

**GLENN COUNTY**



GENERAL PLAN UPDATE

**2021–2029  
HOUSING  
ELEMENT**

**Adopted**  
**July 2023** (Minor Revisions September 2023)

**PREPARED FOR: GLENN COUNTY**

Planning & Community Development Services Agency  
225 N Tehama Street  
Willows, CA 95988

**PREPARED BY: DE NOVO PLANNING GROUP**

1020 Suncast Lane #106  
El Dorado Hills, CA 95762

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# PART 1 HOUSING PLAN

GLENN COUNTY



GENERAL PLAN UPDATE

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# I INTRODUCTION

Glenn County recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the County's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and actions that the community will implement to achieve the stated goals and objectives.

State law requires that the County accommodate its "fair share" of regional housing needs, which are assigned by the California Department of Housing and Community Development (HCD) for all jurisdictions in Glenn County. HCD established the 2021-2029 Regional Housing Needs Plan (RHNP) to assign each city and unincorporated county in the region its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the Regional Housing Needs Allocation (RHNA) are:

- Increase housing supply and the mix of housing types;
- Promote infill, equity, and environment;
- Ensure jobs housing balance and fit;
- Promote regional income equity; and
- Affirmatively further fair housing.

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups, such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons.

The Glenn County Housing Element consists of two documents: the 6<sup>th</sup> Cycle Housing Element Background Report and the 6<sup>th</sup> Cycle Housing Element Housing Plan (policy document). The Background Report provides information regarding the County's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, policies, programs (also referred to as actions), and quantified objectives in this Housing Element policy document.

## CONTENTS

This 6<sup>th</sup> Cycle Housing Element Housing Plan is divided into the following sections:

### I. Introduction

The Introduction provides a brief summary of the purpose of the Housing Element, describes the components of the Housing Element, and provides an overview of the community.

### II. Public Participation

This section describes the outreach efforts that were taken to achieve community input from all segments of the population, including traditionally under-represented or disadvantaged populations, in the development of this Housing Element Update.

### III. Housing Plan

The Housing Plan identifies the County's housing goals and establishes a framework to address each goal. The policies and actions address specific needs or constraints identified in the Background Report as well as the requirements of State law. The Housing Plan provides direction for future housing development, rehabilitation of existing housing, removal of constraints to housing production, fair housing, and increasing opportunities for energy conservation. Each topic includes an overarching goal with supporting policies and implementation actions to provide direction to decision-makers and assist in achieving the stated goal.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Plan:

- Goal: Is the guiding intent and purpose for current and future housing stock. A Goal is general in nature and represents a central County issue by outlining the ultimate purpose for an effort stated in a way that is general in nature and immeasurable.
- Policy: Specific statement of action that defines a clear commitment to achieve the Goal in which it was intended.
- Action: An action, procedure, program, or technique that carries out the policy. Actions are implementation programs that also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on County staffing and budgetary considerations.
- Quantified Objective: The number of housing units that the County expects to be constructed, conserved, or rehabilitated; or the number of households the County expects will be assisted through Housing Element actions and based on general market conditions during the timeframe of the Housing Element.
- "Affordable Housing" refers to housing affordable to extremely low, very low, and low income households.

## II COMMUNITY PARTICIPATION

Community participation was solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the Draft Housing Element and the adoption of the Final Housing Element. During the preparation of the 6<sup>th</sup> Cycle Housing Element, a number of public outreach methods were employed. County officials, the Department of Housing and Community Development (HCD), and various housing and social services providers were contacted and consulted. The following meetings were held to garner public input associated with the community's vision and priorities related to housing concerns:

- **Housing Workshop #1** – August 18, 2021, [4:45 p.m.](#)  
[Glenn County Planning Department Conference Room, Willows](#)
- **Housing Workshop #2** – September 1, 2021, [5:00 p.m.](#)  
[Glenn Success Square Conference Center, Orland](#)
- ~~**General Plan Advisory Committee Meeting** – to be scheduled~~
- [Planning Commission Workshop - January 19, 2022, 9:00 a.m.](#)  
[Board of Supervisors Chambers, Willows](#)
- **Planning Commission Hearing** – [June 21, 2023](#) to be scheduled
- **Board of Supervisors public hearing** – [July 18, 2023](#) to be scheduled

## PUBLIC OUTREACH

### APPROACH TO PUBLIC OUTREACH

The Housing Element Update process began in 2021. Glenn County held two public workshops and distributed a community survey to solicit community input on housing needs and priorities.

Key stakeholders, agencies, and organizations were invited to participate in the public workshops to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately. Understanding the potential lack of participation from community members of protected classes, Glenn County targeted stakeholders, agencies, and organizations that represent protected class members, such as lower income households, persons with disabilities, persons 65 years of age or older, female-headed households, farmworkers, and residents experiencing homelessness, to gain a better understanding of fair housing concerns. The complete list of key stakeholders, agencies, and organizations contacted by Glenn County is provided in the following section.

Based on the results of the public outreach, Glenn County has developed a number of actions in this Housing Plan aimed to address contributing factors to segregation, disparities in access to opportunity, and disproportionate housing needs. Overall, results of the public outreach highlighted the unincorporated communities need for assistance with finding rental housing and concerns with the lack of available housing, including a variety of housing types and unit sizes. Specifically, the unincorporated communities noted concerns with the lack of available farmworker housing, lack of assisted living facilities, lack of housing for larger households, and lack of higher density or mobile home housing. Additionally, the California Law Enforcement Telecommunications System (CLETS) CLETS Advisory Committee (CAC) Meetings revealed unincorporated residents' concerns with existing water and sewer infrastructure, as well as expansion of existing or development of new water and sewer systems. Section V (Affirmatively Furthering Fair Housing) of the Housing Element Background Report provides a detailed



overview of how the public outreach comments were considered and how the findings of the public outreach informed the County's understanding of impediments to fair housing.

### NOTIFICATION OF COMMUNITY PARTICIPATION OPPORTUNITIES

The County conducted public outreach for meetings and activities through several methods, including notices posted at the Planning and Community Development Services Agency office, Department of Community Development Services office (inside and outside), and the Memorial Hall in Willows, notices on the County's website, notices on the County's General Plan Update website, and posts on the County's social media accounts, including Facebook, Instagram, Health and Human Services Agency, Office of Emergency Services/Sheriff's Department, and "What's going on in Willows".

Notices and announcements were sent to a range of stakeholders, including service providers and housing developers, to assist in reaching out to their organizations and clients. [Stakeholders included a range of service providers and entities active in the community, in order to provide outreach and solicit participation from all economic segments of the community.](#) Notices for the Housing Element Update included a QR code linking to the survey. In addition to requesting stakeholder assistance, each notice identified a staff contact (e-mail and phone number) that could be contacted for more information or for special assistance or disability-related accommodation. While County staff, including a Spanish-speaking staff member, were available to provide additional information or assistance, the County did not receive any requests for assistance. No translation services were requested for or at any of the meetings.

Stakeholders and service providers were e-mailed notices and invited to attend the meeting. Stakeholders notified throughout this process included:

- California State University, Chico
- Capay Joint Union Elementary School District
- First 5 Glenn County
- Homeless Management Information Support Contractor
- Glenn County McKinney-Vento/ Foster Youth Services
- Glenn County Veterans Services
- Glenn County Behavioral Health
- Glenn County Community Action Department
- Glenn County Agricultural Department
- Glenn County Environmental Health
- Glenn County Health & Human Services Agency
- Glenn County Office of Education
- Glenn County Farm Bureau
- Habitat for Humanity
- Hamilton Unified School District
- Housing Developer - CHIP Housing
- Housing Developer - DHI Holdings Inc
  - Housing Developer - Rural Community Housing Development
- Lake Elementary School District
- Nation's Finest (formerly Veterans Resource Center)
- North Valley Indian Health
- Orland Unified School District
- Plaza Elementary School District
- Princeton Joint Unified School District
- Realtor
- Stony Creek Joint Unified School District
- TriCounties Community Action Partnership (nonprofit)
- UC Cooperative Extension Glenn County
- Unity House/Unity in Recovery
- Veteran Resource Center
- Volunteer with Public Health
- Westside Domestic Violence Shelter (WDVS)
- Willows Chamber of Commerce
- Migrant Education - BCOE Oroville Area
- Willows Unified School District

## HOUSING WORKSHOPS AND SURVEY

The housing workshops were conducted in August and September to educate the community about housing issues and opportunities facing Glenn County and gather input on housing-related topics. The timeframe was intended to allow community members and stakeholders to participate in the workshops and survey in accordance with their schedule and availability. The Housing Workshop consistent of 2 parts:

Step 1 - Workshop: Presentation describing the purpose of Housing Elements and why they are important and an overview of the County's Housing Element Update process. The presentation included a discussion of existing conditions housing stock, tenure, vacancy, and affordability trends in Glenn County. The presentation discussed the County's RHNA, how the RHNA is accommodated, potential constraints to housing, who builds housing in Glenn County, and how the County addresses housing needs.

Step 2 - Survey: A detailed survey, with English and Spanish options, asked a series of questions related to the respondent's demographic and current housing situation, their housing needs and priorities, fair housing issues; the respondent's thoughts related to the housing needs and priorities of unincorporated Glenn County, and the respondent's preferences for where different types of housing should be accommodated.

The survey was hosted on the County's General Plan Update/Housing Element Update website. Survey responses were collected from 8/9/2021 to 10/4/2021. In order to obtain a range of community input that reflected the broad economic and demographic spectrums of the County to augment the in-person workshops, County staff and the consultant team disseminated a detailed housing needs survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs. The housing needs survey was advertised via the County website, the County's social media, and through service providers.

The survey consisted of 24 questions designed to better understand the housing needs and priorities of the unincorporated areas of Glenn County. In total, 90 survey responses were received and the full survey results are provided in Appendix B of the Background Report. It is noted in the summaries below that the totals may not always equal 100% due to rounding.

Of all respondents (46%) live in the unincorporated area, while 54% identified living in one of the incorporated Glenn County cities. Of the respondents that live in the unincorporated County, 49% have lived in the County for 10 or more years while 20% have lived in the County for less than 5 years. The most common reasons residents gave for living in the unincorporated area of Glenn County included (respondents could choose multiple answers): proximity to job/work (33%), proximity to family and/or friends (35%), safety of neighborhood (11%), and affordability (18%); 38% of respondents selected "Other" and provided a range of reasons, including the desire to live in a rural or farming area, and due to being multi-generational residents.

The majority of respondents in the unincorporated County live in a single-family detached home (79%) and 4% live in an accessory dwelling unit, and 5% live in a duplex or attached unit, and 6 percent live in a multifamily property.

Regarding housing conditions, 46% of respondents indicated their home is in sound condition, 28% indicated their home shows signs of minor deferred maintenance, 17% indicated that their home needs one or more modest rehabilitation improvements, and 8% indicated their home needs substantial upgrades.

Respondents identified a range of upgrades or expansions they have considered making to their home, with the most commonly identified desired upgrades including: exterior improvements such as roofing, painting and general home repairs (57%), heating/air conditioning, solar, and electrical (24%), landscaping (39%), room addition or accessory dwelling unit (20%), and a range of other improvements (12%).

The majority of respondents indicated they are either somewhat satisfied or very satisfied with their current housing situation (74%), 6% indicated they are somewhat dissatisfied, and 6% indicated they are dissatisfied.

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT HOUSING PLAN

Regarding their type of household, respondents indicated the following: couple with children under 18 (32%), couple (no children) household (27%), single person household (14%), single person living with family (4%), single parent with children under 18 (12%), single person living with roommates (1.5), and adult (non-parent) head of household with children under 18 (3%), multi-generational family household (4%).

For respondents indicating that they wish to own a home in the unincorporated County but do not currently own one, the following responses reflect the top 3 reasons given (respondents could choose multiple answers) for not owning a home: cannot find a home within their target price range (25%), not having the financial resources for an adequate down payment (25%), and not having the financial resources for the monthly mortgage payment (16%).

A majority of respondents do not think that the range of housing options available in the unincorporated County meets their needs (62%), while 38% feel that the options do meet their needs.

When asked about the housing needs of the community, the majority of respondents do not think that the range of housing options available in the unincorporated County meets the community's needs (78%), while 22% of respondents feel that the options do meet the community's needs.

The types of housing identified as being most needed in the unincorporated County were identified by respondents as small single-family detached homes of less than 2,000 square feet (62%), medium to large single-family detached homes of more than 2,000 square feet (46%), apartments (41%), condominiums or townhomes (32%), duplex, triplex, and fourplex units (29%), tiny homes or tiny home villages (25%), farmworker-housing (18%), accessory dwelling units (27%).

When asked to rank the priority of various housing-related issues, respondents ranked the following as the highest priorities, in order of importance:

- Housing affordable to working families
- Support safe, well-maintained and well-designed housing as a way of strengthening existing and new neighborhoods
- Ensure that children who grow up in Glenn County can afford to live in Glenn County
- Rehabilitate existing housing
- Provide housing to meet the social and economic needs of each community
- Establish a variety of housing types and services to accommodate the diversity of special needs households (elderly, disabled, large families, agricultural workers, female heads of family, and homeless)

When asked to rank populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Glenn County, respondents identified the following as the highest priorities include the following, in order of importance:

- Seniors
- Single parent head of households
- Persons with a disability
- Large families
- Farmworkers
- Homeless persons or at-risk of homeless

Respondents identified their race/ethnicity as White/Non-Hispanic (80%), Hispanic (12%), Native American (5%), and Other (3%).

When asked to identify whether specific characteristics applied to their household, respondents identified: the presence of children under 18 (50%), adults 55-64 (35%), age 65 or older (27), large families of 5 or more people (24%), household member with a non-developmental disability (16%), single female head of household with children (14%), household member with a developmental disability (6%), and single male head of household with children (4%).

When asked to identify housing challenges, survey respondents identified the following:

Issue	Yes	No
I am concerned about my rent going up to an amount I can't afford.	32.79%	67.21%
I struggle to pay my rent or mortgage payment.	23.81%	76.19%
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	11.29%	88.71%
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	20.97%	79.03%
I am concerned that I may be evicted.	14.52%	85.48%
I need assistance finding rental housing.	19.67%	80.33%
My home is not big enough for my family or household.	19.67%	80.33%
My home is in poor condition and needs repair.	32.26%	67.74%
There is a lot of crime in my neighborhood.	14.29%	85.71%
I have been discriminated against when trying to rent housing.	11.29%	88.71%
I have been discriminated against when trying to purchase housing.	6.45%	93.55%
I need assistance with understanding my rights related to fair housing.	11.29%	88.71%

When asked to identify if they or someone in their family has any of the listed specific housing needs, 69% of respondents skipped the question and the remaining 31% identified the following:

Issue	Yes
Senior independent living (senior single family community or senior apartments)	42.86%
Independent living for someone with a disability	39.29%
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	17.86%
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	17.86%
Emergency shelter	17.86%
Supportive or transitional housing that provides services and support to avoid homelessness	17.86%
Supportive services to find and obtain housing.	32.14%
Daily living assistance and services to be able to live independently.	28.57%

## STAKEHOLDERS OUTREACH AND SURVEY RESULTS

Housing stakeholders were also surveyed for the purpose of identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community. The survey was sent to 75 persons, representing various agencies, service providers, developers, real estate professionals, and other stakeholders.

The stakeholders survey provided data, particularly related to issues and concerns associated with lower income and special needs populations in the County and information regarding potential constraints to housing development. Twelve survey

responses were received and the full survey results are provided in Appendix C of the Background Report. The results of the survey are summarized below.

The respondents work with a range of clients, including: seniors, disabled persons, including developmentally disabled persons, farmworkers, female-heads of households, persons in need of emergency shelter, homeless persons, and the general population. It should be noted that respondents may serve more than one community population.

Of the respondents, 11 respondents provide supportive services but do not develop housing and one respondent develops housing. Survey respondents were asked to identify the primary housing types needed to serve the specific populations that their organizations services. When asked about housing needed based on the population they serve, respondents identified the following types of housing as the most needed:

- Single-family housing affordable to extremely low, very low, and low income households,
- Housing close to services, including grocery stores, financial, personal, and social services,
- Single family housing – small (less than 2,000 s.f.) and large (greater than 2,000 s.f.),
- Multi-family housing affordable to extremely low, very low, and low income households,
- Duplex, triplex, and fourplex units,
- Emergency shelter,
- Transitional or supportive housing, and
- Housing with features for a disabled person.

When asked about housing services needed by population they serve, priority needs included:

- Assistance with finding housing affordable to extremely low or lower income households,
- Assistance with being housed in an emergency shelter,
- Assistance with being housed in transitional or supportive housing,
- Housing close to services, including grocery stores, financial, personal, and social services,
- General assistance with renting a home,
- Occasional financial assistance to pay rent, mortgage, and/or utilities, and
- Translation assistance for non-english speaking persons.

The lack of available housing, particularly affordable housing, housing with low barriers to entry for persons with mental health and addiction issues, and housing for the homeless population was identified multiple times. The need for financial assistance, including for housing costs, groceries, and fuel and supportive services, including for veterans, disable veterans, and single mothers, was also identified as a barrier to finding or staying in housing.

To improve housing and human services in unincorporated Glenn County, stakeholders identified the development of more housing, including low barrier housing, provision of transportation and affordable day care, supportive services to guide people through the application process for proper housing, advocacy for single parents and households with children with disabilities, and services to assist with day care, groceries, and utilities.

To address the community input via the community survey and stakeholder outreach efforts, County staff and the consultant team reviewed the Draft Housing Element including the available residential sites inventory, which was expanded from the 5<sup>th</sup> Cycle Housing Element to identify additional housing opportunities, including multifamily housing and sites to encourage a variety of housing types in the County's unincorporated communities. Program HE.5 removes constraints to a variety of housing types, including residential care facilities to serve the disabled and persons in need of general support with daily living activities, low barrier navigation centers to expand options for homeless persons and persons with mental health and other challenges to obtaining housing, and expanding housing options (emergency shelters, transitional housing, supportive housing) for homeless persons and those at-risk of homelessness. Program HE.3 ensures that the County's information regarding residential sites, which include a variety of sites to accommodate affordable housing and a greater variety of housing types, is made accessible to the public and interested parties and is reviewed and revised regularly. To address providing additional sites and capacity for affordable housing, Program HE.21 prioritizes addressing infrastructure constraints to encourage additional affordable and diverse housing opportunities in high resource areas and to improve existing infrastructure in areas with high rates of poverty and inequity to provide improved housing conditions as well as support additional placed-based opportunities and resources that would improve the quality of life in these communities. Program HE-9 provides support for providing, maintaining, and rehabilitating housing that meets lower income and special housing needs, including seniors, disabled, developmentally disabled, female heads-of-households, large families, farmworkers, and homeless persons and households, including incentivizing and streamlining these types of development.

Assistance to low and moderate income households in obtaining housing is addressed in Program HE.12. Action HO-6 ensures the County implements a robust effort to affirmatively further fair housing, including measures to ensure renters, owners, and landlords are aware of fair housing requirements and understand available resources to address concerns and complaints.

## PUBLIC REVIEW DRAFT HOUSING ELEMENT

The Draft Housing Element was provided to the public for a 380-day review period [from December 21, 2021 through January 28, 2022](#). During the public review period, the Draft Housing Element was submitted to HCD for the state-required 60-day review period.

The Housing Element was posted to the County's website and made available for public review at the Glenn County Planning & Community Development Services Agency public counter. The public review period was advertised via local newspaper (Sacramento Valley Mirror), notices posted at the Planning & Community Development Services Agency, notices on the County's website, and posts on the County's social media account. [Notices were sent to key stakeholders, agencies, and organizations identifying the length of the public review period \(comments requested by January 28, 2022\), requesting their input on housing needs and constraints, and sharing flyers \(provided in English and Spanish\) with their clients, organizations, and other parties. The County also posted the flyer as previously described for the posting of notices and information for the Housing Element Update. In addition to providing the Draft Housing Element on the County's General Plan Update website and a link to the information on the County's website, the County posted physical copies of the notice of availability of the Draft Housing Element and provided a physical copy of the Draft Housing Element for review at locations throughout the County to encourage wide participation and input:](#)

- [Glenn County Planning & Community Development Services Agency -225 North Tehama Street, Willows](#)
- [Glenn County Board of Supervisors Office - 525 West Sycamore Street, Willows](#)
- [Elk Creek Branch Library - 120 Church Street, Elk Creek](#)
- [Bayliss Branch Library - 7830 Road 39, Glenn](#)
- [Hamilton City CSD Office - 211 Main Street, Hamilton City](#)
- [Orland Free Library - 333 Mill Street, Orland](#)
- [Willows Public Library - 201 N. Lassen Street, Willows](#)

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT HOUSING PLAN

The County prepared a Notice of Availability for the Housing Element, inviting the public to review and comment on the Housing Element. The Notice of Availability identified locations where the Housing Element was available for review and provided directions on how to comment. Written comments were requested to be provided to the County by January 28, 2022. In addition to the opportunity for written comments, a ~~community open house was held on~~ ~~[insert date]~~ ~~workshop was held with the Planning Commission on January 19, 2022~~ ~~e~~; to provide the public and interested parties an overview of the 6<sup>th</sup> Cycle Housing Element, including the Housing Plan and Background Report, for an opportunity to comment on the Housing Element. ~~[Update following public and HCD review of the Housing Element to summarize comments and identify revisions made to the element in response to comments]~~ ~~No public comments were received on the Draft Housing Element.~~

### PLANNING COMMISSION

Prior to adoption of the 6<sup>th</sup> Cycle Housing Element, the Planning Commission held a noticed public hearing on ~~June 21, 2023~~ ~~[insert date]~~. Notice of the public hearing was published in the ~~[Sacramento Valley Mirror]~~, posted at the Planning and Community Development Services Agency and at the Board of Supervisors Chambers, posted on the County's website, and sent to the housing stakeholder organizations identified above. The Planning Commission conducted a public hearing, ~~considered~~ ~~provided an opportunity for~~ public input, ~~no comments were made regarding the Housing Element~~, discussed the Housing Element, and recommended ~~[identify recommendation]~~ ~~approval~~ to the Board of Supervisors.

### BOARD OF SUPERVISORS

Prior to adoption of the 6<sup>th</sup> Cycle Housing Element, ~~the~~ Board of Supervisors will ~~hold~~ ~~held~~ a noticed public hearing on ~~[insert date]~~ ~~July 18, 2023~~. Notice of the public hearing was published in the ~~[Sacramento Valley Mirror]~~, posted at the Planning and Community Development Services Agency and at the Board of Supervisors Chambers, posted on the County's website, and sent to the housing stakeholder organizations identified above. Following the public hearing, the Board of Supervisors ~~will consider~~ ~~provided an opportunity for~~ public input, ~~no comments were made regarding the Housing Element~~, discussed the Housing Element, ~~and~~ ~~considered~~ the Planning Commission's recommendation to adopt the Housing Element, ~~and approved~~ ~~adoption of the Housing Element~~.



### III HOUSING PLAN

The 6<sup>th</sup> Cycle Housing Element Background Report addresses housing needs, opportunities and constraints related to the development of housing, and fair housing issues in Glenn County. This Housing Plan sets forth the County’s goals, policies, and implementation actions to address identified housing needs.

