhance the appearance and image of South Oroville.
- Increase homeownership and improve the existing housing stock.
- Address the infrastructure and mobility needs of the community.
- Attract and support neighborhood-serving businesses.
- Strengthen the economic and social health of the community.
- Provide community facilities, public spaces, and programs that serve all residents.

PAYING FOR REGENERATION



IMPROVEMENTS

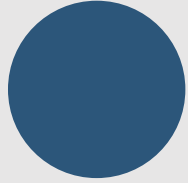
Federal & State Grants
Community Resources
Investment Incentives
Private Investment
Value Capture



SERVICES & MAINTENANCE

General Funds
Community Resources
Dedicated District Revenues
Private Resources

COMMUNITY ASSETS AND RESOURCES



ASSETS

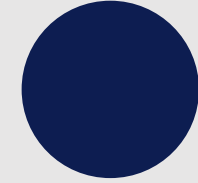
**Southside Revitalization
Advisory Group**

**Engaged Residents,
Organizations, City,
School District**

**Lincoln St. Family Phase 1
(complete 2024)**



Lincoln St. Phase 1, Sunseri Construction



RESOURCES/PROGRAMS

**First Time Home Buyer
Program**

**Housing Rehabilitation
Program**

Code Enforcement

**Micro-Enterprise Loan
Program**

Housing Navigation Center

DEVELOP SOUTHSIDE GUIDING PRINCIPLES



Community Vision



Workforce Development and Youth Programs



Finance and Community Investment



Housing and Homelessness



Community Safety



Neighborhood Enhancement

WORKSHOP APPROACH

PART A: Table-Top Exercise (40 minutes)

Using an aerial photograph of South Oroville, mark-up the aerial or place Post-Its or dots to indicate the following:

- 1) Type and location of desired neighborhood-serving retail businesses and community facilities
- 1) Type and location of desired public improvements
- 1) Type and location of desired community enhancement/beautification projects