The County’s housing needs include the Regional Housing Needs Allocation as well as special populations needs, including the elderly, disabled, developmentally disabled, large families, female heads of households with children present, agricultural workers, homeless persons and households, and those at-risk of homelessness. The County’s share of regional needs by income group was adopted by HCD on April 5, 2020 and is summarized in Table 1.

Income Group	Income Range <sup>1</sup> (Family of Four)	Maximum Affordable Monthly Housing Costs <sup>2</sup>	Unincorporated Glenn County Regional Share (units)
Extremely Low <sup>3</sup> : 0-30% AMI	\$26,500	\$662.50	--
Very Low: 30-50% AMI	\$26,501 - \$34,950	\$873.75	75
Low: 50-80% AMI	\$34,951 -- \$55,900	\$1,397.50	30
Moderate: 80-120% AMI	\$55,901 - \$84,850	\$2,121.25	36
Above Moderate: 120% + AMI	\$84,850 +	\$2,121.25 +	3899
<b>Total</b>			<b>229</b>

<sup>1</sup> HCD has established these income limits for Glenn County for 2021.  
<sup>2</sup> In determining how much families at each of these income levels should pay for housing, HCD considers housing “affordable” if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.  
<sup>3</sup> 50% of the County’s very low-income housing needs (7 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.  
 Source: De Novo Planning Group calculations; HCD 2021 State Income Levels

### GOALS AND POLICIES

These policies are targeted towards supporting and increasing the supply of affordable housing to lower income and special needs groups by providing broad guidance in the development of future plans and programs.

**GOAL HE G.1: HOUSING SITES. IDENTIFY ADEQUATE SITES TO ACCOMMODATE A VARIETY OF HOUSING TYPES AND AFFORDABILITY LEVELS TO MEET THE NEEDS OF EXISTING AND FUTURE RESIDENTS, AS WELL AS EMPLOYERS**

**POLICIES:**

HE P.1 Promote balanced, orderly growth to minimize unnecessary development costs which add to the cost of housing.

HE.P.2 Accommodate and encourage development of a full range of housing types in the unincorporated communities of Glenn County.

HE.P.3 Maintain a sufficient inventory of land suitable for development to accommodate timely development of needed new housing.



HE.P.4 Direct new housing development to areas within urban limit lines where essential public facilities, infrastructure, and services exist or can be provided and where appropriate employment, commercial and educational services are available, promoting affordable and special needs housing in areas of higher opportunities and resources to improve access to such opportunities and resources.

HE.P.5 Encourage development of a range of housing types affordable to all income levels in proximity to existing and planned employment centers, with an emphasis on increasing affordable housing in jobs-rich areas.

***GOAL HE G.2 HOUSING OPPORTUNITIES. ASSIST IN DEVELOPMENT, THROUGH PUBLIC AND PRIVATE RESOURCES, OF SUFFICIENT NEW HOUSING TO ENSURE THE AVAILABILITY OF SAFE AFFORDABLE HOUSING AND TO INCREASE ACCESS TO HIGH OPPORTUNITY AND RESOURCE AREAS***

**POLICIES:**

HE.P.6 Wherever appropriate, facilitate the use of federal or state programs that can assist in development of new housing consistent with identified countywide housing needs and adopted local plans and programs.

HE.P.7 Encourage and participate in efforts to achieve economies and efficiencies which will facilitate the production of quality affordable housing.

HE.P.8 Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.

HE.P.9 Make ending homelessness a priority.

HE.P.10 Proactively build relationships with the building community, including non-profits, and establish an array of regulatory and financial tools to assist residential development with non-profits, including utilizing local trust funds and other local financial resources, donating land, supporting funding applications, assisting entitlements and expediting permit processing.

***GOAL HE.G.3: STRENGTHEN NEIGHBORHOODS. MAINTAIN AND IMPROVE THE QUALITY OF THE EXISTING HOUSING STOCK AND THE NEIGHBORHOOD IN WHICH IT IS LOCATED***

HE.P.11 Facilitate the removal of all unsafe, substandard dwellings which cannot be cost-effectively repaired.

HE.P.12 Promote public awareness of the need for housing and neighborhood conservation.

HE.P.13 Encourage use of available public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to ensure preservation of the living environment, with a special focus on the communities of Artois, Hamilton City, North East Willows, Elk Creek and Butte City.

HE.P.14 Facilitate maximum use of federal and state programs that can assist extremely low, very low, and lower income homeowners to properly maintain their dwelling units.

HE.P.15 Promote and encourage community-wide infrastructure (e.g., curbs, gutters, sidewalks, street lighting, etc.) and complete streets.

***GOAL HE.G.4: AFFIRMATIVELY FURTHER FAIR HOUSING. PROMOTE EQUAL ACCESS AND OPPORTUNITIES TO SAFE AND DECENT HOUSING AND HIGH RESOURCE AREAS FOR ALL INCOME GROUPS***

**POLICIES:**

HE.P.16 Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or other protected characteristics.

HE.P.17 Affirmatively further fair housing through enforcing fair housing laws, providing outreach and education regarding fair housing rights, addressing fair housing allegations, and providing opportunities for community input on Housing Element implementation, including progress in affirmatively furthering fair housing.

HE.P.18 Support programs that increase employment, educational, and economic opportunities and environmental health, particularly in lower opportunity areas.

***GOAL HE.G.5 REDUCE HOUSING CONSTRAINTS. REVIEW, ADDRESS AND WHERE APPROPRIATE, REMOVE AND/OR MITIGATE GOVERNMENTAL AND NONGOVERNMENTAL CONSTRAINTS THAT IMPACT THE DEVELOPMENT, MAINTENANCE, AND IMPROVEMENT OF HOUSING***

**POLICIES:**

HE.P.19 Support efforts which coordinate and improve the local permitting process to effectively respond to local housing needs.

HE.P.20 Reduce and remove identified constraints to the development, maintenance, and preservation of housing, including constraints that would limit a variety of housing types, including low income, very low income, extremely low income housing and housing for special needs groups.

HE.P.21 Ensure the Development Code and County regulations accommodate a variety of housing types, including all specific housing types required to be permitted under State law.

HE.P.21 Encourage proper maintenance of essential public services and facilities in residential developments.

***GOAL HE.G.6 ADDRESS SPECIAL HOUSING NEEDS. INCREASE OPPORTUNITIES FOR SPECIAL NEEDS GROUPS (ELDERLY, LARGE FAMILIES, FAMILIES WITH FEMALE HEADS OF HOUSEHOLD, FARM WORKERS, DISABLED, DEVELOPMENTALLY DISABLED, HOMELESS, AND EXTREMELY LOW INCOME HOUSING) TO OBTAIN ADEQUATE HOUSING***

**POLICIES:**

HE.P.21 Encourage full use of federal and state housing assistance programs which can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.

HE.P.22 Promote the development, preservation, and rehabilitation of housing to maximize housing choice and meet the needs of special needs groups, including seniors, people living with disabilities, including developmental disabilities, farmworkers, the homeless, people with illnesses, people in need of mental health care, single parent families, large families, and extremely low income households.

HE.P.23 Ensure all new multi-family construction meets the accessibility requirements of federal and state fair housing acts through local permitting and approval process.

HE.P.24 Encourage the removal of architectural and other physical barriers in the rehabilitation of existing residential units and ensure that new units comply with visitability standards.

HE.P.25 Expand housing opportunities for farmworkers.

HE.P.26 Provide for housing to meet the needs of extended, multi-generational, and/or large families, encouraging both rental and for-sale developments to include large units (containing 4 or more bedrooms) that are affordable to very low and low income households.

HE.P.27 Support programs to provide for a continuum of care for the homeless including emergency shelters, transitional housing, supportive housing, and permanent housing in areas of the County where these services are most needed

***GOAL HE.G.6 ENERGY CONSERVATION AND EFFICIENCY. PROMOTE ENERGY CONSERVATION ACTIVITIES IN ALL RESIDENTIAL AREAS***

**POLICIES:**

HE.P.28 Continue to implement the policies, implementation standards, and programs contained in the Glenn County General Plan, and Title 24 of the State Code that support green building and energy efficiency requirements.

HE.P.29 Coordinate code enforcement programs with housing, building, housing finance agency, planning, utilities, housing code inspection, police, fire, waste management, rehabilitation programs and other public safety agencies to effectively utilize funding resources, efficiently ensure safe homes and avoid displacement.

**ACTIONS**

The following is a list of implementation actions which will guide the County's land use policies related to residential development for this Planning Period which ends in 2029. The County will work to implement these actions and to continue its efforts to generate and distribute resources for the development and preservation of affordable housing.

**Program HE.1. Review and Report.** In accordance with Government Code Section 65400, the County will submit an annual progress report (APR) to the State describing the achievements, progress, and

shortfalls in implementing the Housing Element. The report will be prepared using the HCD template and will include housing production, rehabilitation, and conservation data, status of implementation actions, and identification of County-owned surplus sites.

*Responsibility: Planning & Community Development Services Agency*  
*Timing: Annually, in April of 2022, 2023, 2024, 2025, 2026, 2027, 2028, and 2029*  
*Funding: General Fund*  
*Objective: Prepare APR, present to Planning Commission and Board of Supervisors, and submit to HCD*

**Program HE.2. Community Participation:** When updating community plans, the Zoning Code, and other planning and development regulations and conducting housing-related activities, engage a broad spectrum of the public in the development of housing policy, including households at all economic levels, ethnic and minority populations, youth and seniors, religious organizations, groups with disabilities, and other groups that may be historically underrepresented, as appropriate. Coordinate input from various stakeholders, including local businesses, housing advocacy groups, and neighborhood organizations, in order to reach potentially underrepresented groups and expand participation opportunities.

Notification of participation opportunities will occur through posting on the County's website and social media pages, posting flyers in County libraries and other department buildings, and reaching out to known stakeholders and interested community members. The County will use the outreach list for stakeholders developed for this Housing Element Update and will add to the outreach list as stakeholders and community members express participation in participating in the County's various planning- and housing-related activities. Notification will typically be by email, but may include mail.

*Responsibility: Planning & Community Development Services Agency*  
*Timing: Ongoing – review implementation annually; [reach out to stakeholders to identify potentially underrepresented groups and contact persons or notice locations to best reach underrepresented groups by June-December 2023; at least one stakeholder and notice location will be identified in each Census Tract; reach out to stakeholders annually with an update of planning activities anticipated for the upcoming year; notification for individual projects will occur on a project-by-project basis and implementation of public outreach for specific projects will be reviewed annually.](#)*  
*Funding: General Fund*  
*Objective: To engage a broad spectrum of County residents in planning processes and affirmatively further fair housing through encouraging participation of potentially underrepresented populations and stakeholders*

**Program HE.3. Maintain and Publish Inventory.** Make available, via the County's website, current information regarding underutilized and vacant residential sites ~~and County-owned or other surplus land appropriate to accommodate the County's RHNA~~, including identifying sites appropriate for lower income housing and to accommodate special needs groups. This includes extremely low, very low, and low income housing sites identified in Table IV-3 and Figure IV-1 of the Housing Element Background Report and sites rezoned pursuant to Program HE.4. The sites inventory and figure shall be revised as necessary to reflect approved and completed residential development, to ensure that the vacant and underutilized residential land inventory is adequate to accommodate the County's RHNA (very low, low, moderate, and above moderate income housing needs) and housing for special needs groups, and to reflect changes to the County's inventory of surplus sites, to assist in marketing new housing development areas.

If additional sites for extremely low, very low, and low income housing are added to the inventory, distribute the updated inventory to local and regional affordable housing developers.

While this 6<sup>th</sup> Cycle Housing Element does not rely on any publicly-owned sites to accommodate the RHNA, the County shall review APNs 022-282-005-000, 022-030-003-000, 022-071-006-000, 022-071-005-000, 022-071-004-000, 022-270-007-000, 032-360-001-000, and 032-363-041-000 by December 2025 to determine if these sites would be appropriate to designate as surplus land. If any of these sites are determined to be appropriate for surplus land designation, the County shall proceed with the process of designating the sites as surplus land. ~~Designate County-owned sites in Appendix A as surplus lands and issue~~ issuing a written offer to sell or lease the land for the purpose of developing low and moderate income housing and other allowed uses pursuant to the Surplus Lands Act in 2026, to obtain proposals for housing development on the sites. As part of the notification of the availability of any sites designated as surplus lands, the County shall contact regionally active affordable housing developers, self-help housing providers, and non-profits to encourage their participation in supporting affordable housing development in the County.

Contact developers, including affordable housing developers and non-profits, on a bi-annual basis and provide the developers with the inventory of residential sites and request that developers contact the County for assistance if interested in pursuing affordable housing, special needs housing, or other residential development projects.

*Responsibility: Planning & Community Development Services Agency*  
*Timing: Review sites as part of APR preparation. Designate surplus lands by December 2023 and issue request for proposals pursuant to Surplus Lands Act by January 2024.*  
*Update Table IV-3 and Figure IV-1A through IV-G by July of each year to reflect any changes to the inventory of sites.*  
*Funding: General Fund*  
*Objective: Maintain public information regarding the inventory of residential sites and surplus lands to promote development of such sites*

**Program HE.4. Rezone to Address RHNA Rezone to Accommodate RHNA.** As identified in the Background Report, the County can accommodate 6 units through its inventory of lower income sites and 8 units through accessory dwelling units. To accommodate the remaining lower-income RHNA of 91 units, the County will identify and rezone sites from the list in Appendix D to provide:

- a. A minimum of ~~2.5~~1.2 acres (accommodates at least ~~30~~21 very low and low income units) to the RM zoning district, which will be revised to require a minimum of 10 units per acre and allow up to ~~15~~21.78 units per acre, ~~and~~
- b. a A minimum of ~~10.2~~1.7 acres (accommodates at least ~~61~~163 units) to Mixed Use, a new zoning district that will allow exclusively residential uses in addition to uses that include a mix of residential and non-residential uses, require residential uses to occupy at least 50 percent of the total floor area of a mixed-use project, and ~~allows~~require a minimum of ~~10~~14 units per acre to a maximum of ~~15~~25 units per acre. The MU district will allow lot coverage of up to 60% and maximum building heights of 55 feet; and
- b.c. Permit owner-occupied and rental multifamily uses by-right (i.e., no conditional use or other discretionary permit is required) on rezoned sites for developments in which 20 percent or more of the units are affordable to lower-income households.

Rezoned sites shall be no less than 0.5 acres and no more than 10 acres in size, with capacity to accommodate at least 16 units, available for development in the planning period, located where water, sewer, stormwater drainage, and dry utilities can be provided, and mixed use sites shall ~~be~~ require that residential uses occupy 50% of the floor area of a mixed use project, pursuant to Government Code section 65583.2(h).

*Responsibility: Planning & Community Development Services Agency; Planning Commission; Board of Supervisors*

*Timing: Complete rezoning by November 30, 2024.*

*Funding: General Fund*

*Objective: Rezoning of a minimum of 12.7-9 acres to accommodate the County's remaining RHNA (~~91-98~~ very low and 12 low income units).*

**Program HE.5. Remove Constraints.** Update the Development Code to remove constraints to a variety of housing types and ensure the County's standards and permitting requirements are consistent with State law, including:

a. Accessory Dwelling Units: The Development Code will be updated to address accessory dwelling units consistent with State law, including, AB 68, AB 587, AB 670, AB 671, AB 881, AB 3182, and SB 13, to ensure that residential and mixed use zones accommodate one ADU and one JADU, address timing of approvals, standards addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADU consistent with the requirements of Civil Code Section 4751.

b. Residential Care Facilities: The Development Code shall be updated to define a "Residential Care Home" as family home, group care facility, or similar facility licensed by the State of California for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual, consistent with State law and to clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities. The revisions shall also ensure Residential Care Homes serving 6 or fewer persons are treated in the same manner as another residential use of the same type in the same zone and to allow residential care facilities serving 7 to 15 people or more people as a permitted use in the R-M and the MU zone. ~~Residential care facilities serving 15 or more people shall be allowed in the MU zone and will continue to be allowed in the R-M and RE-NW zone.~~

c. Single-Room Occupancy: The Development Code will be updated to define a Single-Room Occupancy (SRO) use and to clarify that SROs are allowed in the R-M zone. Upon completion of the General Plan Update and subsequent Development Code amendment to establish the Mixed Use zone, SROs shall also be allowed in the new Mixed Use zone.

d. Agricultural Worker Housing: The Development Code will be updated to replace seasonal farmworker housing and farm labor camp uses with agricultural worker housing, to define agricultural worker housing, and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.5 and 17021.6. The Development Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.

e. Employee Housing: The Development Code will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone

f. Emergency Shelters: The Development Code will be updated to allow emergency shelters consistent with the requirements of Government Code Section 65583(a)(4) and to

allow emergency shelters ancillary to permitted places of worship and churches, consistent with the federal Religious Land Use and Institutionalized Persons Act. The Development Code shall be revised to [define emergency shelters, which shall include interim interventions, consistent with Government Code Sections 65582 and 65583\(a\)\(4\) and to](#) identify at least one zone [\(Mixed Use – to be applied to Opportunity Sites identified in Appendix A\) that also allows residential uses as a permitted use](#) where emergency shelters are allowed [as a permitted use](#) without any discretionary permit, where there is adequate capacity to accommodate at least one year-round emergency shelter adequate to accommodate the unhoused need in the unincorporated county, and shall be limited to objective standards applied to other residential or commercial uses in the same zone, except that [objective emergency shelter standards may be established as allowed by Government Code Section 65583\(a\)\(4\)\(B\)](#) to address:

- i. The maximum number of beds or persons permitted to be served nightly by the facility.
  - ii. Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
  - iii. The size and location of exterior and interior onsite waiting and client intake areas.
  - iv. The provision of onsite management.
  - v. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
  - vi. The length of stay.
  - vii. Lighting.
  - viii. Security during hours that the emergency shelter is in operation.
- g. Transitional and Supportive Housing: The Development Code shall be revised to include transitional and supportive housing in the allowed use tables for each zone and specify that transitional and supportive housing is allowed in all zoning districts where residential uses are allowed subject to the same standards as a residence of the same type consistent with Government Code Section 65583(c)(3). Additionally, the Development Code shall be revised to allow eligible supportive housing as a use by right in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- h. Low Barrier Navigation Centers: The Development Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
- i. Parking. The Development Code shall be revised to require one vehicle parking space per unit for efficiency dwelling units and one bedroom dwelling units.
- j. Minimum RM Density. The Development Code will be updated to modify the RM standards to:
- i. Require a minimum density of 10 dwelling units per acre; and
  - ii. Only permit development of single family units if the single family unit(s) are:
    - Replacing an existing single family unit on a one for one basis,
    - On an existing lot of 6,000 square feet or less, or



- Are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income household; or
- Project will provide housing for seniors, persons with a disability, agricultural workers, homeless persons, or persons at risk of homelessness.

k. RM land use designation. The General Plan will be updated to modify the RM land use designation to require a minimum density of 10 dwelling units per acre and to allow up to 21.78 units per acre.

~~k.l.~~ Streamlined and Ministerial Review for Eligible Affordable Housing Projects: The Development Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300.

m. Density Bonus. Revise density bonus provisions to address current Government Code requirements.

t.n. Affordable and Special Housing Needs Incentives. Identify incentives and concessions for affordable and special needs housing, including incentives specifically for extremely low income households.

~~m.o.~~ Reasonable Accommodation: The Development Code shall be revised to establish a process to process reasonable accommodation requests consistent with the requirements of State law and to ensure reasonable accommodations are made for persons with disabilities. This procedure will be ministerial process subject to approval by the Planning Director by applying the following criteria:

- i. The request for reasonable accommodation will be used by an individual with a physical or developmental disability or their representative protected under fair housing laws.
- ii. The requested accommodation is necessary to make housing accessible and suitable to an individual with a physical or developmental disability protected under fair housing laws.
- iii. The requested accommodation would not impose an undue financial or administrative burden on the County.
- iv. The requested accommodation would not require a fundamental alteration in the nature of the County's land use and zoning program.

*Responsibility: Planning & Community Development Services Agency; Planning Commission; Board of Supervisors*

*Timing: Development Code amendments adopted by December 2024~~2022~~*

*Funding: General Fund*

*Objective: Remove constraints to a variety of housing types to promote development of at least 4 extremely low, 4 very low, and 8 low income units and 6 special needs units*

Program HE.6. Affirmatively Further Fair Housing-~~Outreach and Coordination Program~~: Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information,



coordination, and education on fair housing law and practices to residents, landlords, and housing developers. Efforts will include, but may not be limited to:

Table 2 identifies the actions the County will take to affirmatively further fair housing, which were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis provided in the Background Report. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows:

- High Priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that can be controlled countywide;
- Medium Priority factors are those that have a direct and substantial impact on fair housing, but Glenn County has limited capacity to control their implementation;
- Low Priority factors may have a direct and substantial impact on fair housing choice, but Glenn County lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

These actions are intended to alleviate the main issues identified in the Affirmatively Furthering Fair Housing Analysis and will be implemented during the 2021-2029 planning period. In addition, the County will monitor the AFFH actions on an annual basis in conjunction with the preparation of the APR to ensure the goals are being met. If any action items are not being achieved, the County will adjust its metrics, timeframes, and commitments as necessary to ensure it meets its AFFH goals.

**Table 2: Fair Housing Program Action Items**

Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
<b>Fair Housing Resources, including Outreach and Enforcement</b>				
<p><u>HE.6. Fair Housing Complaint Referral and Training Process</u></p>	<ul style="list-style-type: none"> <li>● <u>Ensure County residents and housing providers have access to comprehensive fair housing services, including education, enforcement assistance, and outreach</u></li> <li>● <u>Identify</u> County staff responsibilities regarding how to receive, address, and follow-up on requests for assistance from tenants, homebuyers, and landlords;</li> <li>● Provide annual training of <u>designated</u> County staff by a qualified professional on how to receive, log, refer, and follow-up on fair housing complaints.</li> <li>● <u>Identify</u> <del>ication of</del> agencies and entities to refer housing complaints to, including:                             <ul style="list-style-type: none"> <li>-California Department of Fair Employment and Housing: Receives and evaluates discrimination complaints statewide and enforces State civil rights laws.</li> <li>-U.S. Department of Housing and Urban Development: Receives, evaluates, and addresses discrimination complaints under the federal Fair Housing Act as well as other discrimination and civil rights violations in housing and community development programs.</li> <li>-Legal Services of Northern California: Provides legal aid and complaint assistance to lower income persons and persons over the age of 60 for fair housing and other issues.</li> </ul> </li> <li>● <u>Maintain</u> <del>l</del>og to ensure information is collected regarding the complainant, including contact information, property location, property owner, property owner/management company, issue, and County follow-up actions, date of follow-up, and information regarding organizations/agencies contacted by the complainant, and resolution. <u>If resolution was not obtained for any complaints, refer to Legal Services of Northern California, DFEH, or HUD to ensure that affordable housing laws are actively enforced.</u></li> <li>● <u>Continue to coordinate with Legal Services of Northern California or other qualified service provider to continue to provide fair housing assistance and complaint resolution services to Glenn County residents. <del>Glenn County shall</del></u></li> </ul>	<ul style="list-style-type: none"> <li>● <u>High priority/initial actions within 12 months of Housing Element adoption</u></li> </ul>	<ul style="list-style-type: none"> <li>● <u>Countywide</u></li> </ul>	<ul style="list-style-type: none"> <li>● <u>Identify County staff responsibilities by December 2023.</u></li> <li>● <u>Identify any additional agencies/entities for housing complain referrals in 2024.</u></li> <li>● <u>Annual training of designated County staff (2023-2029)</u></li> <li>● <u>Annual presentations and media outreach (2023-2029)</u></li> <li>● <u>In 2024, coordinate with local organizations to expand fair housing outreach and to ensure fair housing information is provided as part of programs serving lower income households;</u></li> <li>● <u>In 2024, 2026, and 2028, provide information to all community areas (via a mailer or outreach to community service providers with an active presence in the community) to identify alternatives to single family housing and resources for affordable housing. Annual update to Board of Supervisors on fair housing process, outreach efforts, and identified gaps in services (2023-2029)</u></li> <li>● <u>Maintain log of complaints (ongoing)</u></li> <li>● <u>Refer any unresolved complaints to Legal Services of Northern California, DFEH, or HUD (follow-up with complainants quarterly)</u></li> <li>● <u>Coordinate with Legal Services of Northern California annually (2024, 2025, 2026, 2027, 2028, 2029) regarding complaints received, outcomes, and identification of any gaps in fair housing services. <u>If gaps in</u></u></li> </ul>

6<sup>TH</sup> CYCLE HOUSING ELEMENT HOUSING PLAN

Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	<p><del>coordinate with LSNC annually to ensure services are being made available to interested persons provided to residents, to understand the nature of any complaints or inquiries made each year, and to identify and address any gaps in services.</del></p>			<p>services are identified, will work to identify additional resources to assist with fair housing services within 18 months of identifying service gap.</p>
<p><u>HE.6. Public Information and Outreach</u></p>	<ul style="list-style-type: none"> <li>● Provide public information regarding fair housing/equal housing opportunity requirements and the right to safe, decent housing, including: 1) a brief summary of fair housing laws and rights, 2) County contact for assistance with a fair housing issue, and 3) organizations that provide assistance with understanding housing rights and filing complaints. <del>Housing outreach and related materials will be in both English and Spanish.</del></li> <li>● Provide annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the County's social media accounts or podcast).</li> <li>● <u>Ensure that public outreach is accessible to all people by offering translation services at all public meetings and workshops, in addition to bilingual written materials.</u></li> <li>● Provide annual seminars to landlords and property owners regarding fair housing laws and requirements. These seminars can be conducted jointly with other agencies, such as the Cities of Orland and Willows and/or with the Butte County Housing Authority.</li> </ul>	<ul style="list-style-type: none"> <li>● <u>High priority/initial actions within 18 months of Housing Element adoption</u></li> </ul>	<ul style="list-style-type: none"> <li>● <u>Countywide</u></li> </ul>	<ul style="list-style-type: none"> <li>● <u>Prepare fair housing information (summary of housing laws/rights, contact information for County staff, and contact information for fair housing assistance organizations) in English and Spanish by December 2024.</u></li> <li>● <del>Make This information will be made</del> available to the general population, lower income households, and special needs groups by placing information on the County's website and in libraries, other County buildings and meeting places, by advertising in the local media, and by distributing the information to stakeholders and service providers that work directly with lower income households and special needs populations <u>(December 2024).</u> <ul style="list-style-type: none"> <li>○ <del>This information will be r</del><u>Reviewed information</u> annually to ensure that any materials, links, and information provided are up-to-date.</li> </ul> </li> <li>● <u>Annual public service announcements (2024-2029).</u></li> <li>● <u>Annual seminars to landlords and property owners (2025-2029)</u></li> <li>● <u>Biennial fair housing update to the Board of Supervisors (2026, 2028).</u></li> </ul>
<p><u>HE.2. Community Participation</u></p>	<ul style="list-style-type: none"> <li>● Affirmatively further fair housing through encouraging participation of potentially underrepresented populations and stakeholders.</li> <li>● Actively recruit residents from neighborhoods of concentrated poverty and low resource areas to serve or participate on boards, committees, and other local</li> </ul>	<ul style="list-style-type: none"> <li>● <u>High Priority/initial actions within 18 months of Housing Element adoption</u></li> </ul>	<ul style="list-style-type: none"> <li>● <u>Low resource areas, high poverty, and sensitive communities (see Background Report Figures V-11 (low</u></li> </ul>	<ul style="list-style-type: none"> <li>● <u>Reach out to stakeholders to identify stakeholders and contact persons that are active in areas in concentrated poverty/low resource areas (see Figures referenced in Geographic Targeting) by December 2023.</u></li> </ul>

Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	<p>government bodies, <u>to be coordinated with the outreach efforts of Program HE.2.</u></p> <ul style="list-style-type: none"> <li>• Provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.</li> </ul>		<p><u>resource areas – CT 103 Block Group 3), V-20 (high poverty areas – CTs 101, 102, 105.01), and V-24 (communities vulnerable to displacement – CTs 101 and 104)</u></p>	<ul style="list-style-type: none"> <li>• <u>Identify at least one stakeholder and notice location in each affected Census Tract (see Figures references in Geographic Targeting) by March 2024.</u></li> <li>• <u>Reach out to stakeholders representing disadvantaged/low resource areas on an annual basis with an update of planning activities anticipated in the upcoming year (2024-2029).</u></li> <li>• <u>As board, committee, and other openings come available, advertise opportunities via the stakeholders and notice locations identified for each affected Census Tract.</u></li> </ul>
<b>Housing Mobility Enhancement/Segregation and Integration</b>				
<p><u>HE.6. Promote Access to Housing and Integrated Communities</u></p>	<ul style="list-style-type: none"> <li>• <u>Promote increased housing mobility, including a variety of housing types in all communities and access to all communities for all persons, regardless of income or protected characteristics, including age, race, disability, familial status, etc. through:</u> <ul style="list-style-type: none"> <li>○ <u>Coordination with local stakeholders to integrate fair housing requirements into program information</u></li> <li>○ <u>Outreach to all community areas to identify alternatives to single family housing and to identify resources for affordable housing</u></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <u>High priority/within 18 months of Housing Element adoption</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Countywide</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Coordinate with local organizations, through the Glenn County Community Action Department and Housing Authority of the County of Butte, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households, identifying opportunities for publicizing fair housing requirements by December 2024.</u></li> <li>• <u>Provide outreach to all community areas to 1) identify alternatives to single family housing that can increase affordable housing opportunities, including ADUs/JADUs, mobile and manufactured homes, residential care facilities, and multifamily opportunities and 2) to identify resources for affordable housing (see Program 12) to encourage access to all community areas regardless of income or other protected characteristics by December 2024 and annually thereafter.</u></li> </ul>

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Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
HE.12. Community Information – Low and Moderate Income Housing	<ul style="list-style-type: none"> <li>Assist extremely low, very low, and low income and special needs households in obtaining affordable housing through;</li> <li>Maintaining information on available housing resources, including affordable housing developments, Housing Choice Vouchers, First-time Home Buyer, and Self-Help Housing programs</li> <li>Providing information in English and Spanish at community-serving locations</li> </ul>	<ul style="list-style-type: none"> <li>Medium priority/within 24 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Countywide</li> </ul>	<ul style="list-style-type: none"> <li>Prepare handout in English and Spanish with information regarding housing resources, including affordable housing, special needs housing, Housing Choice Vouchers, First-time Home Buyer programs and other resources that assist persons with accessing housing of their choice by December 2024 and update information bi-annually (2026, 2028)</li> <li>Make information at community-serving locations, including on the County website, at service provider offices, Post Offices, and libraries</li> </ul>
HE.13. Homebuyer Assistance	<ul style="list-style-type: none"> <li>Promote homeownership assistance programs through public outreach (Program 12) and informing local real estate agencies of program availability</li> <li>Provide housing counseling programs in coordination with the Homebuyer Assistance and Self-Help Housing programs to assist households in preparing for homeownership</li> <li>Apply for additional homebuyer assistance funding</li> </ul>	<ul style="list-style-type: none"> <li>High priority/within 18 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Countywide, with emphasis on targeting marketing and outreach to higher resource/opportunity areas (CT 102 Block Groups 2 through 4, CT 105.01 Block Groups 2 and 4) and to predominantly single family communities</li> </ul>	<ul style="list-style-type: none"> <li>Promote homeownership assistance programs as identified in Program 12</li> <li>Annually contact real estate agencies with information regarding availability of First-Time Home Buyer and Self-Help Housing programs</li> <li>Apply for homebuyer assistance grants at least bi-annually (2024, 2026, 2028)</li> <li>Target 15% of homebuyer assistance units in higher opportunity or predominantly single family areas</li> <li>Assist 6 lower income households</li> </ul>
HE.15: Encourage and Incentivize ADUs and JADUs	<p>Encourage the development of ADUs and JADUs through a variety of measures to promote the development of ADUs/JADUs in high opportunity areas and in predominantly single family communities to expand housing opportunities, including in existing neighborhoods, for all income levels and special needs groups through the following:</p> <ul style="list-style-type: none"> <li>Update ADU/JADU standards, where not in compliance with State law</li> <li>Promotional outreach and awareness campaign to increase awareness of ADU/JADU opportunities, including an ADU factsheet or handbook, and on-line resources</li> </ul>	<ul style="list-style-type: none"> <li>High priority/within 18 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Countywide, with an emphasis on targeting marketing and outreach to higher resource/opportunity areas (CT 102 Block Groups 2 through 4, CT 105.01 Block Groups 2 and 4) and to predominantly single family</li> </ul>	<ul style="list-style-type: none"> <li>Update ADU requirements, where necessary (2024);</li> <li>Prepare ADU factsheet and resource guides (2024);</li> <li>Develop ADU amnesty program (2024);</li> <li>Conduct outreach and education (2024-2029);</li> <li>Beginning in 2025, annually submit application for ADU prototypes and develop prototypes within 1 months of receipt of funding</li> </ul>

Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	<ul style="list-style-type: none"> <li>● ADU amnesty program to assist property owners in legalizing unpermitted ADUs</li> <li>● Prototype ADU plans and assistance; and</li> <li>● Conduct a mid-cycle review of ADU assumptions.</li> </ul>		<p>communities</p>	<ul style="list-style-type: none"> <li>● Conduct mid-cycle review (2025)</li> <li>● Annually monitor ADUs permitted at the time of the Annual Progress Report (APR):</li> <li>● Target 20% of ADUs in higher opportunity or predominantly single family areas</li> <li>● Development of at least 2 ADUs per year and legalization of at least 2 ADUs per year, including 4 extremely low, 4 very low, and 14 low income units</li> </ul>
<p>HE.17: Preservation of Affordable Housing Opportunities – Housing Choice Vouchers</p>	<ul style="list-style-type: none"> <li>● Increase access to Housing Choice Vouchers</li> </ul>	<ul style="list-style-type: none"> <li>● Medium priority/ within 24 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>● Countywide, with emphasis on participation in higher opportunity areas (CT 102 Block Groups 2 through 4, CT 105.01 Block Groups 2 and 4)</li> </ul>	<ul style="list-style-type: none"> <li>● Work with Housing Authority of County of Butte to increase the number of low income recipients receiving voucher assistance in unincorporated higher opportunity areas by 5% by 2027.</li> <li>● When vouchers are available or the waiting list is opened, make information regarding the HCV program available on the County website, through social media, and via email and direct email to housing stakeholders including those identified in Program HE.2 (ongoing);</li> <li>● Provide annual outreach to property owners to support broader use and acceptance of vouchers (2024-2029)</li> </ul>
<p>HE.16: Accessible Housing</p>	<ul style="list-style-type: none"> <li>● Ensure the development of housing accessible to disabled persons through:                             <ul style="list-style-type: none"> <li>○ Continuing to require the first floors of multi-family developments accommodate access,</li> <li>○ Requiring new housing provide a minimum of 5% of units that are accessible to disabled persons, and</li> <li>○ Implementing the California Building Standards Code and ADA requirements</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● High priority/ within 12 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>● Countywide</li> </ul>	<ul style="list-style-type: none"> <li>● Review all new development projects to address accessibility disabled persons, including provision of accessible first-floor units in multifamily developments, a minimum of 5% of units in multifamily or subdivision projects, and implementing the CBSC and ADA requirements (ongoing)</li> <li>● As part of the APR, report on the number of multifamily and subdivision projects entitled each year and the accessible units required for each</li> </ul>

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Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
project (2024-2029)				
<b>New Housing Choices and Affordability in Opportunity Areas</b>				
<a href="#">HE.4: Rezone to Address RHNA</a>	<ul style="list-style-type: none"> <li>● <a href="#">Increase access to affordable housing Countywide and in high opportunity areas through rezoning to accommodate the County's remaining RHNA of 91 units, including sites in the highest opportunity areas, including requiring a minimum of 10 units per acre in the RM zone and 14 units per acre in the new Mixed Use (MU) district and permit multifamily uses by right on rezoned sites for projects with 20% or more units affordable to lower income households.</a></li> </ul>	<ul style="list-style-type: none"> <li>● <a href="#">High priority/within 18 months of Housing Element adoption</a></li> </ul>	<ul style="list-style-type: none"> <li>● <a href="#">Increase access to highest opportunity areas (CT 102 Block Groups 2 through 4, CT 105.01 Block Groups 2 and 4)</a></li> </ul>	<ul style="list-style-type: none"> <li>● <a href="#">Rezone 1.2 acres to RM and 4.9 to MU in Orland area by November 2024</a></li> <li>● <a href="#">Rezone 5.28 acres to MU in Hamilton City by November 2024</a></li> </ul>
<a href="#">HE.9: Develop, Preserve, and Maintain Affordable and Special Need Housing</a>	<ul style="list-style-type: none"> <li>● <a href="#">Support the provision, maintenance, and rehabilitation of housing that meets lower income and special housing needs through proactive outreach to housing developers, preparing package of incentives and assistance available for affordable and special needs housing, and submitting funding applications for housing production and maintenance, including identifying opportunities to assist extremely low income and special needs households.</a></li> </ul>	<ul style="list-style-type: none"> <li>● <a href="#">High priority/within 18 months of Housing Element adoption</a></li> </ul>	<ul style="list-style-type: none"> <li>● <a href="#">Countywide, with priority for new affordable housing development in highest opportunity areas (CT 102 Block Groups 2 through 4, CT 105.01 Block Groups 2 and 4)</a></li> </ul>	<ul style="list-style-type: none"> <li>● <a href="#">Prepare a list of incentives by December 2023</a></li> <li>● <a href="#">Provide a Notice of Assistance that includes housing sites, incentives, funding resources, and maps of high resource areas to affordable and special housing needs developers and on the County website on a bi-annual basis (2024, 2026, 2028)</a></li> <li>● <a href="#">Publicize County programs, incentives, and funding resources on the County website by December 2023</a></li> <li>● <a href="#">Aim to prepare or support preparation of at least 2 applications during the planning period; facilitate the construction of at least 2 extremely low, 3 very low, and 3 low income units, and 6 special needs units</a></li> </ul>
<a href="#">HE.14: Agricultural Employee Housing</a>	<ul style="list-style-type: none"> <li>● <a href="#">Conduct annual outreach to housing developers, non-profits, and stakeholders to identify the County's inventory of residential sites for housing projects and to encourage development of farmworker housing on the identified inventory sites or an agricultural land</a></li> <li>● <a href="#">Advocate for federal and State funding for agricultural employee housing, including funding for new construction, acquisition/rehabilitation, and vouchers</a></li> </ul>	<ul style="list-style-type: none"> <li>● <a href="#">Medium priority/within 24 months of adoption</a></li> </ul>	<ul style="list-style-type: none"> <li>● <a href="#">Countywide</a></li> </ul>	<ul style="list-style-type: none"> <li>● <a href="#">Contact Housing Authority annually to identifying potential funding opportunities for farmworker housing (2023-2029)</a></li> <li>● <a href="#">Contact developers annually to with information regarding available farmworker housing programs and County zoning that allows farmworker housing to be developed pursuant to</a></li> </ul>



Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	<ul style="list-style-type: none"> <li>Coordinate with Housing Authority to follow up on any identified funding opportunities</li> </ul>			<ul style="list-style-type: none"> <li>State law on land that is zoned for agricultural uses (2024-2029)</li> <li>Assist Housing Authority, developers, and non-profits in completing any grant applications, including assistance with CEQA/NEPA review for projects (ongoing)</li> <li>Advocate for farmworker assistance programs, including permanent and temporary (migrant) vouchers through bi-annual outreach to stakeholders, HCD, and HUD (2025, 2027, 2029)</li> </ul>
<a href="#">HE.6 Access to Opportunity for Persons with Disabilities</a>	<ul style="list-style-type: none"> <li>Identify unmet demand for housing for persons with disabilities and assist service providers with identifying resources to meet demand</li> </ul>	<ul style="list-style-type: none"> <li>High priority/within 24 months of adoption</li> </ul>	<ul style="list-style-type: none"> <li>Countywide</li> </ul>	<ul style="list-style-type: none"> <li>Meet with the Far Northern Regional Center in 2024 to identify whether there is unmet demand anywhere in the County.</li> <li>If an unmet demand is realized, work with providers to secure funding to expand services through contacting service providers and providing information on available housing resources and programs.</li> </ul>
<b>Place-Based Strategies for Community Preservation and Revitalization</b>				
<a href="#">HE.6 Promote Economic Opportunities</a>	<ul style="list-style-type: none"> <li>Implement the recently adopted General Plan (July 2023) strategies to promote economic development</li> <li>Implement the Mixed Use zone to increase opportunities for jobs located in close proximity to residential development</li> <li>Increase transit opportunities to improve transportation access to jobs</li> </ul>	<ul style="list-style-type: none"> <li>High/medium priority/initial actions within 12 months of adoption and longer-term actions within 18-48 months</li> </ul>	<ul style="list-style-type: none"> <li>Countywide, with emphasis on areas with less jobs access (Elk Creek, Artois, unincorporated Willows, Hamilton City, Glenn)</li> </ul>	<ul style="list-style-type: none"> <li>Rezone all sites designated in the General Plan for Mixed Use on the Land Use Map to a Mixed Use zone by December 2024</li> <li>Coordinate with the Glenn Grows center and cities of Willows and Orland to implement General Plan Actions ED-1d (2024-2027), completing preparation of mini economic development plans for at least 3 unincorporated areas by 2027 and ED-1e and 1 f (2025/2026); identifying a business support package of technical assistance, incentives, research, and funding programs by 2026</li> </ul>



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Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
HE.8 Public Investment in Neighborhoods – Housing Rehabilitation	<ul style="list-style-type: none"> <li>Continue to seek and use funding sources, including HOME, CDBG, and other funds, for housing rehabilitation, weatherization, and emergency repair in order</li> <li>Maintain and update information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance</li> <li>Consider a tool lending program to facilitate ongoing rehabilitation and maintenance of existing housing stock.</li> </ul>	<ul style="list-style-type: none"> <li>High priority/ within 24 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Countywide, with funding prioritized (prioritizing funding investments in lower income areas with high rehabilitation needs, including Artois, North East Willows, Elk Creek and Butte City, and lower resource areas</li> </ul>	<ul style="list-style-type: none"> <li>Through Program HE.21, increase transit access through local micro-transit grants, increased headways, commuter bus, or ridesharing program to at least 2 communities with low jobs/economic access</li> <li>Review and update rehabilitation/weatherization/emergency repair information by December 2023 and bi-annually thereafter</li> <li>Outreach to owners in areas with concentrations of substandard rental housing with information regarding available funding programs in 2024 and in 2026</li> <li>Assist interested owners with a grant application on an annual basis (to the funds/programs are available) or as interest occurs</li> <li>If funding is available for administration and operation, develop a tool lending program by December 2025.</li> <li>Distribute information by December 2024 regarding available assistance programs via the County's website as well as through posting in key locations such grocery stores, post-offices, and public libraries, and through stakeholders and posting locations identified in Program HE.2 and provide updated information annually (2025-2029).</li> <li>Submit at least 1 grant application for housing rehabilitation funds</li> <li>Assist at least 5 extremely low, 13 very low, and 12 lower income units with housing rehabilitation</li> </ul>

Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
<p>HE.21: Public Investment in Neighborhoods - Improve and Enhance Opportunities</p>	<ul style="list-style-type: none"> <li>Evaluate opportunities to prioritize capital improvement projects to address the needs of existing disadvantaged areas and to increase access to high opportunity areas</li> <li>Identify funding sources for housing projects that include components to improve opportunities (transit and transportation improvements, services including educational assistance, jobs training/placement, healthcare, and parks) to increase place-based resources in low resource areas or areas with a high concentration of lower income persons.</li> <li>Identify projects to improve access to opportunities through improvements to encourage new development (transit and transportation improvements, infrastructure improvement, environmental remediation) with a focus on creating additional opportunities to increase diversity and serve lower income households.</li> </ul>	<ul style="list-style-type: none"> <li>Medium priority/ within 24 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Projects to improve opportunities shall be focused on providing improvements and benefits in areas in the TCAC opportunity map (CT 103 Block Group 3), including overall opportunities as well as the overall low opportunity area and low resource/worst outcome economic, educational, and environmental areas as mapped by the AFFH data viewer for the given year</li> </ul>	<ul style="list-style-type: none"> <li>Identify available funding sources annually (2024-2029)</li> <li>Evaluate opportunities to prioritize funding in areas with high rates of poverty and inequity on an annual basis (2024-2029), in coordination with commitment of public infrastructure financing and capital improvement funds;</li> <li>Review high opportunity and high resource areas to identify potential sites and associated infrastructure needs to identify at least 3 total projects, including transportation, economic, or environmental improvement projects, shall be identified in low opportunity/low resource areas with 1 project identified each year from 2025-2028.</li> <li>Projects shall be implemented within 18 months of identification.</li> </ul>
<b>Disproportionate Housing Needs/Displacement Protection</b>				
<p>HE.7: Address Displacement of Lower Income Households</p>	<ul style="list-style-type: none"> <li>Identify need for replacement housing for all project applications and ensure replacement, if required, is carried out. It is noted that this program is not anticipated to apply as all sites identified to accommodate the lower income RHNA in the Housing Element are vacant.</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing High priority/ongoing review of all projects</li> </ul>	<ul style="list-style-type: none"> <li>Countywide</li> </ul>	<ul style="list-style-type: none"> <li>Review all project applications to identify need for replacement housing for projects proposed on any nonvacant site in Appendix A that has been affordable to or occupied by lower income households (ongoing).</li> <li>If any projects would displace lower income units or residents, condition the project to require replacement of units at same or lower income level pursuant to Government Code Section 65915(c)(3) and to require relocation assistance pursuant to Government Code Section 66300 (ongoing).</li> </ul>