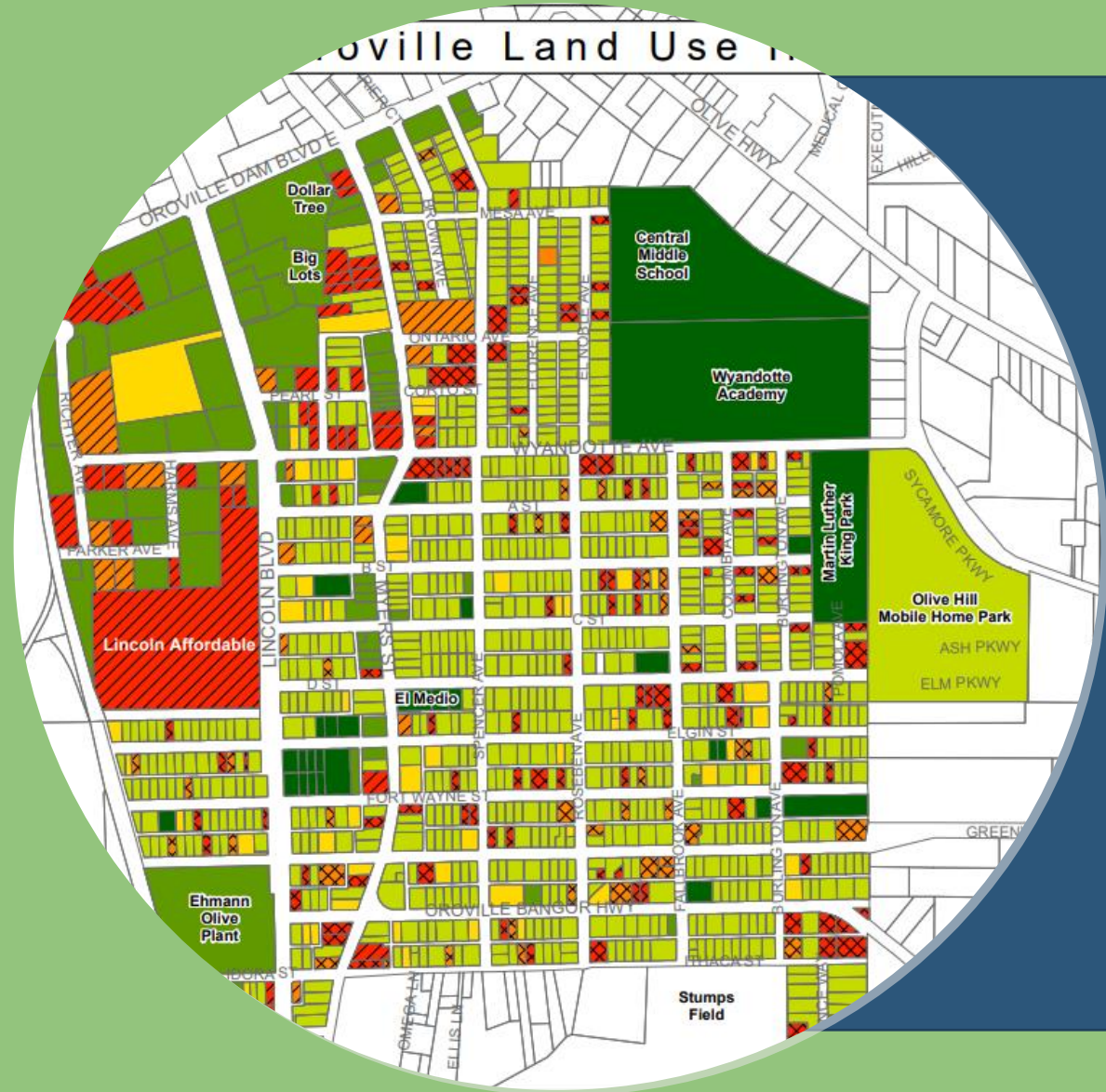


WORKSHOP APPROACH

PART B: Gallery Walk (40 minutes)

Visit each station and add dots and Post-Its to:

- 1) Indicate preferences and priorities (dots)
- 2) Provide ideas and comments on the topics and possible programs (Post-Its)





QUESTIONS



SOUTH OROVILLE
COMMUNITY SURVEY

APPENDIX B – STAKEHOLDERS AND COMMUNITY ORGANIZATIONS

Council Members:

Mayor David Pittman
Vice Mayor Eric Smith
Council Member Shawn Webber
Council Member Janet Goodson
Council Member Krysi Riggs
Council Member Tracy Johnstone
Council Member Scott Thomson

Neighborhood Leaders and Community Organizations:

Pastor David Goodson (Taylor Memorial CME Church on B St.) and Janet Goodson - Zone Champions Light Orange
Troy Bradford (Zone Champion Gray)
Tiffany McCarter (Zone Champion Gray, Executive Director of the African American Family and Cultural Center on Spencer St.)
Kevin Thompson (Zone Champion Blue, Chief Executive Officer/Director of the Southside Oroville Community Center)
Lisa Torres (Zone Champion Blue, Torres Foundation)
Pastor Ed Hall (Zone Champion Blue, Pastor of Wynn Memorial Church of God on D St)
Ruby Thomas (Zone Champion Red. Community member)
Cissy Smith (Zone Champion Red and Orange, Assistant Director of the African American Family and Cultural Center on Spencer St.)
Ronnie Phillips (Zone Champion Red, community member)
Katie Rodriguez (Zone Champion Dark Orange)
Alan Dykes (Zone Champion Yellow, Executive Director of the Oroville Rescue Mission)
David Goyer General Manager of LOAPUD
Amy Bergstrand Director of Business Assistance and Housing Department City of Oroville,
Tracy and Kevin Jones (Jones Construction)
Annie Terry (Client Services of the Oroville Rescue Mission)
Bill LaGrone (Chief of the Oroville Police Department)
Ron Belser (Director of Code Enforcement City Of Oroville)
Mark Wolfe (NorthStar Engineering)
Brad Jackson (Jackson's Glass on Myers St)
Andrew James Assistant Superintendent of Oroville City Elementary School District)
Dr. Spencer Holtom (Superintendent of Oroville City Elementary School District)
Steve Orsillo (Pastor of the Fathers House on Ft. Wayne St.)
Angela Brown (Wynn Memorial Church)
Seng S. Yang (Director of the Hmong Cultural Center of Butte County)