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Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
HE.8: Preservation and Revitalization of Housing	<ul style="list-style-type: none"> <li>Encourage the preservation, maintenance, rehabilitation, and revitalization of housing to reduce displacement resulting from substandard housing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>See HE.8 under Place-Based Strategies for Community Preservation and Revitalization</li> </ul>	<ul style="list-style-type: none"> <li>See HE.8 under Place-Based Strategies for Community Preservation and Revitalization</li> </ul>	<ul style="list-style-type: none"> <li>See HE.8 under Place-Based Strategies for Community Preservation and Revitalization</li> </ul>
HE.9: Develop, Preserve, and Maintain Affordable and Special Need Housing	<ul style="list-style-type: none"> <li>Support the provision, maintenance, and rehabilitation of housing that meets lower income and special housing needs through proactive outreach to housing developers, preparing package of incentives and assistance available for affordable and special needs housing, and submitting funding applications for housing production and maintenance, including identifying opportunities to assist extremely low income and special needs households.</li> <li>Efforts will reduce disproportionate and significant housing needs, including overcrowding, overpayment, and displacement, by increasing housing choice and opportunities for lower income and special needs households</li> </ul>	<ul style="list-style-type: none"> <li>High priority/within 18 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Countywide, with priority for new affordable housing development in highest opportunity areas (CT 102 Block Groups 2 through 4, CT 105.01 Block Groups 2 and 4)</li> </ul>	<ul style="list-style-type: none"> <li>Prepare a list of incentives by December 2023</li> <li>Provide a Notice of Assistance that includes housing sites, incentives, funding resources, and maps of high resource areas to affordable and special housing needs developers and on the County website on a bi-annual basis (2024, 2026, 2028)</li> <li>Publicize County programs, incentives, and funding resources on the County website by December 2023</li> <li>Aim to prepare or support preparation of at least 2 applications during the planning period; facilitate the construction of at least 2 extremely low, 3 very low, and 3 low income units, and 6 special needs units</li> </ul>
HE.11: Preservation – Mobile Home Parks	<ul style="list-style-type: none"> <li>Assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the Mobilehome Park Resident Ownership Program (MPROP).</li> </ul>	<ul style="list-style-type: none"> <li>Medium Priority</li> </ul>	<ul style="list-style-type: none"> <li>Countywide</li> </ul>	<ul style="list-style-type: none"> <li>Develop information regarding MPROP to help mobile home park residents and non-profits in understanding State technical assistance and financing for mobile home park acquisition (2024).</li> <li>Provide MPROP information to mobile home park tenants annually (2025-2029), reviewing information each year to ensure funding/program is available at the State level.</li> </ul>
HE.12: Community Information – Low and Moderate Income Housing	<ul style="list-style-type: none"> <li>Reduce disproportionate housing needs displacement associated with overcrowding and overpayment for housing by providing information on low and moderate income affordable housing resources.</li> </ul>	<ul style="list-style-type: none"> <li>Medium priority/within 24 months of Housing Element</li> </ul>	<ul style="list-style-type: none"> <li>Countywide, with emphasis on outreach to communities</li> </ul>	<ul style="list-style-type: none"> <li>Prepare handout in English and Spanish with information regarding housing resources, including affordable housing, special needs housing, Housing Choice</li> </ul>

Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		adoption	vulnerable to displacement (areas with high rates of cost-burden (CTs 101.02, 101.02, 104.01, 104.02), overcrowding (CT 105.01) and sensitive communities (101.02, 101.02, 104.01, 104.02))	Vouchers, First-time Home Buyer programs and other resources that assist persons with accessing housing of their choice by March 2024 and update information bi-annually (2026, 2028)  • Make information at community-serving locations, including on the County website, at service provider offices, Post Offices, and libraries by June 2024 (review and update information annually), ensuring availability of information in all communities vulnerable to displacement
HE.14: Agricultural Employee Housing	<ul style="list-style-type: none"> <li>Address substandard housing conditions through considering a rental housing inspection pilot program and establishing mechanisms and to assist property owners with providing safe and habitable housing.</li> </ul>	<ul style="list-style-type: none"> <li>Medium/low priority/within 24-36 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Countywide</li> </ul>	<ul style="list-style-type: none"> <li>Determine the feasibility of establishing a rental housing inspection pilot program and increasing staff resources to address rental housing code health and safety issues by December 2025. It is noted that the programs adopted in the City of Sacramento and Sacramento County should be considered as effective models.</li> <li>If a rental housing inspection pilot program is determined to be feasible, adopt such program by 2026.</li> <li>Concurrent with program adoption, establish mechanisms to provide property owners with adequate time to cure any health and safety inspections, information on resources available to address inspection findings, and resources/methods to reduce displacement resulting from inspections.</li> </ul>
HE.18: Preservation of Affordable Housing Opportunities – At-Risk Units	<ul style="list-style-type: none"> <li>County will work with property owners, interest groups, and the State and federal governments to implement programs to preserve assisted, deed-restricted affordable housing. This effort will include:</li> </ul>	<ul style="list-style-type: none"> <li>High priority/within 12 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Las Palmas Apartments, Hamilton City</li> </ul>	<ul style="list-style-type: none"> <li>Reach out to the owner of the Las Palmas Apartments by December 2023 to determine if the Las Palmas project is anticipated to convert to market rate upon expiration of its affordability period</li> </ul>

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Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	<ul style="list-style-type: none"> <li>○ Outreach to owners of expiring properties</li> <li>○ Working with potential purchasers</li> <li>○ Tenant education</li> </ul>			<p>and to notify the owner of the 3-year, 1-year, and 12-month noticing requirements identified by Government Code Section 65863.10.</p> <ul style="list-style-type: none"> <li>● If Las Palmas is expected to convert to market rate, where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk. As part of this process, the County will assess if the at risk units are particularly well-positioned to address the housing needs of any of the County's special needs populations, so that the County can engage the most appropriate potential purchasers and work with them to continue meeting the unique challenges associated with these groups.</li> <li>● Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the County will ensure that tenants are properly noticed. The County will conduct this education in English and Spanish.</li> </ul>
<p><u>HE.19. Homelessness Assistance</u></p>	<ul style="list-style-type: none"> <li>● Reduce disproportionate housing needs associated with homelessness through improving access to emergency shelter, transitional and supportive housing, and supportive services for persons that are homeless or at-risk of homelessness</li> </ul>	<ul style="list-style-type: none"> <li>● High priority/initial actions within 12 months</li> </ul>	<ul style="list-style-type: none"> <li>● Countywide</li> </ul>	<ul style="list-style-type: none"> <li>● Continue to coordinate with Continuum of Care to provide comprehensive services to the homeless population</li> <li>● Coordinate with the Continuum of Care to apply for homeless funding, annually</li> <li>● Identify additional opportunities for funding through the Continuum of Care or Community Services Agency for homeless services, including No Place Like Home grants and apply for at least</li> </ul>

Program/Action Area <sup>1</sup>	Specific Commitment	Timeframe	Geographic Targeting	Metrics
				<u>two grants (2025, 2027)</u> <ul style="list-style-type: none"><li>● <u>Assist a minimum of 100 households annually through supportive services and shelter programs</u></li></ul>

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<sup>1</sup>Program number refers to the Housing Plan program (Program HE.1, Program HE.2, etc.)

*Responsibility: County Administrator's Office; Planning & Community Development Services Agency; Health and Human Services Agency*

*Timing: A—Develop fair housing complaint process by July 2023; prepare fair housing brochure and information by December 2023; bi-annually review and update information and outreach materials*

*B—Beginning in 2023, provide annual presentations and media outreach; annual seminars with landlords and property owners; annual fair housing update to the Board of Supervisors*

*C—Beginning in 2023, annual training of County staff*

*D—Beginning in 2023, annual presentations and media outreach (can be in conjunction with B.ii)*

*E—In 2024, coordinate with local organizations to expand fair housing outreach and to ensure fair housing information is provided as part of programs serving lower income households; In 2024, 2026, and 2028, provide information to all community areas (via a mailer or outreach to community service providers with an active presence in the community) to identify alternatives to single family housing and resources for affordable housing;*

*F—Implement as identified by the specific programs*

*G—Implement as identified by the specific programs*

*H—Meet with Far Northern Regional Center in 2024 and work with providers to address funding for unmet demand in 2024/2025; Implement as identified by the specific programs*

*I—Implement as identified by the specific programs*

*J—Implement as identified by the specific programs*

*Funding: Grant funding; General fund*

*Objective: Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints.*

**Program HE.6: Program HE.7. Address Displacement of Lower Income Households.** Consistent with the requirements of Government Code Section 65583.2(g), development projects on [nonvacant](#) sites in the housing inventory (Appendix A) that have, or have had within the past 5 years, residential uses with rents affordable to low or very low income households or residential uses occupied by lower (including extremely low, very low, and low) income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements as required by Government Code Section 65915(c)(3).

Further, any lower income tenants shall be provided relocation assistance by the developer as required by Government Code Section 66300. Should potential displacement of lower income households be identified, the County will provide information regarding the Homeownership Assistance program to the lower income households.

*Responsibility: Planning & Community Development Services Agency*

*Timing: Ongoing (review need for relocation assistance annually) By November 2024, as part of the rezoning undertaken for Program HE.4, update the Development Code to address replacement requirements as established by Government Code Sections 65583.2(g) and 65915(c)(3) and relocation assistance as established by Government Code Section 66300. On an ongoing basis, review development applications to determine whether replacement requirements apply and ensure compliance with Government Code Sections 65583.2(g) and 65915(c)(3).*

*Funding:* General fund; replacement costs to be borne by developer of any such site.

*Objective:* Update Development Code by November 2024 to ensure Identify need for replacement for all project applications and ensure replacement, if required, is carried out.

**Program HE.7: Program HE.8. Preservation and Revitalization of Housing.** Encourage the preservation, maintenance, rehabilitation, and revitalization of housing and communities through the following actions:

- Offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households.
- Continue to seek and use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation (including room additions for severely overcrowded households), weatherization, and community improvements, prioritizing funding investments in lower income areas with high rehabilitation needs, including Artois, North East Willows, Elk Creek and Butte City, and lower resource areas (see Figure V-11 of the Background Report and annual TCAC Opportunity Area maps).
- Maintain and update information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes.
- Contact the owners of substandard rental housing identified in the housing surveys within 6 months of the completed housing survey and identify available State funding programs for housing rehabilitation. If an owner is interested in such programs, provide assistance to the owner in completing the grant application process.
- Determine if CDBG, HOME, or other funding sources are available for the development and long-term administration of a tool-lending program. If funding and administrative capacity is available, develop a tool lending program to facilitate ongoing rehabilitation and maintenance of existing housing stock. Tools can include actual tools and supplies as well as instructions for simple upgrades or repairs and education programs to ensure contractors and property owners knowledge of building code to facilitate rehabilitation.
- Distribute information regarding the assistance programs via the County's website as well as through posting in key locations such grocery stores, post-offices, and public libraries, and through stakeholders and posting locations identified in Program HE.2.
- Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs and document substandard housing units.

*Responsibility:* Planning & Community Development Services Agency/Health & Human Services Agency; Board of Supervisors

*Timing:* Review and update information by December 2023 and bi-annually thereafter; outreach to owners of substandard rental housing in 2023/2024 and in 2026/2027; assist interested owners with a grant application on an annual basis (to the extent funds/programs are available) or as interest occurs; determine funding availability by December 2023 for 2023/2024 outreach and by December 2026 for 2026/2027 outreach and if available, develop a tool lending program by December 2025-2024

*Funding:* General Fund

*Objective:* 5 home inspections per year

~~Survey 1 to 2 unincorporated communities bi-annually with the objective of completing housing surveys for all communities during the 2021-2029 Planning Period. At least 1 grant application during the Planning Period for housing rehabilitation.~~



*Advertised assistance widely in communities most in need of rehabilitation and in communities with lowest TCAC resource designations, [including posting information about the housing rehabilitation program at a library, school, post office, or other public information within the lowest resource communities when funds are available, sharing information via social media, and providing information to the local water and wastewater districts to be shared with residents.](#)*

*[Assist at least 30 lower-income homeowners during the Planning Period with housing rehabilitation funding.](#)*

*[Survey 1 to 2 unincorporated communities bi-annually with the objective of completing housing surveys for all communities during the 2021-2029 Planning Period.](#)*

~~Program HE.8.~~[Program HE.9.](#) **Develop, Preserve, and Maintain Affordable and Special Needs Housing.** Support the provision, maintenance, and rehabilitation of housing that meets lower income and special housing needs, including:

- Extremely low income households, including supportive housing and single-room occupancy units
- Disabled persons, including developmentally disabled persons
- Senior housing
- Housing for large families (4 bedrooms or more) – [particularly provision of new affordable rental units](#)
- Persons or households at-risk of or experiencing homelessness
- Agricultural workers
- Female-headed households
- Single-parent households with children

Support proposals for lower income housing, including extremely low income and special needs housing through the following actions:

- [To affirmatively further fair housing, the County will proactively provide affordable housing developers with maps illustrating high resource areas in the County that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities. This outreach to developers will be conducted bi-annually, concurrently with the outreach in Program HE.3.](#)
- [Develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers. This information will be provided bi-annually, concurrently with the outreach in Program HE.3.](#)
- [As part of the bi-annual outreach efforts, contact non-profits, affordable housing developers, and owners of multi-family development projects to encourage interest in rehabilitation of existing affordable and multifamily housing.](#)
- ~~Submit applications and assist non-profit organizations and private developers with applications for State and federal grant, loan, bond, and tax-credit programs that provide low-cost financing or subsidies for the production of affordable housing, as opportunities become available. These programs include, but are not limited to, the [programs listed in Section II.H. of the Background Report](#) following:~~
- ~~State Predevelopment Loan Program (PDLP)~~
- ~~Multi-Family Housing Program (MHP)~~
- ~~Rural Development Assistance Program~~
- ~~Office of Migrant Services (OMS) grant MultiFamily Housing Program~~
- ~~State Joe Serna Farmworker Grant Program (FWHG)~~
- ~~Community Development Block Grant Program (CDBG)~~
- ~~Water and Waste Disposal Program~~
- ~~USDA Rural Development, Section 502 Program~~

- ~~USDA Rural Development, Section 515 Program~~
- ~~USDA Rural Development, Section 523/524 Technical Assistance Grants~~
- ~~Housing Preservation Grant Program~~
- ~~Home Investment Partnerships Program (HOME)~~
- ~~Substandard Housing Program~~
- ~~Local Housing Trust Fund Program (LHTFP)~~
- When applications are submitted for housing grants, review the applications for opportunities to include units for extremely low income households and special needs households in the program.
- Prioritize and accelerate the review of applications and permitting process for extremely low, very low, and low income, agricultural workers, disabled, senior, and other special needs housing;
- Assist with preparation of the development applications, to the extent adequate information is available to County staff, to ensure a complete submittal;
- Consider project funding and timing needs in the processing and review of the application;
- Seek and support applications for financial assistance through available local, State, federal, and private rental and homeownership assistance programs and housing rehabilitation programs, including programs that target special needs groups.
- Provide regulatory incentives, such as expedited permit processing, reductions in development standards, and/or fee waivers and deferrals, when there is a demonstrated need and is financially feasible, to projects that ~~exceed the County's inclusionary requirements and/or~~ target extremely low income households and special needs populations.
- ~~To affirmatively further fair housing, the County will proactively provide affordable housing developers with maps illustrating high resource areas in the County that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities.~~
- ~~Develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.~~
- Where housing is planned to serve special needs populations, ensure that the developer invites input from appropriate service agencies, such as Far Northern Regional Center for developmentally disabled housing, Glenn County Agency on Aging for senior housing, etc., in order to identify any specific needs of the population being served, the potential to receive services or assistance from the agency or organization, and to identify any unique or specialized funding opportunities that the agency may be aware of.

*Responsibility: Planning & Community Development Services Agency/Health & Human Services Agency; Board of Supervisors*

*Timing: ~~On-going~~ Prepare a list of incentives by December 2023~~2022~~; provide a Notice of Assistance that includes housing sites, incentives, funding resources, and maps of high resource areas to affordable and special housing needs developers and on the County website on a bi-annual basis (2024, 2026, 2028~~2023, 2025, 2027, and 2029~~); and publicize County programs, incentives, and funding resources on the County website by December 2023~~2022~~.*

*Funding: General Fund*

*Objective: Reduce constraints to housing development; assist at least 2 applications during the planning period; facilitate the construction of at least 2 extremely low, 3 very low, and 3 low income units, and 6 special needs units*

~~Program HE.9.~~**Program HE.10. Energy Efficiency and Assistance.** Promote financial incentives and assistance programs for energy conservation and assistance with energy bills, including but not limited to, resources from Energy Upgrade California Program, California Solar Initiative (CSI); California Home Energy Renovation Opportunity (HERO) program, Low-Income Home Energy Assistance Program (LiHEAP), Energy Savings Assistance Program (ESA), and California Alternate Rates for Energy (CARE) programs. Work with the Colusa-Glenn-Trinity Community Action Partnership to

increase participation by eligible low-income residents and mobile homeowners in energy conservation and assistance programs.

*Responsibility: Planning & Community Development Services Agency/Health & Human Services Agency*

*Timing: On-going; Provide information on the County website and at the Planning & Community Development Services Agency by December 2022; bi-annually review program availability and update the information and County website to reflect current programs*

*Funding: General Fund*

*Objective: Improve energy-efficiency in new and existing development*

**Program HE.10.**[Program HE.11.](#) **Preservation – Mobile Home Parks.** Assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the Mobilehome Park Resident Ownership Program (MPROP). Make information available to existing renters through providing information packets online, at County libraries, and at locations that provide senior services, detailing available options for converting their rental units into affordable ownership properties through the CalHome program.

*Responsibility: Planning & Community Development Services Agency/Health & Human Services Agency*

*Timing: Preparation of MPROP packet/marketing materials by December 2024. Annual review of MPROP packets to ensure that the most recent information is being disseminated (December 2023, December 2024, December 2025, December 2026, December 2027, December 2028)*

*Funding: General Fund*

*Objective: Increase homeownership rates and housing cost stability in the County and make information available at public or community locations in each unincorporated community that has a mobile home park. Information should be updated or replaced as necessary*

**Program HE.11.**[Program HE.12.](#) **Community Information - Low and Moderate Income Housing.** Assist low and moderate-income households in obtaining affordable housing, through:

- Identifying and maintaining a list of available resources, including affordable housing developments, Housing Choice Vouchers, First-time Home Buyer program, available for lower and moderate income households;
- Annually coordinate with non-profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups to ensure that the information reflects their available resources.
- Providing this information in both English and Spanish at County libraries and other community-serving locations and post and maintain this information on the County website.

*Responsibility: Planning & Community Development Services Agency/Health & Human Services Agency*

*Timing: Preparation of Lower and Moderate Income Affordable Housing Resources packet/marketing materials in both English and Spanish by ~~December–March 2024~~September 2023. ~~Annually email resources to housing stakeholders; annually~~ Review available resources to update packets to ensure that the most recent information is being disseminated and email resources to housing stakeholders, including those identified in Program HE.2, in 2023, 2025, 2027, and 2027.*

*Funding: General Fund*

*Objective: Reduce overcrowding and overpayment for housing and increase access to housing. Post updated information at least annually.*

**Program HE.12.**~~Program HE.13.~~ **Homebuyer Assistance.** Promote the Homeownership Assistance program and Self-Help Housing programs to the public through public outreach, inform local real estate agencies of program availability, incorporate housing counseling programs, and continue to apply for program funding.

*Responsibility: Planning & Community Development Services Agency/Health & Human Services Agency*

*Timing: Annually*

*Funding: General Fund*

*Objective: To reduce financial barriers to homeownership and increase homeownership rates in the County. Apply for grants at least bi-annually (2024, 2026, 2028). Assist 6 lower income households with purchasing a home.*

**Program HE.13.**~~Program HE.14.~~ **Agricultural Employee Housing.** In addition to encouraging development of agricultural employee housing as described in Program HE.9, the following strategies shall also be implemented:

- 1) ~~On an on-going basis, a~~Advocate for federal and state funding for farmworker/agricultural employee housing, including housing for single adults and housing that meets the needs of Glenn County's agricultural industry and its workers;
- 2) Request the Housing Authority identify opportunities to provide housing vouchers or other forms of rental assistance, with emphasis on addressing housing needs during the off-season for seasonal workers;
- 3) Determine the feasibility of establishing a rental housing inspection pilot program, recognizing that this type of program would improve the rental housing stock for all households and not solely agricultural workers, and increasing staff resources to address rental housing code issues. It is noted that the programs adopted in the City of Sacramento and Sacramento County should be considered as effective models; and
- 4) Work with the Housing Authority and Health and Human Services Agency to ensure Spanish-speaking staff members or translators are available to assist the migrant community in understanding housing options and programs available to provide housing and human services.

*Responsibility: Planning & Community Development Services Agency/Health & Human Services Agency; Board of Supervisors*

*Timing: ~~On-going a~~AdvocateAdvocate for funding in 2023, 2026, and 2029; coordinate with the Housing Authority initially in 2022/2023 then continue to follow up annually on opportunities; and review feasibility of increasing rental housing inspection and code enforcement activities by 2025/2024*

*Funding: General Fund*

*Objective: If a federal or state funding program is identified for farmworker housing vouchers, work with the Housing Authority to secure at least 20 vouchers for the County; if rental code inspection program is determined to be feasible, establish by 2024.*

**Program HE.14.**~~Program HE.15.~~ **Encourage and Incentivize ADUs.** The County shall encourage development of ADUs and JADUs through a variety of measures, including:

- A, Promotional Campaign:
  - i. Provide guidance and educational materials to the public, including a ADU Handbook available at libraries, other County buildings and meeting places and information on the City's website, that describe the streamlined permitting process, fee reductions for ADUs, the ADU Amnesty Program, and construction resources.
  - ii. Present homeowner and neighborhood associations with the benefits of ADUs and work with associations to ensure associations are aware of the requirements of State law that invalidate prohibitions on ADUs on lots zoned for single-family residential use, including provisions restricting the rental of ADUs. This outreach shall prioritize contacting homeowner and neighborhood associations in high opportunity areas

B. ADU Amnesty: Establish process for property owners to bring an illegally built ADU structure into compliance with permit and code requirements within five years consistent with the AB 670. The County should also advertise the ADU Amnesty Program on the County's website, identifying eligibility requirements, reasons to legalize units, and the steps that property owners would need to take to legalize units.

C. Prototype ADU Plans and Homeowner Assistance: Seek grant funding to: 1) develop pre-approved ADU plans that property owners may use, free of charge, in order to incentivize development of ADUs through decreasing the property owner's costs associated with plan preparation, reducing the review time, and providing greater certainty in the process, and 2) provide assistance, such as fee reductions or waivers, to property owners who provide ADUs affordable to very low or low income households.

D. Monitor ADU Development. Bi-annually review permitted ADUs, including number of ADUs permitted and affordability of ADUs permitted and completed. Table IV-1 identifies excess capacity even if the anticipated ADUs are not developed during the 6<sup>th</sup> Cycle; further,

Program HE.3 ensures the County monitors development and maintains adequate sites to accommodate the RHNA. ;

*Responsibility: Planning & Community Development Services Agency; Planning Commission; Board of Supervisors*

*Timing: Incentives program materials and amnesty program adopted by December 2024. Amnesty program implemented in 2024. Bi-annual outreach to homeowner and neighborhood associations (2024, 2026, 2028). Beginning in 2025, annually submit for grant funding for preparation of prototype ADU plans.*

*Funding: General Fund*

*Objective: Increase development of ADUs, resulting in 2 new ADUs per year and legalization of 2 ADUs per year, including 4 extremely low, 4 very low and 14 low income ADUs. Improve the safety of illegally built ADU structures and expand the County's legal housing stock by legalizing at least 2 illegal ADUs per year for the duration of the amnesty provisions identified by State legislation. Bi-annually (2024, 2026, 2028) monitor the number and affordability of permitted ADUs.*

**Program HE.15. Program HE.16. Accessible Housing.** The County shall ensure development of housing accessible to disabled persons through:

The County shall ensure development of housing accessible to disabled persons through:

- 1) Continuing to require the first floors of multi-family developments to accommodate access and use by the elderly and disabled.

2) Require that new housing, including multifamily developments and subdivisions, provide a minimum of 5% of units that are accessible to disabled persons.

3) Implement California Building Standards Code and American with Disabilities Act requirements for accessibility.

3)4) Providing information on Reasonable Accommodation procedures on the County's website and at County offices.

*Responsibility: Planning & Community Development Services Agency; Planning Commission; Board of Supervisors*

*Timing: ~~Incentives program materials and amnesty program adopted by December 2022. Bi-annual outreach to homeowner and neighborhood associations (2022, 2024, 2026, 2028). Annually submit for grant funding for preparation of prototype ADU plans.~~*

*Funding: General Fund ~~Items 1 and 3 will be implemented on a project-by-project basis with annual review for compliance; Item 2 will be completed concurrently with Program HE.5 by December 2024.~~ Item 4 to be completed by June December 2023.*

*Objective: ~~Increase development of ADUs, resulting in 2 new ADUs per year and legalization of 2 ADUs per year, including 4 extremely low, 4 very low and 14 low income ADUs. Improve the safety of illegally built ADU structures and expand the County's legal housing stock by legalizing at least 2 illegal ADUs per year for the duration of the amnesty provisions identified by State legislation.~~ Accommodate and encourage accessible housing. Provide a minimum of 10 new units accessible to persons with a disability.*

**Program HE.16.**Program HE.17. **Preservation of Affordable Housing Opportunities – Housing Choice Vouchers.** The County shall ensure preservation of housing opportunities through:

1) Supporting the continued implementation of the Housing Choice Vouchers and Family Self-Sufficiency Existing rent subsidy program, which provides rent subsidies directly to participants landlords, and support attempts to secure additional funding for expanded programs.

2) When Housing Choice Vouchers are available through the Housing Authority of the County of Butte, the County will market in a bilingual way, the availability of the vouchers on the County website, through the County social media, and through notification to its housing stakeholders, including stakeholders identified in Program HE.2.

3) Work with the Housing Authority of the County of Butte to ensure that the Housing Choice Voucher program is advertised and supported in unincorporated areas and provide landlord education regarding the Housing Choice Voucher program to support broader use and acceptance of the vouchers. This outreach to landlords and property owners will be conducted annually, concurrently with the outreach in Program HE.6.

*Responsibility: Health & Human Services Agency*

*Timing: On-going (contact Housing Authority annually regarding potential opening of waitlist and opportunities to increase vouchers in the County.*

*Funding: General Fund*

*Objective: Increase access to HCVs.*

**Program HE.17.**Program HE.18. **Preservation of Affordable Housing Opportunities – At-Risk Units.** If the County becomes aware of assisted affordable housing that is opting out of affordability requirements to convert to market rate housing, the



County will work with property owners, interest groups, and the State and federal governments to implement the following programs on an ongoing basis to conserve the affordable housing stock:

1) Outreach to Owners of Expiring Properties. The County shall reach out to the owner of the Las Palmas Apartments to determine if the Las Palmas project is anticipated to convert to market rate upon expiration of its affordability period and to notify the owner of the 3-year, 1-year, and 12-month noticing requirements identified by Government Code Section 65863.10.

~~1)2)~~ Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk. As part of this process, the County will assess if the at risk units are particularly well-positioned to address the housing needs of any of the County's special needs populations, so that the County can engage the most appropriate potential purchasers and work with them to continue meeting the unique challenges associated with these groups.

~~2)3)~~ Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the County will ensure that tenants were properly noticed. The County will conduct this education in English and Spanish.

*Responsibility: County Administrator's Office*

*Timing: Outreach to owners of expiring properties (Las Palmas) by ~~December~~April 2023; ~~On-going (within one month of notification of at-risk conversion; contact property owner, potential purchasers, and organizations to identify interest preserving the low income units and to address notification of tenants as required by Government Code Section 65863.10).~~*

*Funding: General Fund*

*Objective: Preserve affordable units and ensure tenant noticing if units are converted.*

**Program HE.18.**~~Program HE.19.~~ **Homelessness Assistance.** Work to reduce and prevent homelessness through:

- Continuing to participate in and support the Continuum of Care to ensure an on-going, countywide, centralized, coordinated system of prevention services, including homeless services, resident homeless and housing provider organizations, that improves access to services for people at risk of or experiencing homelessness, including outreach activities, information regarding location and availability of temporary housing and emergency shelter assistance, and information regarding services for the homeless population.
- Continuing to work with the Continuum of Care to identify available funding opportunities and apply for funding to assist in the continued support of homeless prevention strategies including housing support centers, improved access to supportive and employment services, funding for emergency shelters, transitional and supportive housing.

*Responsibility: Health & Human Services Agency*

*Time Frame: On-going (participation in all Continuum of Care meetings; annual identification of funding opportunities)*

*Funding: Local, state and federal grants and loan programs*

*Objective: Assist a minimum of 100 households annually through supportive services and shelter programs*

**Program HE.19.**[Program HE.20.](#) Notify public and/or private sewer and water providers of their responsibility under State law (Section 65589.7 of the Government Code) to provide service for new affordable housing projects, without conditions or a reduction in the amount requested, unless findings are made that sewer and water provision is infeasible. Follow up when affordable housing projects are proposed to ensure that they are following through with this responsibility.

*Responsibility: Planning & Community Development Services Agency*

*Timing: Notification following adoption of this element (February 2022)*

*Funding: General Fund*

*Objective: Notify all public and private water and sewer providers following adoption of this element and notification and coordination with providers when processing any application with lower income units. Assist at least 2 extremely low, 3 very low, and 3 low income units.*

**Program HE.20.**[Program HE.21.](#) To ensure that the County's housing needs are met, address the needs of existing disadvantaged areas, and improve access to high resource areas, [including areas with high economic, education, and environmental opportunities](#), prioritize public infrastructure improvement projects, including water and sewer infrastructure, and flood hazard risk mitigation projects to:

- Improve existing infrastructure in areas with high rates of poverty and inequity, including communities located in block groups that have a very low and low income population of 50% or higher, census tracts with low diversity levels, and areas with high rates of single-female heads of households, seniors, and persons with a disability with a focus on providing additional housing in these areas that meets underserved needs of the existing population and providing additional services, such as healthcare, child care, education, transit, and parks to increase place-based opportunities in these areas; and
- Improve infrastructure to increase access to high opportunity areas, including development of multifamily or mixed use projects, with a focus on creating additional opportunities to increase diversity and to include housing that serves lower income households and other potentially disadvantaged households in these areas; and

*Responsibility: Planning & Community Development Services Agency/Health & Human Services Agency*

*Timing: Evaluate opportunities to prioritize funding in areas with high rates of poverty and inequity on an annual basis, in coordination with commitment of public infrastructure financing and capital improvement funds; review high opportunity and high resource areas to identify potential sites and associated infrastructure needs to increase access by December 2024 and review feasibility of infrastructure improvements (costs and funding mechanisms for extension of existing infrastructure or construction of new infrastructure) by December 2025.*

*Funding: General Fund*

*Objective: To facilitate the construction of at least 2 extremely low, 3 very low, and 3 low income units as well as reducing constraints to housing development.*

**Program HE.21.**[Program HE.22.](#) Annually review State housing legislation and identify necessary changes to the County's development processes, Zoning Code, and other regulatory documents to identify and remove constraints to the development of housing, [including changes to State density bonus law and other housing laws as amended](#), and to ensure implementation of requirements to affirmatively further fair housing. The County will also continue to support federal and State legislation that addresses the unique housing needs and constraints of rural areas with limited public infrastructure and environmental constraints, such as flood hazard areas and wildfires.



*Responsibility: County Administrator's Office; Planning & Community Development Services Agency; Health and Human Services Agency*  
*Timing: Annually*  
*Funding: General Fund*  
*Objective: To reduce constraints and opposition to affordable, multifamily, and workforce, and special needs housing in the County.*

~~Program HE.22:~~[Program HE.23. Transparency](#). Improve transparency of fee and rate structures by an archive of historical rate and impact fee studies conducted on or after January 1, 2018 in the Budget & Finance section of the County's website.

*Responsibility: County Administrator's Office*  
*Timing: December 2024*  
*Funding: General Fund*  
*Objective: Increase transparency of rate and fee structures*

[Program HE.24: Small and Irregular lots](#)

[Continue to allow and promote the development of small and irregular size lot development through continuing to:](#)

- [Allow minimum lot sizes of 5,000 s.f. in the R-1 and R-M zones;](#)
- [Allow minimum lot sizes of 1,500 s.f. in planned unit developments; and](#)
- [Allow permitted uses on nonconforming lots that do not meet minimum lot size or dimension requirements.](#)

*Responsibility: Planning & Community Development Services Agency*  
*Timing: On-going (review and confirm implementation annually)*  
*Funding: General Fund*  
*Objective: Encourage development of small and irregular lots*

## QUANTIFIED OBJECTIVES

Table [2-3](#) summarizes the County's quantified objectives for the period of November 30, 2021 through November 30, 2029. These objectives represent a reasonable expectation of the number of new housing units that will be developed and conserved, and the households that will be assisted over the next 8 years based on the policies and programs outlined in the previous section.

For new construction, the County anticipates that extremely low-, very low-, and low-income housing needs will be accommodated through the very low- and low-income approved projects and sites identified in the Background Report, with the support of the actions in the Housing Plan. The County anticipates meeting its moderate-income goals through higher density homeownership and rental projects on a range of sites suited for medium to high density development.

Rehabilitation of lower income units is anticipated to occur primarily with assistance through CDBG and other funding sources, while rehabilitation of moderate and above moderate income units is anticipated to occur without any assistance.

<b>Table 32: Quantified Housing Objectives – Unincorporated Glenn County</b>			
<b>Income Group</b>	<b>New Construction<sup>1</sup></b>	<b>Rehabilitation<sup>2</sup></b>	<b>Conservation/ Preservation<sup>3</sup></b>
Extremely Low	2	2	4
Very Low	6	4	4
Low	6	4	4
Moderate	40	4	-
Above Moderate	80	60	-
<b>Total</b>	<b>134</b>	<b>74</b>	<b>32</b>
Notes: 1. Units built from November 30, 2021 through November 30, 2029. 2. This quantitative objective anticipates that the County will receive CDBG or other funding for housing rehabilitation for lower income households.			

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# PART 2 BACKGROUND REPORT

GLENN COUNTY



GENERAL PLAN UPDATE

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# I INTRODUCTION

The County of Glenn (Glenn County or County) recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the County's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the housing needs of the unincorporated County; to state the County's goals and objectives regarding housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the County will implement to achieve the stated goals and objectives.

State law requires that the County accommodate its "fair share" of regional housing needs, which are assigned by the California Department of Housing and Community Development (HCD) for all jurisdictions in Glenn County. HCD established the 2021-2029 Regional Housing Needs Plan (RHNP) to assign each city and unincorporated county in the region its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the Regional Housing Needs Allocation (RHNA) are:

- Increase housing supply and the mix of housing types;
- Promote infill, equity, and environment;
- Ensure jobs housing balance and fit;
- Promote regional income equity; and
- Affirmatively further fair housing.

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups; such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and persons experiencing homelessness.

The Glenn County Housing Element consists of two documents: the 6<sup>th</sup> Cycle Housing Element Background Report and the 6<sup>th</sup> Cycle Housing Element Housing Plan (policy document). The Background Report provides information regarding the County's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. It is noted that the Background Report includes data for both the unincorporated portions of Glenn County as well as data that reflects the entire County, including the cities. Throughout this document, when data or information is provided for the entire County, including the cities, it is referred to as "countywide", information for the unincorporated portion of the County is specified as such, and general references to Glenn County or the County refer to the County as a governing body. The Housing Element Background Report provides documentation and analysis in support of the goals, policies programs, and quantified objectives in this Housing Element policy document. The Housing Element policy document, the Housing Plan, pertains to the unincorporated areas of Glenn County and actions taken by the County, including its staff, commissions, and Board of Supervisors, as a governing body.

The Background Report of this housing element identifies the nature and extent of Glenn County's housing needs, including those of special needs populations, potential housing resources (land and funds), potential constraints to housing production, impediments to fair housing, and energy conservation opportunities. By examining the County's housings, resources, and constraints, the County can then determine a plan of action to address housing needs and constraints. This plan is presented in the 6<sup>th</sup> Cycle Housing Element Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the 6<sup>th</sup> Cycle Housing Element Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

## **6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT**

### **A. CONTENTS**

This 6<sup>th</sup> Cycle Housing Element Background Report is divided into the following sections:

#### **I. Introduction**

The Introduction provides a brief summary of the purpose of the 6<sup>th</sup> Cycle Housing Element, describes the components of the Cycle Housing Element, and the contents of the 6<sup>th</sup> Cycle Housing Element Background Report.

#### **II. Housing Needs Assessment**

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including the County's share of the Regional Housing Needs Allocation (RHNA), household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units.

#### **III. Constraints and Resources**

This Chapter includes an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and locally adopted ordinances that directly impact the cost and supply of residential development. This Chapter also provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, proposed and approved densities versus minimum densities, and building permit timing. A discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing is provided.

#### **IV. Inventory of Residential Sites**

This Chapter provides an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and County services to these sites.

#### **V. Affirmatively Furthering Fair Housing**

This Chapter includes an assessment of fair housing, including a summary of fair housing issues, an assessment of the County's fair housing enforcement and fair housing outreach capacity, an analysis of available data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk, an assessment of the contributing factors for identified fair housing issues, identification and analysis of the County's fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

#### **VI. Evaluation of the 2014-2021 Housing Element**

This Chapter evaluates the implementation of the 2014-2019 Housing Element, including its effectiveness in achieving the County's housing goals and objectives and addressing the housing needs.

#### **VII. Other Requirements**

This Chapter addresses opportunities for energy conservation and the 6<sup>th</sup> Cycle Housing Element's consistency with the Glenn County General Plan.

#### **VIII. References**

This Chapter lists data sources that were used and referenced in preparing the 6<sup>th</sup> Cycle Housing Element Background Report.

## II HOUSING NEEDS ASSESSMENT

### A. INTRODUCTION

This section of the Housing Element discusses the characteristics of the County’s population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

### B. DATA AND METHODOLOGY

To understand the context of local housing in the Glenn County, a review and analysis of the County’s population characteristics and housing stock, with an emphasis on the characteristics of the unincorporated portion of the County, was performed. The primary data source for the 2021-2029 Housing Element Update is the California Department of Housing and Community Development Department (HCD)- Housing Element 6th Cycle Data Package, which is augmented by additional data sources including the U.S. Census Bureau (2010 Census and 2014-2018 and 2015-2019 American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (CEDD), HCD income limits, and other sources as noted. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document.

### C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a jurisdiction. This section addresses population, age, and race and ethnicity of Glenn County residents.

#### 1 POPULATION GROWTH AND TRENDS

Between 2010 and 2020, the countywide population of Glenn County grew slightly from 28,122 to 29,400 people (see Table II-1), an annual growth rate of approximately 0.5% and a total increase of 4.5% or 1,278 people. When reviewing population data, it is important to distinguish between the population changes that affect the entire County and the unincorporated portion of the County, which can be affected by annexations and other boundary changes. The unincorporated area of the County currently makes up about 50.6% of the entire County’s total population.

	2010	2015	2020
<b>Population, Countywide</b>	<b>28,122</b>	<b>28,350</b>	<b>29,400</b>
Percent Change	--	1%	4%
Annual Percent Change	--	0.2%	0.7%
<b>Population, Unincorporated Glenn County</b>	<b>14,665</b>	<b>14,574</b>	<b>14,869</b>
Percent Change	--	-1%	2%
Annual Percent Change	--	-0.12%	0.4%

Sources: HCD 6<sup>th</sup> Cycle Housing Element Data (State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2020, with 2010 Census Benchmark.)

Table II-2 compares the growth rate of the unincorporated portion of the Glenn County to other cities within the County from 2010 to 2020. Of the 29,400 persons living in the County in 2020, 14,869 persons resided in the unincorporated portion of the County, which increased in population by approximately 1.4% (204 people) since 2010. As shown in Table II-2, the unincorporated portion of the County experienced significantly lower population growth than the incorporated areas during the recent decade (2010 to 2020). As shown in Table II-2, the unincorporated portion of Glenn County and the City of Willows had the smallest changes in

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

population, 204 and 42 respectively, representing an approximate one percent change in total population. The City of Orland had the most growth between 2010 and 2020, increasing by 1,032 persons or approximately 14 percent.

Jurisdiction	2010	2020	Change	% Change
Orland	7,291	8,323	1,032	14.2%
Willows	6,166	6,208	42	0.7%
Unincorporated Glenn County	14,665	14,869	204	1.4%
<b>Total</b>	<b>28,122</b>	<b>29,400</b>	<b>1,278</b>	<b>4.5%</b>

Sources: HCD 6<sup>th</sup> Cycle Housing Element Data (State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2020, with 2010 Census Benchmark.)

## 2 AGE CHARACTERISTICS

Table II-3 shows age distributions for 2018 for Glenn County, including countywide and the unincorporated areas. The U.S. Census Bureau data shows that unincorporated Glenn County has a diverse population, with mostly increases in the percentage share of the total population for age categories over 5 years of age, and 20 to 44 years of age. The percentage share of the total population for age categories 65+ years of age points to the need to plan for services, such as health and medical services for this older community.

Age Group	Countywide		Unincorporated	
	#	%	#	%
Under 5 Years	2,051	7.4%	715	5.0%
5 to 19 Years	6,138	22.0%	3,204	22.4%
20 to 44 Years	8,616	30.9%	4,030	28.1%
45 to 64 Years	6,792	24.3%	3,965	27.7%
65 + Years	4,300	15.4%	2,420	16.9%
Median Age	36.6	--	N/A	--

Source: U.S. Census Bureau, HCD-Approved 6<sup>th</sup> Cycle Housing Element Data Package – Glenn County, 2020 (U.S. Census Bureau, ACS 5-Year Estimates, 2014-2018) Table DP05.

## 3 RACE AND ETHNICITY

Table II-4 shows that countywide, the County's residents are predominantly White (52.0%) or Hispanic (41.2%). Between 2010 and 2018, the number of White residents decreased by about 5.0%, while the number of Hispanic residents increased by about 5.5%. Countywide, residents reporting 2 or more races stayed roughly the same, accounting for approximately 1.5% of the population. Black or African American population remained similar between 2010 and 2018 at 0.7% and 0.8%, respectively. Additionally, the American Indian or Alaskan Native population decreased this time period from 2.2% to 1.5%, the Asian population increased slightly from 2.3% to 2.9%, and the Other Race population slightly decreased from 0.1% to 0%.

Race	2010		2018	
	Number	%	Number	%
White	16,033	57.4%	14,507	52.0%
Black or African American	197	0.7%	223	0.8%
American Indian or Alaskan Native	616	2.2%	414	1.5%
Asian	629	2.3%	820	2.9%
Native Hawaiian and Pacific Islander	9	0.0%	17	0.1%

Other Race	32	0.1%	0	0.0%
Two or More Races	430	1.5%	412	1.5%
Hispanic or Latino	9,989	35.8%	11,504	41.2%
<b>Total:</b>	<b>27,935</b>	<b>100.0%</b>	<b>27,897</b>	<b>100.0%</b>

Source: 2020 6<sup>th</sup> Cycle Housing Element Data Package 2 (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, Tables DP05.

#### 4 EMPLOYMENT

One of the factors that can affect the demand for housing, and particular housing types, is the employment base and the types of local jobs that are available. According to the ACS, the estimated civilian labor force in unincorporated Glenn County totaled 7,870 people in 2018, increasing by 2,298 workers since 2013. The civilian labor force includes those civilians 16 years or older living in unincorporated Glenn County who are either working or looking for work. Table II-5 summarizes the employment by industry for unincorporated residents in 2013 and 2018. The largest industry in unincorporated Glenn County in 2018 was Agriculture, Forestry, Fishing and Hunting, and Mining with 26.0% of employees, followed by Educational Services, and Health Care and Social Assistance at 18.4%, and Retail Trade at 11.1%.

Industry	2013		2018	
	Number	%	Number	%
Agriculture, Forestry, Fishing and Hunting, and Mining	1,513	27.2	2,044	26.0
Construction	268	4.8	459	5.8
Manufacturing	511	9.2	628	8.0
Wholesale Trade	225	4.0	199	2.5
Retail Trade	480	8.6	870	11.1
Transportation and Warehousing, and Utilities	316	5.7	417	5.3
Information	27	0.5	32	0.4
Finance and Insurance, and Real Estate and Rental and Leasing	185	3.3	144	1.8
Professional, Scientific, and Management, and Administrative and Waste Management Services	283	5.0	313	4.0
Educational Services, and Health Care and Social Assistance	886	16.0	1,449	18.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	329	5.9	490	6.2
Other Services, except Public Administration	270	4.8	360	4.6
Public Administration	279	5.0	465	5.9
<b>Total Civilian Employed Population 16 Years and Over</b>	<b>5,572</b>	<b>100%</b>	<b>7,870</b>	<b>100%</b>

Source: 2020 HCD 6<sup>th</sup> Cycle Housing Element Data Package 2 (ACS Census; 2014-2018 ACS) Glenn County Housing Element Data Packet, 2013 2014-2019 Housing Element Update.

Glenn County is located within EDD’s North Valley Region which include Colusa, Glenn, and Tehama Counties. EDD projections indicate that the total employment within the North Valley Region is expected to increase by 4.4% between 2018 and 2028. The highest forecast for job growth is in Health Services (33.3% increase) (*State of California EDD, 2018–2028 Industry Employment Projections*). Table II-6 shows examples of typical jobs and mean wages in the North Valley Region.

Standard for 1 Adult in Glenn County	Hourly Wages	Estimated Annual Wages
Living Wage	\$13.74	\$28,579
Poverty Wage	\$6.13	\$12,750
Minimum Wage	\$12.00	\$24,960

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Standard for 1 Adult and 1 Child in Glenn County	Hourly Wages	Estimated Annual Wages
Living Wage	\$32.84	\$68,307
Poverty Wage	\$8.29	\$17,243
Minimum Wage	\$12.00	\$24,960
Occupation Title	Mean Hourly Wage*	
Management	\$47.84	\$99,510
Business and Financial Operations	\$33.46	\$69,595
Computer and Mathematical	\$35.68	\$74,210
Architecture and Engineering	\$39.96	\$83,116
<i>Life, Physical and Social Science</i>	<i>\$26.81</i>	<i>\$55,770</i>
<i>Community and Social Services</i>	<i>\$22.48</i>	<i>\$46,752</i>
Legal	\$46.22	\$96,144
<i>Education, Training and Library</i>	<i>\$27.50</i>	<i>\$57,201</i>
<i>Arts, Design, Entertainment, Sports and Media</i>	<i>\$25.97</i>	<i>\$54,013</i>
Healthcare Practitioner and Technical	\$54.91	\$114,200
<i>Healthcare Support</i>	<i>\$18.63</i>	<i>\$38,738</i>
<i>Protective Service</i>	<i>\$32.22</i>	<i>\$67,014</i>
<i>Food Preparation and Serving Related</i>	<i>\$13.15</i>	<i>\$27,341</i>
<i>Building and Grounds Cleaning and Maintenance</i>	<i>\$15.74</i>	<i>\$32,731</i>
<i>Personal Care and Services</i>	<i>\$13.26</i>	<i>\$27,567</i>
<i>Sales and Related</i>	<i>\$16.36</i>	<i>\$34,028</i>
<i>Office and Administrative Support</i>	<i>\$18.40</i>	<i>\$38,272</i>
<i>Farming, Fishing and Forestry</i>	<i>\$12.81</i>	<i>\$26,658</i>
<i>Construction and Extraction</i>	<i>\$24.45</i>	<i>\$50,862</i>
<i>Installation, Maintenance and Repair</i>	<i>\$23.18</i>	<i>\$48,217</i>
<i>Production</i>	<i>\$17.72</i>	<i>\$36,837</i>
<i>Transportation and Material Moving</i>	<i>\$18.62</i>	<i>\$38,747</i>

Source: MIT Living Wage Calculator for Glenn County, California 2020. The living wage shown is the hourly rate that an individual in a household must earn to support his or herself and their family. The assumption is the sole provider is working full-time (2080 hours per year). State of California EDD, Occupational Employment and Wage 2020 – 1<sup>st</sup> Quarter Data, 2018 May 2017. \* wages are based on the North Valley Region which includes: Colusa, Glenn, and Tehama Counties

## D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Glenn County.

### 1. HOUSEHOLD CHARACTERISTICS

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County. People living in assisted living facilities or other group living situations are not considered “households” for the purpose of the U.S. Census count.

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Table II-7 below identifies households by tenure and ages of householder in 2018, for unincorporated Glenn County and countywide. In the unincorporated areas, 69.8% of households own their home and 30.2% rent. The unincorporated area's renter rate is lower and the homeowner rate is higher than the countywide rate, with 59.7% homeowner and 40.3% renter households. In the unincorporated areas, homeowner households are generally headed by older residents, while households who rent their homes are generally younger.

	Glenn County		Unincorporated Area	
	Number	% of Total HH	Number	% of Total HH
<b>Total:</b>	<b>10,017</b>	<b>100.0%</b>	<b>5,197</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>5,981</b>	<b>59.7%</b>	<b>3,629</b>	<b>69.8%</b>
Householder 15 to 24 years	50	0.5%	36	0.7%
Householder 25 to 34 years	540	5.4%	228	4.4%
Householder 35 to 44 years	757	7.6%	424	8.2%
Householder 45 to 54 years	1,195	11.9%	757	14.6%
Householder 55 to 59 years	568	5.7%	456	8.8%
Householder 60 to 64 years	841	8.4%	429	8.3%
Householder 65 to 74 years	1,045	10.4%	711	13.7%
Householder 75 to 84 years	666	6.6%	371	7.1%
Householder 85 years and over	319	3.2%	217	4.2%
<b>Renter Occupied:</b>	<b>4,036</b>	<b>40.3%</b>	<b>1,568</b>	<b>30.2%</b>
Householder 15 to 24 years	248	2.5%	75	1.4%
Householder 25 to 34 years	877	8.8%	419	8.1%
Householder 35 to 44 years	1,004	10.0%	404	7.8%
Householder 45 to 54 years	648	6.5%	226	4.3%
Householder 55 to 59 years	349	3.5%	161	3.1%
Householder 60 to 64 years	193	1.9%	102	2.0%
Householder 65 to 74 years	508	5.1%	122	2.3%
Householder 75 to 84 years	168	1.7%	47	0.9%
Householder 85 years and over	41	0.4%	12	0.2%

Source: 2020 6<sup>th</sup> Cycle Housing Element Data Package HCD – Glenn County (ACS 2014-2018, 5 Year (B25007 and B25004))

Table II-8 identifies the household sizes by housing tenure. In 2018, the majority of households consisted of two to four persons within the unincorporated areas and also countywide. Large households of five or more persons only made up 13.3% of the total households in the unincorporated areas of Glenn County and 13.1% of total households countywide. Additionally, the average household size in the of Glenn County in 2018 for an owner-occupied unit was 2.76 persons and 2.99 persons for a renter-occupied unit. Countywide, the average household size in 2018 for all households was 2.84 persons.

	Glenn County		Unincorporated Area	
	#	%	#	%
<b>Owner</b>	<b>5,981</b>	<b>64.7%</b>	<b>3,629</b>	<b>73.0%</b>
Householder living alone	1208	13.1%	819	16.5%
Households 2–4 persons	4,123	44.6%	2,472	49.7%
Large households 5+ persons	650	7.0%	338	6.8%
Average Household Size	2.76		Not available	



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<b>Rental</b>	<b>3,263</b>	<b>35.3%</b>	<b>1,345</b>	<b>27.0%</b>
Householder living alone	990	10.7%	371	7.5%
Households 2–4 persons	1712	18.5%	651	13.1%
Large households 5+ persons	561	6.1%	323	6.5%
Average Household Size	2.99		Not available	
<b>Total:</b>	<b>9,244</b>	<b>100%</b>	<b>4,974</b>	<b>100%</b>
Total Householder living alone	2,198	23.8%	1,190	23.9%
Households 2–4 persons	5,835	63.1%	3,123	62.8%
Large households 5+ persons	1,211	13.1%	661	13.3%
Average Household Size	2.84		Not available	
Source: 2020 HCD 6 <sup>th</sup> Cycle Housing Element Data Package – Glenn County (ACS B25009 2014-2018, 5 Year) ACS B25009, 5 year (2014-2018); ACS 2014-2018, 5-Year Estimates (Table DP04)				

## 2. HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

### INCOME CHARACTERISTICS

According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2021 was \$90,100 and Non-metropolitan county median income was \$69,700. The estimated median household income limits for Glenn County in 2021 was \$70,700 countywide. Table II-9 shows the Glenn County area median income limits for 2021.

Glenn County Area Median Income: \$70,700	Number of Persons in Household:							
	1	2	3	4	5	6	7	8
Extremely Low	14,700	17,420	21,960	26,500	31,040	35,580	40,120	44,660
Very Low Income	24,500	28,000	31,500	34,950	37,750	40,550	43,350	46,150
Low Income	39,150	44,750	50,350	55,900	60,400	64,850	69,350	73,800
Median Income	49,500	56,550	63,650	<b>70,700</b>	76,350	82,000	87,650	93,300
Moderate Income	59,400	67,900	76,350	84,850	91,650	98,450	105,200	112,000
Source: Department Of Housing and Community Development Division Of Housing Policy Development State Income Limits for 2021. <a href="https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2020.pdf">https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2020.pdf</a>								

### INCOME BY HOUSEHOLD TYPE AND TENURE

Table II-10 shows Income level of unincorporated Glenn County residents by household tenure. A higher percentage of renter households (58.9%) were in the lower income groups (<80% median) compared to lower-income residents who owned their homes (39.5%).

Income Level (HAMFI)	Owners		Renters		Total	
	Number	%	Number	%	Number	%
Extremely Low Income (<=30%)	355	10.1%	395	22.2%	750	14.2%
Very Low Income (>30% to <=50%)	425	12.1%	265	14.9%	690	13.0%



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Low Income (>50% to <=80%)	570	16.2%	365	20.5%	935	17.6%
Moderate Income & Above (>80%)	2,165	61.5%	750	42.1%	2,915	55.0%
<b>Total</b>	<b>3,520</b>	<b>100%</b>	<b>1,780</b>	<b>100%</b>	<b>5,300</b>	<b>100%</b>
Source: HUD 2020 6 <sup>th</sup> Cycle Housing Element Data Package – Glenn County (HUD Comprehensive Housing Affordability Strategy (CHAS) Data						

As indicated by Table II-11, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 20.1% of lower income households in the unincorporated County overpay for housing, which is slightly lower than total percent of lower income households (25.4%) countywide overpaying for housing. In the unincorporated area, 29.1% of all households overpay for housing, compared with 32.3% of all households countywide.

Total Households Characteristics	Unincorporated		Glenn County	
	Number	% of Total	Number	% of Total
Total Households	5,300	100.0%	9,935	100.00%
Total Renter households	1,780	33.6%	4,210	42.40%
Total Owner households	3,520	66.4%	5,725	57.60%
Total lower income (0-80% AMI) households	2,375	44.8%	4,595	46.3%
Lower income renters (0-80%)	1,025	19.3%	2,665	26.8%
Lower income owners (0-80%)	1,350	25.5%	1,930	19.4%
Extremely low income renters (0-30% AMI)	395	7.5%	1,155	11.6%
Extremely low income owners (0-30% AMI)	355	6.7%	455	4.6%
<b>Low, Very Low, and Extremely Low Income Households Overpaying for Housing</b>				
Lower Income Paying More than 30%	1,065	20.1%	2,520	25.4%
Lower Income Renter Overpaying	400	7.5%	1,670	16.8%
Lower Income Owner Overpaying	655	12.4%	840	8.5%
<i>Extremely Low Income (0-30% AMI) Overpaying</i>	<i>505</i>	<i>9.5%</i>	<i>1,280</i>	<i>12.9%</i>
<i>Very Low Income Overpaying (30-50% AMI) Overpaying</i>	<i>265</i>	<i>5.0%</i>	<i>725</i>	<i>7.3%</i>
<i>Low Income Overpaying (50 -80% AMI) Overpaying</i>	<i>295</i>	<i>5.6%</i>	<i>515</i>	<i>5.2%</i>
<b>Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing</b>				
Lower Income Paying More Than 50%	660	12.5%	1,575	15.9%
Lower Income Renter Severely Overpaying	225	4.2%	1,045	10.5%
Lower Income Owner Severely Overpaying	420	7.9%	520	5.2%
<i>Extremely Low Income (0-30%)</i>	<i>395</i>	<i>7.5%</i>	<i>1,085</i>	<i>10.9%</i>
<i>Extremely Low Income Renter Severely Overpaying</i>	<i>170</i>	<i>3.2%</i>	<i>810</i>	<i>8.2%</i>
<i>Extremely Low Income Owner Severely Overpaying</i>	<i>215</i>	<i>4.1%</i>	<i>270</i>	<i>2.7%</i>
<i>Very Low Income Severely Overpaying (30-50% AMI)</i>	<i>185</i>	<i>3.5%</i>	<i>375</i>	<i>3.8%</i>
<i>Low Income Severely Overpaying (50-80% AMI)</i>	<i>80</i>	<i>1.5%</i>	<i>115</i>	<i>1.2%</i>
Total Households Overpaying	1,540	29.1%	3,205	32.3%
Total Renter Households Overpaying	514	9.7%	1,784	18.0%
Total Owner Households Overpaying	1,015	19.2%	1,410	14.2%

Source 2020 Glenn County CHAS Data 2013-2017 ACS.

## HOUSEHOLDS IN POVERTY

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the very low and low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of \$15,453, and the poverty threshold of a family of four with two children under the age of 18 would be \$25,926. (Source: U.S. Census Bureau, 2019).

Poverty rates in unincorporated Glenn County are shown in Table II-12, which compares the numbers of families living in poverty in the unincorporated areas to those living in the incorporated cities within the County. Individuals in Orland followed by the Willows have the highest rates of people living in the poverty while families in the unincorporated county are least likely to be

living in poverty. In 2018, 13% of families were listed as living below the poverty level in the unincorporated areas compared to 21% of individuals countywide.

Table II-12 shows poverty rates in throughout Glenn County, with a focus on female-headed households, and senior households. Overall countywide, 1,588 or 21% of families were in poverty. Female-headed households made up 23% of all families living in poverty countywide, and approximately 29% within the unincorporated county. Approximately 14.5% of seniors age 65+ countywide were under the poverty line compared to approximately 10.1% within the unincorporated county.

	Glenn County		Orland city, California		Willows city, California		Unincorporated County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Total Householders</b>	7,390	100%	2,096	100%	1,519	100%	3,775	100%
<b>Female Headed Householders Under the Poverty Level</b>	514	7%	292	14%	76	5%	146	4%
<b>Total families Under the Poverty Level</b>	1,588	21%	768	37%	320	21%	500	13%
<b>Individuals Age 65+</b>	4,257	100%	925	100%	912	100%	2,420	100%
<b>Age 65+ Under the Poverty Level</b>	617	14.5%	160	17.3%	211	23.1%	246	10.1%

Source: HUD 2020 6th Cycle Housing Element Data Package. ACS 2014-2018 B17012. ACS2014-2018: S1701

### EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Glenn County, the countywide median household income for a family of four in 2021 was \$70,700, or one-person household income of \$49,500. For ELI households in Glenn County, this results in an income of \$21,210 or less for a four-person household or \$14,850 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance, are considered ELI households. As shown previously in Table II-11, ELI households make up 14.2% of all households in the unincorporated area of Glenn County. Based on the information provided previously on Table II-11, the total percentage of households overpaying within the unincorporated portions of the county is approximately 29.1%.

Pursuant to Government Code Section 65583(a)(1), 50% of the unincorporated County’s very low-income regional housing needs assigned by HCD are ELI households. As a result, from the very low-income need of 75 units, the County has a projected need of 38 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, Glenn County will implement several programs (refer to the Housing Plan for more detailed descriptions of these programs).

### 3. SPECIAL NEEDS POPULATIONS

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential

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hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these groups is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section II-H of this Element which provide information related to agencies and programs that serve special needs populations in Glenn County.

### SENIOR HOUSEHOLDS

[The housing needs of seniors depend on a combination of factors related to the aging process. Seniors may have special housing needs that can include a combination of increased medical costs and fixed incomes that are often lower than incomes of the general population, leading to special need for affordable housing. Due to frailty, some senior people require full- or part-time care, while others may be able to live on their own with minor accessibility adjustments in their homes like handrails and grab bars to make bathing, toileting, and other activities of daily life safer.](#)

[The total population senior households of the unincorporated area has increased since 2010.](#) Table II-13 below compares senior households and populations in unincorporated Glenn County between the years 2010, 2015, and 2018. In 2018, there were 1,480 households with a head of household who is 65 years of age or older (65+) representing 28.5% of all households in the unincorporated area. Overall, the number of households with a head of household who is 65+ increased by 146 households from 2010 to 1,480 senior households in 2018.

As shown in Table II-13, the majority of senior households owned their own homes, with 1,299 households with a householder 65 years of age or older living in owner-occupied units; only 181 of senior households (65 +) lived in rental housing. The ACS data indicates that 279, or 11.4%, of senior householders 65 + live below the poverty level in unincorporated Glenn County.

The overall population in unincorporated Glenn County increased slightly between 2010 and 2018 with the number of 65+ persons also increasing from 2,137 in 2010 to 2,420 in 2018, representing a 13.3% increase. The growth in population ages 65+ in the County may indicate a need to provide more services for this segment of the community. Additional information related to senior households relative to overall households is provided in Table II-13.

Household by Age and Tenure	Unincorporated Glenn County		
	2010	2015	2018
<b>Total Owner Occupied:</b>	<b>3,666</b>	<b>3,301</b>	<b>3,629</b>
Owner Householders 65 years and over	1,143	1,202	1,299
<b>Total Renter Occupied:</b>	<b>1,319</b>	<b>1,437</b>	<b>1,568</b>
Renter Householders 65 years and over	191	168	181
<b>Total Occupied Households</b>	<b>4,985</b>	<b>4,738</b>	<b>5,197</b>
Total Householder 65 years and over	1,334	1,370	1,480
<b>Total Population</b>	<b>14,589</b>	<b>14,430</b>	<b>14,869</b>
Total Population 65 years and over	2,137	2,381	2,420

Source: HUD 2020 6<sup>th</sup> Cycle Housing Element Data Package – Glenn County (ACS 2010, 2015, 2018 ACS 5 year estimates Tables B25007; DP05).

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. According to the DOF E-5 Report, in 2021 about 72.0% of unincorporated Glenn County's housing stock was made up of single-family detached homes, leaving 28.0% of the housing stock for those who choose to or must live in other forms of housing. As described in Chapter III, the County's zoning and land use regulations accommodate a range of housing types that serve the senior population, including single family housing, multifamily housing, mobile homes, senior housing, and care facilities.

The incorporated cities of Willows (Census Tract 104) and Orland (Census Tract 101) contain approximately 52.6% of total persons 65 years or older in the county, meaning the majority of county's older residents appear to be located within or adjacent to the incorporated cities. These areas generally correspond with the County's affordable rental apartments and senior housing facilities, including age-restricted mobile home communities, which provide affordable housing options for senior residents. With that said, the senior population of the unincorporated area has been growing steadily over the past two decades, increasing from approximately 12.6% of the total unincorporated population in 2000 to 17.0% in 2019. This continual increase in persons 65 years of age or older indicates a need to provide more services for this segment of the community. Therefore, there is a need to provide affordable rental apartments and senior housing in the cities as well as throughout the unincorporated areas to assist the growing population of older residents in the County. There are limited housing options restricted to occupancy by seniors in the unincorporated County.

There are several programs and services for the County's senior citizens; many of which serve the disabled or otherwise underprivileged groups. Programs and services for seniors and their families and caregivers are summarized in Section II-H and 5-E. The Glenn County General Plan supports senior housing by allowing senior housing in excess of the maximum density standards, to encourage senior housing throughout the County and not primarily in the incorporated communities, Program HE.4 would increase capacity for lower income housing, including multifamily and mixed use housing to serve disabled persons, and Program HE.9 supports the provision of affordable housing and special needs housing, including seniors and specifically prioritizes the review of applications for projects that serve the lower income, disabled persons, farmworker, and senior populations.

### **PERSONS WITH DISABILITIES**

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional

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housing.

[Total persons with disabilities under age 65 make up 9.8 percent of the countywide population.](#) Table II-14 ~~shown~~ shows the employment status of persons countywide and within the unincorporated portions of the County with and without a disability in 2018. In 2018, the number of persons with a disability in the unincorporated areas of Glenn County included 681 persons employed with a disability and 59 persons unemployed with a disability. There were 1,061 persons with a disability not in the labor force in 2018.

<b>Table II-14. Persons with Disability by Employment Status – (2018)</b>				
	<b>Glenn County</b>		<b>Unincorporated County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>In the Labor Force:</b>	10,940	68.9%	7,815	67.1%
Employed:	10,218	64.4%	7,319	62.9%
With a Disability	911	5.7%	681	5.9%
No Disability	9,307	58.6%	6,638	57.0%
<b>Unemployed:</b>	722	4.5%	496	4.3%
With a Disability	91	0.6%	59	0.5%
No Disability	631	4.0%	437	3.8%
<b>Not in the Labor Force:</b>	4,938	31.1%	3,826	32.9%
With a Disability	1,323	8.3%	1,061	9.1%
No Disability	3,615	22.8%	2,765	23.8%
<b>Total:</b>	<b>15,878</b>	<b>100%</b>	<b>11,641</b>	<b>100%</b>
Source: HCD 2020 6 <sup>th</sup> Cycle Housing Element Data Package – Glenn County (ACS 2014-2018- C18120)				

Table II-15 presents data on the types of disabilities of residents countywide and within the unincorporated areas of Glenn County based on the ACS 2018 Data; persons may have more than one disability resulting in the total number of disabilities exceeding the total number of disabled persons shown in Table II-14. For persons ages 0 to 64, the most common disabilities are cognitive difficulties (23.8%), ambulatory difficulties (25.5%), and independent living (15.17%). For the population of ages 65 and over, the most common disabilities are ambulatory difficulties (24.3%), hearing difficulties (21.1%), and independent living difficulties (12.8%).

<b>Table II-15. Persons with Disabilities by Disability Type and Age (2018)</b>				
	<b>Glenn County</b>		<b>Unincorporated</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total Disabilities Tallied</b>	4,622	100.00%	2,479	100.00%
<b>Total Disabilities for Ages 5–64</b>	2,689	58.18%	1,454	58.65%
Hearing Difficulty	545	11.79%	300	12.10%
Vision Difficulty	590	12.77%	360	14.52%
Cognitive Difficulty	874	18.91%	590	23.80%
Ambulatory Difficulty	1,181	25.55%	631	25.45%
Self-Care Difficulty	259	5.60%	196	7.91%
Independent Living Difficulty (Ages 18-64)	577	12.48%	376	15.17%
<b>Total Disabilities for Ages 65 and Over</b>	1,933	41.82%	1,025	41.35%
Hearing Difficulty	916	19.82%	524	21.14%
Vision Difficulty	316	6.84%	219	8.83%
Cognitive Difficulty	467	10.10%	184	7.42%
Ambulatory Difficulty	1,153	24.95%	603	24.32%
Self-Care Difficulty	394	8.52%	191	7.70%
Independent Living Difficulty	692	14.97%	317	12.79%
Source: HCD 2020 6 <sup>th</sup> Cycle Housing Element Data Package – Glenn County (ACS 2014-2018 - S1810)				

As described further in Section III, the County's zoning and land use regulations accommodate a range of housing types including single and multifamily housing, residential care facilities, and mobile homes that serve the disabled population. To address the range of needs of households with disabilities, Glenn County will implement programs to address the range of needs for persons with disabilities (refer to the Housing Plan for more detailed descriptions of these programs)

Glenn County will implement programs to address the range of needs of households with disabilities (refer to the Housing Plan for more detailed descriptions of these programs).

[The Glenn County General Plan supports senior housing through many policies and programs including Program HE.4 which calls for an increase capacity for lower income housing, including multifamily and mixed use housing to serve disabled persons, and Program HE.9 that supports the provision of affordable housing and special needs housing, and specifically prioritizes the review of applications for projects that serve disabled persons.](#)

**PERSONS WITH DEVELOPMENTAL DISABILITIES**

Senate Bill (SB) 812 requires the County to include the needs of individuals with a developmental disability in the special housing needs analysis. A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial handicap for the individual. This term includes the diagnoses of intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes handicapping conditions found to be closely related to mental retardation or requiring treatment similar to that required for persons with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four



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developmental centers, and two community-based facilities. The Far Northern Regional Center serves Glenn County and is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code; therefore, it should be noted that zip codes for incorporated cities may contain portions of unincorporated Glenn County. As shown in Table II-16, the DDS data indicates that less than 85 developmentally disabled persons reside in zip codes for the unincorporated areas of Glenn County, while 345 developmentally disabled persons reside in the zip codes associated with Orland and Willows.

<b>Table II-16. Developmental Disabilities by Age (2019)</b>			
	<b>0 to 17 Years</b>	<b>18+ Years</b>	<b>Total</b>
<b>City Areas by Zip Code</b>			
95963 Orland	132	95	227
95988 Willows	67	51	118
<b>Subtotal</b>	<b>199</b>	<b>146</b>	<b>345</b>
<b>Unincorporated Communities and Areas by Zip Code</b>			
95920 Butte City	0	<11	<11
95939 Elk Creek	<11	<11	<22
95943 Glenn	<11	<11	<22
95951 Hamilton City	28	<11	<39
<b>Subtotal – Unincorporated Areas</b>	<b>&lt;41</b>	<b>&lt;44</b>	<b>&lt;85</b>
<b>Total</b>	<b>&lt;240</b>	<b>&lt;190</b>	<b>&lt;430</b>
Source: HCD 2020 6th Cycle Housing Element Data Package – Glenn County DDS, 2019 Developmental Disabilities by Zip Code.			

Table II-17 breaks down the developmentally disabled population by residence type for the Glenn County zip codes. Countywide, the majority of developmentally disabled persons reside in the homes of their families or private guardians while less than 55 reside in independent living facilities, approximately 24 are housed within community care facilities, less than 22 reside in foster or family care homes, and less than 11 reside in other living situations. As shown in Table II-17, in the zip codes associated with unincorporated communities and areas, the majority of developmentally disabled persons live in the home of their family, parent, or guardian. These distributions are fairly consistent with the client statistics for the Alta California Regional Center (ACRC) service area, which notes 77.2% of developmentally disabled persons reside in homes of their families or private guardians and 12.3% of developmentally disabled persons reside in independent living or supported living situations.



Zip Code	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
<b>City Areas by Zip Code</b>							
Orland 95963	187	15	24	0	<11	0	>226
Willows 95988	95	18	0	0	<11	<11	>113
<b>Unincorporated Communities and Areas by Zip Code</b>							
Butte City 95920	<11	<11	0	0	0	0	<22
Elk Creek 95939	<11	0	0	0	0	0	<11
Glenn 95943	<11	<11	0	0	0	0	<22
Hamilton City 95951	38	0	0	0	0	0	38

Source: HCD 2020 6th Cycle Housing Element Data Package, 2019 Developmental Disabilities by Zip Code.

According to Glenn County’s 2014 Housing Element, there were 252 developmentally disabled persons countywide in 2012. As shown in Table II-16, in 2019, there were >377 developmentally disabled persons countywide, representing more than 44.6% increase since 2012. This rise in developmentally disabled persons countywide indicates that demand for affordable, accessible housing for its clients will likely increase. While the majority of developmentally disabled persons in the unincorporated areas of the County live with their parents, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. This cycle triggers a need to explore other feasible housing alternatives, including in-home supportive care and adult residential care homes and facilities.

As described in detail in Section III of this report, the County’s zoning and land use regulations accommodate a range of housing types that serve the developmentally disabled population, including single family housing, multifamily housing, and mobile homes for persons living with their family or guardian. To address the range of needs of households with disabilities, Glenn County will implement programs to address the range of needs for persons with disabilities. [For example, Program HE.9 assists non-profit organizations and developers in obtaining in State and federal funding for the production of affordable housing and to provide incentives and assistance with affordable housing projects, with additional provisions to encourage and assist extremely low income housing and housing for special needs populations, including, developmentally disabled. To affirmatively further fair housing, the County will proactively provide affordable housing developers with maps illustrating high resource areas in the County that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities.](#) (referRefer to the Housing Plan for more detailed descriptions of these programs).

**LARGE HOUSEHOLDS**

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with 5+ members. Large family households comprised 13.3%, or 661, of the total households in unincorporated Glenn County according to the 2014–2018 ACS (see Table II-18 below). As shown in Table II-18, approximately 6.8% of large households in the unincorporated areas owned their own homes and similarly 6.5% of large households 5+ persons were renters.

Householder Type	Unincorporated Areas	
	Number	Percent
<b>Owner Households</b>	<b>3,629</b>	<b>73.0%</b>
Householder living alone	819	16.5%
Households 2-4 persons	2,472	49.7%

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<b>Table II-18. Households Size in Unincorporated Glenn County (2018)</b>		
<b>Householder Type</b>	<b>Unincorporated Areas</b>	
	<b>Number</b>	<b>Percent</b>
Large households 5+ persons	338	6.8%
<b>Renter Households</b>	<b>1,345</b>	<b>27.0%</b>
Householder living alone	371	7.5%
Households 2-4 persons	651	13.1%
Large households 5+ persons	323	6.5%
<b>Combined Total</b>	<b>4,974</b>	<b>100.0%</b>
Total Householder living alone	1,190	23.9%
Households 2-4 persons	3,123	62.8%
Large households 5+ persons	661	13.3%
Source: HCD 2020 6th Cycle Housing Element Data Package U.S. Census Bureau, ACS 2014-2018 (B25009)		

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than one person per room; as shown in Table II-31, only 170 (3.37%) of households in unincorporated Glenn County live in overcrowded conditions. [ACS data for Glenn County identifies that there are approximately 713 units \(539 owner-occupied and 174 renter-occupied\) with four or more bedrooms occupied in unincorporated Glenn County. These units exceed the total number of large households, however, there is a gap between the 323 large renter households and the 174 renter-occupied large units.](#)

[To address large households needs, additional consideration should be given to the provision of affordable housing with a larger number of rooms, particularly rental units.](#)

**FARMWORKERS**

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field). As shown in Table II-19, 3,135 persons were estimated to be employed in the agriculture, forestry, fishing, hunting, and mining industry based on 2017 USDA Agricultural Census data.

The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table II-20 provides a breakdown of countywide farm labor employment by days worked. The data from this table indicates approximately 1,640 farmworkers worked more than 150 days a year and 1,446 worked less than 150 days per year and are likely seasonal workers.

<b>Table II-19. Glenn County Farmworkers – County-wide (2017)</b>			
<b>Hired Farm Labor</b>	<b>Farm Operations</b>	<b>Workers</b>	<b>Payroll</b>
Glenn County	534	3,135	\$61,839,000
Source: 2017 USDA Agricultural Census Data, Table 7			

Hired Farm Labor	Farm Operations	Workers
150 Days or More	335	1,640
Less Than 150 Days	281	1,446

Source: 2017 USDA Agricultural Census Data, Table 7

Glenn County is situated in the rich agricultural region of California’s Central Valley and the Sacramento River region. For this reason, the County has a large agricultural industry and is a significant producer of agricultural commodities. According to the most recent Glenn County Agricultural Crop Report, the total acreage of crop land in the county is approximately 347,652 acres. The gross value of agricultural production in Glenn County for 2017 was \$839,509,000, which represents a 12% increase from 2016 when gross production value totaled \$748,461,000. The 2018 gross production of agricultural commodities was valued at \$729,125,000. This represents a 13 percent decrease from 2017.

The HCD publication titled “Housing Element Questions and Answers – A Guide to the Preparation of Housing Elements, June 2001,” explains that “sites identified for farmworker housing should facilitate the provision of housing for agricultural workers while minimizing the development of prime agricultural land to urban uses. These sites should also have characteristics relating to location, zoning and development standards which would be appropriate for their use for housing for farmworkers. Where a need for farmworker housing has been identified, the program should identify zones where housing for permanent and, where appropriate, for migrant farmworkers is allowed.” As discussed in Chapter III, the County has identified zones to accommodate seasonal, or migrant, farmworker housing, but has not identified zones to accommodate permanent housing for agricultural employees.

- Farm Labor Camps are allowed with a Conditional Use Permit (requires environmental review and approval by the Planning Commission) in the Exclusive Agricultural (AE), Agricultural Preserve (AP), Foothill Agricultural/Forestry (FA), and the Farmland Security (FS) zones and by definition are limited to housing for people whose principal employment is the operation of the farm.
- Seasonal Farmworker Housing is permitted in the AE, AP, and FS zones with adherence to the standards outlined in Chapter 15.800. These standards include limitations on duration of stay, minimum parcel size requirements, mandated recordation of a covenant, and maximum occupancy standards. Projects proposed in the FA zone as well as those exceeding the standards can be permitted with a Conditional Use Permit.

However, as discussed in Chapter III, Housing Constraints, the County does not permit housing for agricultural employees consistent with the requirements of California Health and Safety Code Sections 17021.5 and 17021.6. In order to facilitate the development of housing for agricultural employees consistent with the requirements of State law, the Housing Plan includes a program to revise the Development Code to permit agricultural worker housing consistent with the requirements of State law. [Program HE-5 in the Housing Plan will update the Development Code to allow employee housing, including agricultural employee housing, consistent with the requirements of State law ensuring that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, or that is approved pursuant to Section 17021.8, shall be deemed an agricultural land use for the purposes of California HSC 17021.6.](#)

**FEMALE HEADS OF HOUSEHOLDS**

According to the 2014-2018 ACS, female-headed households with children make up approximately 12% of households in unincorporated Glenn County. As shown previously in Table II-12, in 2018, about 21.4% of female-headed households in unincorporated Glenn County had incomes below the poverty line. [Female-headed households often lack the resources needed for adequate childcare or job training services.](#) Single female-headed households with children present would particularly benefit from affordable housing types, and housing targeted at the ELI group, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need.

[The County consults with local service providers in the development of programs to address shortfalls in needed services or lack of housing-related resources for female-headed households. For example.](#) In Glenn County, there are social service providers and emergency housing facilities serving women in need. For example, the Westside Shelter (confidential location) assists families

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and victims affected by domestic violence. The Westside Shelter is a 14-bed facility that assists in crisis intervention, emergency shelters, counseling, training, legal assistance, and other services for individuals and families affected by domestic violence. As described in Section II-I, there are a number of health service providers, as well as supportive, transitional, and emergency housing providers in Glenn County to assist women and children. Chapter III discusses a variety of housing types accommodated in Glenn County, including single family, duplex, multifamily apartments, townhomes, mobile and manufactured homes, and second units and describes programs in the Housing Plan to further increase the variety of housing stock to accommodate housing needs, including those of populations with special housing needs.

### **HOMELESS AND OTHER GROUPS IN NEED OF TEMPORARY AND TRANSITIONAL AFFORDABLE HOUSING**

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to “transition” from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not always developed based on jurisdictional boundaries.

The County of Glenn, through its Community Action Department (CAD), in partnership with the Glenn County Health and Human Services Agency (HHSA), has commissioned this 10-Year Plan to End Homelessness (the “10-Year Plan”) for the purpose of laying out a focused and practical strategy for addressing the issue of homelessness in Glenn County. Glenn County is the lead agency for the Colusa-Glenn-Trinity Community Action Partnership. The CAD is the lead agency for the Dos Rios Continuum of Care and is the county department assigned with tasks relating to homelessness and housing.

The 10-Year Plan is a threshold requirement of the HCD’s “No Place Like Home” Program (NPLH). This is a new statewide funding program that will allocate funds to counties and housing developers for the development of permanent supportive housing that assists those who are homeless with mental illness. HCD requires that any county that receives NPLH funding must adopt a 10-year homelessness plan, that the 10-Year Plan incorporates some required data and topics, and that the county consults with proscribed groups to receive input. This 10-Year Plan follows the HCD requirements in order to position Glenn County for receiving NPLH funds.

The Plan builds and expands upon the previous work of the Dos Rios Continuum of Care (CoC) which previously adopted a 2017-2028 Housing Strategic Plan. This Plan may be viewed as an addendum to the CoC Strategic Plan specifically for Glenn County. Most importantly, the Plan addresses the unique challenges and needs of those who are homeless in Glenn County, a small, rural county with limited resources. The Plan is therefore grounded in the reality of what consumers, family caregivers, concerned citizens, governmental and nonprofit stakeholders have identified as the most critical needs and feasible solutions to move individuals and families from being unhoused to becoming stably housed in Glenn County.

#### Past Homelessness Planning Efforts

- *Dos Rios Continuum of Care:* The Dos Rios CoC is made up of the Counties of Glenn, Colusa and Trinity. Glenn County, through its Community Action Department, functions as the lead agency for the CoC, overseeing HUD compliance, reporting, and the coordination of funding for various homelessness assistance programs, including the Emergency Solutions Grant (ESG), Homeless Emergency Assistance Program (HEAP), California Emergency Solutions and Housing Program (CESH), and as a contracted partner for both the CalWORKS Housing Support Program (HSP) and Housing and Disability Advocacy Program (HDAP). Other than a CoC planning grant, the CoC does not currently receive or

administer any HUD Continuum of Care program funding. In 2017, the CoC developed and adopted its 2017-2028 Housing Strategic Plan. The purpose of the CoC Strategic Plan is “to guide future funding and policy decisions for developing affordable housing, housing programs and housing services across the region.” The CoC Strategic Plan lays out three Strategic Directions for the CoC, and within each Strategic Direction, there are a number of key actionable objectives intended to guide policies, procedures and investments.

- *Glenn County Housing and Wellness Committee:* The Glenn County Housing and Wellness Committee is a countywide group of service providers and stakeholders dedicated to addressing homelessness. It includes local government, non-profit agencies, and community volunteers. The Committee supports and informs the work of the Dos Rios CoC as it pertains to Glenn County. This includes the implementation of HMIS and CES, carrying out the Point-in-Time Count and the development of programs for funding consideration by the CoC.
- *Glenn County Healthy Housing Coalition:* The Glenn County Healthy Housing Coalition, an internal County Committee made up of staff from the County Department of Health and Human Services (Behavioral Health, Public Health, Social Services, Community Action Department), including the Dos Rios Continuum of Care Chairman, who also serves as the County’s Social Services Deputy Director. The Committee meets on a monthly basis to discuss, coordinate and strategize County programs, policies and procedures dedicated to meeting the needs of those who are homeless or at risk of homelessness.

**Homeless Estimates**

The primary quantitative data source on homelessness in Glenn County is the CoC Point-in-Time Surveys (PIT). The PIT surveys are organized by the CoC in which volunteers reach out to homeless individuals on the street, and in parks, camping areas, libraries and shelters. The PIT is an effort to learn more about the current extent and conditions of homelessness through the use of a uniform survey instrument with those willing to participate. The survey included questions about demographics, sleeping location, residency, length of time homeless and certain disabling conditions. It is recognized nationally that PIT efforts and the resulting data generally undercounts the number of individuals experiencing homelessness, simply due to the challenges of having enough community volunteers, finding those who are unsheltered on any given day, and their willingness to participate. The challenges of sometimes severe winter weather and a lack of shelters in the county further makes an accurate count difficult. In addition, not every question was necessarily answered by those who were counted. Sometimes, volunteers only complete a “tally” sheet when they observe someone who appears to be homeless, but do not engage the individual in the completion of a survey. Also, not all individuals necessarily feel comfortable answering all of the questions, or the volunteer may be unable to finish a survey for a variety of reasons. Where such data gaps exist, in some cases, the preponderance of responses provide a fair picture of homelessness, given the community’s demographics.

The 2020 PIT Count identified 261 total homeless persons countywide, consisting of 111 sheltered and 150 unsheltered homeless within the Colusa, Glenn, Trinity Counties region as shown in Table II-21.

<b>Table II-21. Homelessness Point-in-Time Count Results</b>				
<b>PIT Count</b>	<b>COLUSA, GLENN, TRINITY COUNTIES</b>			
	<b>Emergency Shelter</b>	<b>Transitional Housing</b>	<b>Unsheltered</b>	<b>Total</b>
Homelessness PIT Count 2020	60	51	150	261
Homelessness PIT Count 2019	14	28	150	192
Homelessness PIT Count 2018	66	29	173	268

Source: HUD 2018-2020 PIT Reports. - hudexchange.info

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The charts below depict additional information from the surveys (adjusted for questions not answered) in terms of the sleeping location for those living unsheltered (not in emergency shelter or motel with voucher), the number of times they have been homeless in the last three years, and those who identified having a mental health condition as a disability.

Additional demographics for the homeless individuals within the region are shown below in Table II-22. Of the 261 homeless individuals, 18 homeless individuals are veterans, 44 are chronically homeless, and 17 are victims of domestic violence.

Homeless Profile	Sheltered		Unsheltered		Total	
	Number	%	Number	%	Number	%
<b>Total Homeless Population</b>	<b>111</b>	<b>42.5%</b>	<b>150</b>	<b>57.5%</b>	<b>261</b>	<b>100%</b>
Male	45	17.2%	95	36.4%	140	53.6%
Female	66	25.3%	55	21.1%	121	46.4%
Gender Non-Conforming/Unknown	0	0.0%	0	0.0%	0	0.0%
<b>Additional Demographics</b>						
Chronically Homeless	2	4.55%	42	95%	44	16.9%
Veteran	1	5.56%	17	94%	18	6.9%
Severely Mentally Ill	4	36.36%	7	64%	11	4.2%
Victims of Domestic Violence	14	82.35%	3	18%	17	6.5%
Unaccompanied Youth	4	44.44%	5	56%	9	3.4%
Parenting Youth	4	100.00%	0	0%	4	1.5%
Children of Parenting Youth	7	100.00%	0	0%	7	2.7%
Note: Respondents may be included in more than 1 subset. For example: a respondent may be a Veteran and also Chronically Homeless.						
Source: 2020 PIT Report CA-523 Colusa, Glenn, Trinity Counties CoC						

While the 2020 PIT count did not identify households specifically in Glenn County, the Glenn County 10-Year Plan to End Homelessness identified that the 2019 Point-in-Time Survey counted a total of 58 individuals in 45 households experiencing homelessness in Glenn County. Of these individuals:

- 36 identified as male, 22 identified as female, and no one identified as transgender
- 46 individuals were adults over the age of 24, three individuals were ages 18-24, and there were eight children under the age of 18
- 3 individuals identified themselves as Veterans
- In terms of race, 39 households identified as White, six households identified as Native American/Alaskan Native, and 2 households identified their ethnicity as Hispanic or Latino.
- 2 individuals identified themselves as Victims of Domestic Violence, with both self-identifying as women.

### Emergency Shelters, Transitional, and Supportive Housing Resource Inventory

Homeless programs are primarily administered at the regional-level throughout the CoC Region. The most recent inventory of area resources available for emergency shelters, and transitional housing, comes from the 2019 Housing Inventory reported to HUD. Table II-23 below shows the beds offered by homeless facilities. As shown, 82 total beds were available in 2019.

Facility Type	Colusa/Glenn/Trinity Counties Continuum of Care Region			
	Family Units	Family Beds	Adult-Only Beds	Seasonal
Emergency Shelter	6	17	0	0
Transitional Housing	9	43	22	n/a



Total	15	60	22	0
Source: HUD 2019 Continuum of Care Homeless Assistance Programs – Housing Inventory County CoC Colusa/Glenn and Trinity Counties Continuum of Care Region: Url: <a href="https://www.hudexchange.info/programs/coc/coc-housing-inventory-count-reports/">https://www.hudexchange.info/programs/coc/coc-housing-inventory-count-reports/</a>				

**Emergency Shelters**

An emergency shelter is housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. While Glenn County does not have an emergency shelter, the following year-round primary emergency shelter programs offer beds in for homeless individuals in Glenn County:

<b>Table II-24. Homeless Facilities (2019)</b>		
<b>Program/Provider/Facility</b>	<b>Client Type</b>	<b>Total Beds</b>
Hotel/Motel Vouchers	Motel vouchers for homeless individuals and families are currently provided by Glenn County Social Services and Behavioral Health. Due to the extremely low permanent housing unit availability, motels are used as temporary housing. Motel vouchers are provided to clients on a short-term basis, staff works with clients to secure more permanent housing.	NA
Glenn County Behavioral Health, in partnership with Butte County, Iris House	Through a contract with Butte County, consumers who are homeless or at risk of homelessness can be referred for a bed at Iris House in Chico. Iris House is a home-like residential facility with 10 beds providing psychiatric treatment and psycho/social rehabilitative services to individuals diagnosed with mental illness. Individuals can stay for up to 30 days after discharge from an inpatient hospital. Services include access to a psychiatrist and a case manager. Iris House is owned by Butte County Behavioral Health.	10 beds
Referrals to Out-of-County Shelters:	Referrals are made to emergency shelters located in other adjacent counties, including the Torres Community Shelter in Chico and the PATH Shelter in Red Bluff. Placement depends upon available beds in these shelters, which is not predictable or guaranteed. Since the Camp Fire in November 2018, the Torres Community Shelter has been especially impacted.	NA
Source: Glenn County 10-Year Plan to End Homelessness • JULY 2019		

**Transitional Housing**

Transitional housing is rental housing requires the termination of assistance and recirculation of the assisted unit to another eligible program recipient after a pre-identified period of time that is no less than six months. Several transitional-housing providers are available to provide services in Glenn County, providing a total of 25 beds. The table below highlights the number of beds each of the four transitional-housing providers.

<b>Table II-25. Transitional housing (2019)</b>		
<b>Provider Type/ Client Type</b>	<b>Permanent/ Seasonal</b>	<b>Beds</b>
Prison reentry program/Transitional Housing	24 months	4 beds
Families/Transitional Housing	24 months	9 beds
Emancipated youth/Transitional Housing	24 months	6 beds
Orland House/Transitional Housing	24 months	6 beds
Source: Glenn County Housing Element 2014-2019		

### ***Permanent Supportive Housing***

Permanent Supportive Housing (PSH) is a housing model designed to provide housing assistance (project- and tenant-based) and supportive services on a long-term basis to formerly homeless individuals and families. Supportive housing has no limit on the length of stay and is linked to onsite or offsite supportive services to maximize the occupant's ability to live and work in the community. Glenn County Currently has no Permanent Supportive Housing units.

### **Assessment of Need**

The 2019 Point-in-Time Survey counted a total of 58 individuals in 45 households experiencing homelessness in Glenn County. Glenn County does not have an emergency shelter for those experiencing homelessness, aside from the Westside Domestic Violence Shelter. Right now, for someone who is experiencing homelessness, their access to services largely depends upon them walking into a County HHS location where they are connected to one of the two staff persons dedicated to provide intake services for those experiencing homelessness. For homeless individuals who are dealing with a mental illness, who are not close enough to a population center to walk to such services, or who may have a distrust of government services, they may not be engaged at all or are only engaged at the time of crisis.

Studies show that the longer an individual remains homeless, the more difficult it is for them to find housing and participate in programs that develop self-sufficiency. This was echoed by participants in focus group at Harmony House who expressed concerns for their ability to get out of homelessness permanently, the longer they remain unhoused. The high proportion of unsheltered individuals and families points to the need for proactive street outreach to homeless populations. For success, this would require consistent contact and rapport building over time in order to form relationships of trust, and would need to combine professionals trained in mental health along with those who can offer practical services and information that meet immediate needs. While this will admittedly be challenging in a county with limited resources, the existence of Harmony House and its positive acceptance by those experiencing homelessness provides a strengths-based approach from which to begin conducting such outreach. This is a community asset that is already engaging people at the level of mental health support and can be expanded to further engage those who are part of the NPLH target population.

The Dos Rios CoC Plan serves Colusa, Glenn, and Trinity Counties. The 10-Year Plan addresses the unique challenges and needs of those who are homeless in Glenn County, a small, rural county with limited resources. The 10-Year Plan addresses delivering housing and services to meet the specific needs of people who are homeless and assist with a transition to stable housing and maximum self-sufficiency.

Providers of homeless services in Glenn County have extremely limited resources to work with in assisting the homeless. The CoC Plan states that there is more coverage available (yet still not adequate) to assist persons at risk of homelessness from becoming homeless. It includes action steps to end homelessness and prevent a return to homelessness. The Plan is therefore grounded in the reality of what consumers, family caregivers, concerned citizens, governmental and nonprofit stakeholders have identified as the most critical needs and feasible solutions to move individuals and families from being unhoused to becoming stably housed in Glenn County.

There are very limited facilities in the County that are dedicated to the homeless. Housing resources are primarily available in the form of rental and utility assistance on a short term basis to assist in keeping a person or family from falling into homelessness. In Glenn County, emergency shelters are provided through motel vouchers. Transitional housing offers considerable support services and allows for longer stays. There are two houses in the City of Willows offering transitional housing, one in the City of Orland, and a program of "scattered sites" administered through Remi-Vista to provide six beds to foster youth between the ages of 16-24.

Permanent supportive housing provides an independent living situation for those people who are not expected to recover enough to operate independent of housing and services. This was ranked as one of Glenn County's highest priorities by the CoC update.

The Health & Human Services Agency provides housing retention assistance, eviction prevention, and move-in rent funds, landlord/tenant mediations, weatherization, rental assistance, down payment assistance, crisis line, utility assistance and family



self-sufficiency support services, as well as case management, life skills training and substance abuse counseling. Most of these services can prevent homelessness, but without adequate housing resources, these services are less likely to be effective in stabilizing the lives of homeless persons and families.

### **Zoning for Emergency Shelters, Transitional and Supportive Housing**

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. According to the State of California, an emergency shelter is defined (California Health and Safety Code section 50801(e)) as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” In addition, the Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and Health and Safety Code 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and Health and Safety Code 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

As discussed in Chapter III, the Development Code does not specifically address emergency shelters, transitional housing, or supportive housing. The Housing Plan includes a program to ensure emergency shelters are allowed in zones, consistent with the requirements of State law, to accommodate low barrier navigation centers, which are a housing first, low barrier, temporary, service-enriched shelter, in residential and mixed use districts in accordance with the requirements of AB 2162, and to accommodate transitional and supportive housing consistent with the requirements of State law.

## **E. HOUSING STOCK CHARACTERISTICS**

This section identifies the characteristics of unincorporated Glenn County’s physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

The majority of residential units in Glenn County are detached single-family homes (71%). The next largest housing type is mobile homes, with a higher percentage than most parts of the State at 13%. Almost half of all residential units have three bedrooms, making it by far the largest unit category by number of bedrooms. The next largest category is two-bedrooms. Together, two-bedroom and three-bedroom units make up 77% of the housing stock in Glenn County.

### **1. HOUSING TYPE**

As shown by Table II-26, in 2010 there were 5,720 housing units in the unincorporated County. By 2020, the number increased by 1.5% to 5,805 units, most of which was due to single family construction and mobile homes.

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

	2010	2020	% Change 2010-2020
Single Family Detached	4,105	4,153	1.2%
Single Family Attached	116	114	-1.7%
2 to 4 Units	126	128	1.6%
5+ Units	91	91	0.0%
Mobile Homes	1,282	1,319	2.9%
<b>Total:</b>	<b>5,720</b>	<b>5,805</b>	<b>1.5%</b>

Source: HCD 2020 6<sup>th</sup> Cycle Housing Element Data Package (DOF E-5 Report 2010), State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2020

## HOUSING TYPE DEVELOPMENT TRENDS

Information regarding annual building permits by type of unit from July 1, 2014 through 2021 is included below on Table II-27. In the County, mobile and manufactured homes (48%) and site-built single-family homes (46%) are the predominant housing type. Recent development in the County has also included duplex units (6 units) and second residences (7 units). As shown in Table IV-1, since the County adopted Chapter 15.175 to permit second dwellings (accessory dwelling units) as a ministerial use, the County has permitted 8 second dwellings from 2018 through 2020 (an average of 2.3 second dwellings per year).

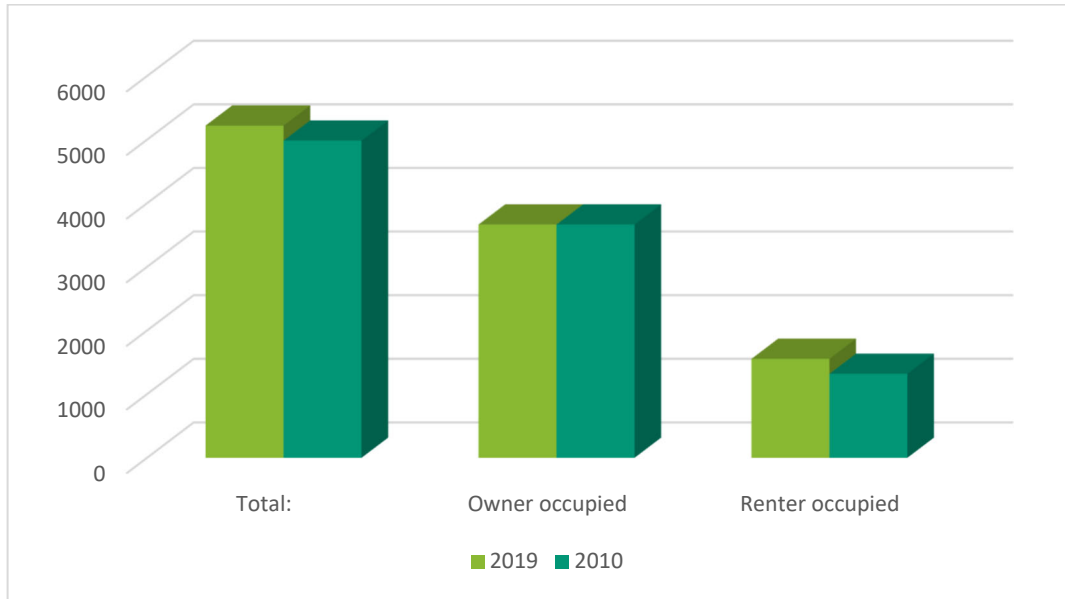
Year	Single Family Home	Manufactured Home	Accessory Dwelling Unit <sup>1</sup>	Duplex	Triplex, Fourplex	Multifamily (5+ units)
2014	8	14	0	0	0	0
2015	7	13	0	0	0	0
2016	14	12	0	0	0	0
2017	11	17	0	1 (2 units)	0	0
2018	17	13	1	0	0	0
2019	16	14	2	2 (4 units)	0	0
2020	14	7	4	0	0	0
2021 (9/21)	6	9	0	0	0	0
<b>TOTAL</b>	<b>93 (46%)</b>	<b>98 (48%)</b>	<b>7 (3%)</b>	<b>6 (3%)</b>	<b>0 (0%)</b>	<b>0 (0%)</b>

Source: Glenn County 2021  
<sup>1</sup>Identified as 2<sup>nd</sup> Residence in the building permit reports

## 2. HOUSING TENURE

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Figure II-1 below compares the distribution of housing tenure in unincorporated Glenn County between 2010 and 2019. Of the total occupied housing units in the unincorporated areas in 2010, 3,666 units were owner-occupied and 1,319 units were renter households. In 2019, the distribution of owner occupied housing units in unincorporated Glenn County remained at 3,666 units while rental units increased to 1,555 units.

**Figure II-1. Distribution of Housing Tenure – Unincorporated Glenn County (2010, 2019)**



Source: U.S. Census Bureau, 2015–2019 American Community Survey 5-Year Estimates; 2010: ACS 5-Year Estimates (B25003)

### 3. VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any single point in time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the desirable range is 5–6%. Table II-28 indicates the vacant housing stock by type in the unincorporated area as listed in the ACS 2014-2018 5-Year Community Survey. The ACS data indicates that there were 678 vacant units in unincorporated Glenn County. Of the total vacant units, 197 units were classified as for seasonal, recreational, or occasional use, and 416 were classified as other vacant. Additionally, 52 units were classified as for rent, 5 were classified as rented, not occupied, 0 were classified as for sale only, and 5 were classified as sold, not occupied. There were also three vacant units classified for migrant workers.

Housing Type	Unincorporated	
	Number	Percent
<b>Total Vacant Units</b>	678	100.0%
For Rent	52	7.7%
Rented, Not Occupied	5	0.7%
For Sale	0	0.00%
Sold, Not Occupied	5	0.7%
For Seasonal, Recreational, or Occasional Use	197	29.1%
For Migrant Workers	3	0.4%
Other Vacant	416	61.4%

Source: HCD 2020 6th Cycle Housing Element Data Package. U.S. Census Bureau, ACS 2014-2018 (B25004)

Table II-29 compares the vacancy status of housing in unincorporated Glenn County in 2010, 2015, and 2019. Unincorporated Glenn County showed an overall decrease in vacancy rates between 2010 to 2019 from 12.1% to 11.9%.

Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate
2010	5,668	4,985	683	12.1%
2015	5,559	4,738	821	14.8%
2019	5,924	5,221	703	11.9%

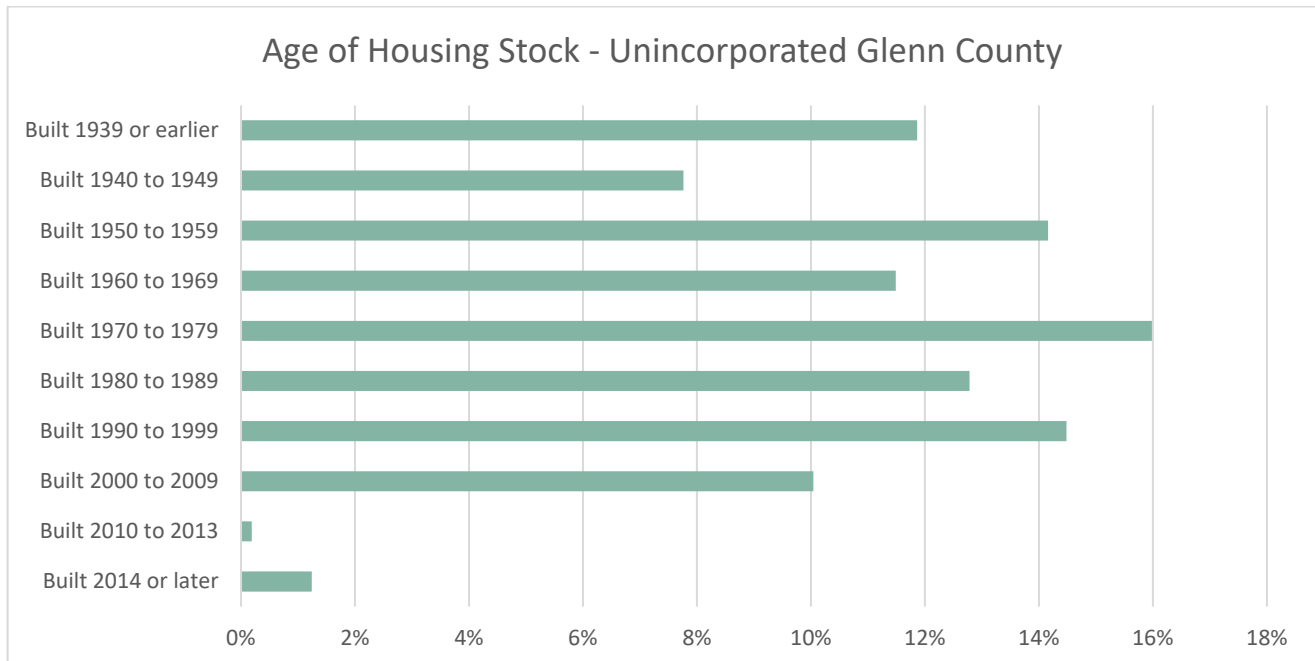
Source: ACS 2010, 2011-2015, 2015-2019 5 Year Estimates (Tables B25002 )

#### 4. HOUSING AGE AND CONDITIONS

Related to the condition of the housing stock in unincorporated Glenn County is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Table II-30 and Figure II-2 illustrate the age of the housing stock in unincorporated Glenn County.

There are no areas in the unincorporated County that have been identified as having concentrations of homes in significant disrepair or in need of replacement. [Based on community input on the Housing Needs and Priorities Survey, ACS data regarding the age of housing stock and units lacking complete kitchens or plumbing \(see Chapter V\), and input from the County’s Planning and Community Development staff, which is responsible for building inspections, code enforcement, and review of proposals for new development and rehabilitation/expansion of existing development as well as review of responses to the Housing Needs and Priorities Survey,](#) it is estimated that approximately 30% of the housing stock requires minor repair, 20% of the housing stock (1,175 units) is in need of moderate repair requiring maintenance or replacement of one major item (roof, siding, electrical) or several minor items, 8% (470 units) of the housing stock is in need of significant repair, with two or more major items (roof, siding, electrical, etc.) in need of major repair or complete replacement and up to 0.5% of the housing stock (30 homes) may require [substantial repair or replacement.](#) [To better understand the condition and rehabilitation needs of the housing stock, Program HE.8 in the Housing Plan provides for bi-annual surveys of unincorporated communities, with the objective of surveying all unincorporated communities during the 6<sup>th</sup> Cycle.](#)

**Figure II-2. Age of Housing Stock – Unincorporated Glenn County (2018)**



Source: HCD 2020 6th Cycle Housing Element Data Package US Census Bureau, ACS 2014-2018 (DP04) ACS B25034:

As shown in Table II-30, approximately 45% of the housing stock was built more than 50 years ago and the decade with the most housing stock growth was 1970 to 1979 (16%). As such, Glenn County’s housing stock is generally older and may require more maintenance than communities with a larger percentage of more recent homes.

Housing Stock	Number	Percent
<b>Total Housing Units</b>	5,875	100.0%
Built 2014 or later	73	1.2%
Built 2010 to 2013	11	0.2%
Built 2000 to 2009	590	10.0%
Built 1990 to 1999	851	14.5%
Built 1980 to 1989	751	12.8%
Built 1970 to 1979	939	16.0%
Built 1960 to 1969	675	11.5%
Built 1950 to 1959	832	14.2%
Built 1940 to 1949	456	7.8%
Built 1939 or earlier	697	11.9%
Source: HCD 2020 6th Cycle Housing Element Data Package US Census ACS B25034: Year Structure Built		

**Overcrowding**

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family’s ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

According the 2015–2019 American Community Survey, overcrowding in unincorporated Glenn County was 3.3% (170 housing units). Among renters in unincorporated Glenn County, approximately 9.4% of rental households (or 147 housing units) were in overcrowded conditions, and 5 (0.3%) were in severely overcrowded conditions. Among homeowners, approximately 0.6% of these housing units (or 23 housing units) were in overcrowded conditions, and approximately 0.08% (or three housing units) were in severely overcrowded conditions. Table II-31 provides information on overcrowded housing in unincorporated Glenn County.

	Units	Percent
<b>Owner Occupied:</b>	3,629	69.83%
<i>0.5 or less occupants per room</i>	2,398	66.08%
<i>0.51 to 1 occupant per room</i>	1,208	33.29%
<i>1.01 to 1.5 occupants per room</i>	20	0.55%
<i>1.51 to 2.0 occupants per room</i>	0	0.00%
<i>2.01 or more occupants per room</i>	3	0.08%

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

Owner Occupied Overcrowded (1.01+)	23	0.63%
Owner Occupied Severely Overcrowded (1.5+)	3	0.08%
<b>Renter Occupied:</b>	<b>1,568</b>	<b>30.17%</b>
<i>0.5 or less occupants per room</i>	869	55.42%
<i>0.51 to 1 occupant per room</i>	552	35.20%
<i>1.01 to 1.5 occupants per room</i>	142	9.06%
<i>1.51 to 2.0 occupants per room</i>	3	0.19%
<i>2.01 or more occupants per room</i>	2	0.13%
<b>Renter Occupied Overcrowded (1.01+)</b>	<b>147</b>	<b>9.38%</b>
<b>Renter Occupied Severely Overcrowded(1.5+)</b>	<b>5</b>	<b>0.32%</b>
Total Units	5,197	100.00%
<b>Total Overcrowded</b>	<b>170</b>	<b>3.27%</b>
<b>Total Severely Overcrowded</b>	<b>8</b>	<b>0.15%</b>
Source: : HCD 2020 6th Cycle Housing Element Data Package ACS 2014-2018 (Table B25014)		

## F. HOUSING COSTS AND AFFORDABILITY

### 1. HOUSING PRICES AND TRENDS

As indicated by Table II-32, housing costs changed for some more than others in Glenn County through the years 2010 – 2019. From 2010 to 2019, renters saw a large rent increase of 14.7% while homeowners experienced a 0.8% decrease in housing costs.

<b>Table II-32. Median Homeowner/Renter Costs (2010-2019) – Glenn County</b>				
Cost Type	Year			% Change
	2010	2015	2019	2010–2019
Countywide				
Median Monthly Ownership cost	\$ 883	\$ 795	\$ 876	-0.8%
Median Gross Rent*	\$728	\$ 725	\$ 835	+14.7%
Orland				
Median Monthly Ownership cost	\$1,055	\$987	\$953	-3.44%
Median Gross Rent*	\$770	\$700	\$883	26.14%
Willows				
Median Monthly Ownership cost	\$1,037	\$972	\$1,026	5.56%
Median Gross Rent*	\$708	\$754	\$784	3.98%
Hamilton City				
Median Monthly Ownership cost	\$888	\$940	\$967	2.87%
Median Gross Rent*	614	702	715	1.85%
Artois				
Median Monthly Ownership cost	\$1,063	--	\$958	--
Median Gross Rent*	--	--	\$984	--
Elk Creek				
Median Monthly Ownership cost	\$414	\$482	--	--
Median Gross Rent*	--	\$919	--	--
*Not adjusted for inflation				
Source: U.S. Census, 2010; 2019 5 year estimates, American Community Survey Table S2503; and 2010-2019 Table DP04				

Table II-33 indicates median housing value for homes in the communities of Glenn County. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table II-33, the median value for housing units varies throughout the communities.

The typical home value of homes in Glenn County is \$266,405. This value is seasonally adjusted and only includes the middle price tier of homes. Glenn County home values have gone up 31.7% from 2015.

Location	Median Home Values <sup>1</sup>				% Change
	2005 <sup>2</sup>	2010 <sup>2</sup>	2015 <sup>2</sup>	2021 <sup>2</sup>	2015–2021
Glenn County	\$232,178	\$162,908	\$202,273	\$266,405	+ 31.7%
Willows	\$186,178	\$143,555	\$177,407	\$228,388	+ 28.7%
Orland	\$253,520	\$182,393	\$224,085	\$295,643	+ 31.9%
Hamilton City	na	\$114,904	\$165,530	\$202,747	22.5%
Elk Creek	na	\$142,828	\$174,808	\$221,078	26.5%
Artois	na	na	na	na	na
Glenn	na	\$300,992	\$443,211	\$610,564	37.8%
Butte City	na	\$145,037	\$208,806	\$265,591	27.2%

1) Zillow Home Value Index (ZHVI): reflects the typical value for homes in the 35th to 65th percentile range.  
 2) home value as of March 31  
 Source: zillow.com/research/data/

Table II-34 indicates the value of owner-occupied housing units as reported on the ACS within unincorporated Glenn County in 2019. Of the 3,666 owner-occupied units, 585 (15.9%) were less than \$100,000, 269 (7.3%) were in the \$100,000 to \$149,999 price range, 471 (12.9%) were in the \$150,000 to \$199,999 price range, 915 (25.0%) were in the \$200,000 to \$299,999 range, and 844 (23.0%) were in the \$300,000 to \$499,999 range. Additionally, there were 471 units (12.8%) valued in the \$500,000 to \$999,999 price range and 111 units (3.0%) valued in the \$1,000,000 or more price range.

Value	Number of Units	% of Total
Less than \$50,000	419	11.4%
\$50,000 to \$99,000	166	4.5%
\$100,000 to \$149,999	269	7.3%
\$150,000 to \$199,999	471	12.8%
\$200,000 to \$299,999	915	25.0%
\$300,000 to \$499,999	844	23.0%
\$500,000 to \$999,999	471	12.8%
\$1,000,000 or more	111	3.0%
<b>Total</b>	<b>3,666</b>	<b>100.0%</b>

Source: U.S. Census (2015-2019 ACS Table DP04)

### Mobile Homes

Mobile homes generally offer a more affordable option for those interested in homeownership. The median value of a mobile home in Glenn County in 2019 was \$53,900 (*US Census Bureau, ACS 2015-2019 Table B25083*). Overall, there are approximately 1,507 mobile homes in all of Glenn County with 1,319 located in the unincorporated areas. As shown by Table II-35, there are many mobile home parks throughout Glenn County and the communities of Orland and Willows with a total of 445 permitted Mobile Home spaces.

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

The County Code allows all forms of housing as long as they can meet the prescribed minimum residential construction standards and the adopted building code. Manufactured homes or mobile homes are allowed in the County as long as the units meet the minimum residential standards contained in Chapter 15.590 of the Glenn County Code. In certain cases, standards may be waived to allow different architectural styles or mobile homes which cannot meet age requirements specified by County Code.

Name	Mobile Home Spaces	Area/Zip
Shady Oaks Trailer Park	16	Orland, Ca 95963
River Glenn	10	Glenn, Ca 95943
Hahn Trailer Court	18	Orland, Ca 95963
Orland Mobilehome Park	35	Orland, Ca 95963
Black Butte Mobilehome Park	49	Orland, Ca 95963
Voyles Trailer Park	15	Willows, Ca 95988
Elk Creek Trailer Park	5	Elk Creek, Ca 95939
Le Marr Park	3	Willows, Ca 95988
Willows Mobile Home Community And RV Park	47	Willows, Ca 95988
Orland Estates Mobile Home Park	74	Orland, Ca 95963
La Victoria Acres	14	Glenn, Ca 95943
Country Leisure Mobile Estates	32	Orland, Ca 95963
Orland Oaks Mobilehome Park	84	Orland, Ca 95963
Hamilton City Mobilehome Court	36	Hamilton City, Ca 95951
Klauzer Mobilehome Park	4	Willows, Ca 95988
Armentrout Mobilehome Park	2	Willows, Ca 95988
Old Orchard RV Park	1	Orland, Ca 95963
<b>Total Mobile Home Spaces in Glenn County: 445</b>		
Source: HCD 2021 Mobile Home Park Listings		

## 2. HOUSING AFFORDABILITY

According to HCD and the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if a household spends no more than 30% of its income on housing. Using the Department of Housing and Community Development State Income Limits for Glenn County in 2020, Table II-36 identifies housing affordability levels, including gross rents and home purchase price, by family size based on the HCD 2020 *Income Limits* for Glenn County.

<b>2020 HOME INCOME LIMITS</b>						
Number of Persons	1	2	3	4	5	6
<b>Extremely Low-Income Households</b>						
Income Level	\$14,700	\$17,240	\$21,720	\$26,200	\$30,680	\$35,160
Monthly Income	\$1,225.00	\$1,436.67	\$1,810.00	\$2,183.33	\$2,556.67	\$2,930.00
Max. Monthly Rent**	\$367.50	\$431.00	\$543.00	\$655.00	\$767.00	\$879.00
Max. Purchase Price***	\$51,500	\$63,000	\$83,500	\$103,500	\$124,000	\$144,000
<b>Very Low-Income Households</b>						
Income Level	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550



## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

Monthly Income	\$2,041.67	\$2,333.33	\$2,625.00	\$2,912.50	\$3,145.83	\$3,379.17
Max. Monthly Rent**	\$612.50	\$700.00	\$787.50	\$873.75	\$943.75	\$1,013.75
Max. Purchase Price***	\$95,500	\$111,000	\$127,000	\$142,500	\$155,000	\$168,000
<b>Low-Income Households</b>						
Income Level	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400	\$64,850
Monthly Income	\$3,262.50	\$3,729.17	\$4,195.83	\$4,658.33	\$5,033.33	\$5,404.17
Max. Monthly Rent**	\$978.75	\$1,118.75	\$1,258.75	\$1,397.50	\$1,510.00	\$1,621.25
Max. Purchase Price***	\$162,000	\$187,500	\$212,500	\$237,500	\$258,000	\$278,000
<b>Median Household Income</b>						
Income Level	\$49,500	\$56,550	\$63,650	\$70,700	\$76,350	\$82,000
Monthly Income	\$4,125.00	\$4,712.50	\$5,304.17	\$5,891.67	\$6,362.50	\$6,833.33
Max. Monthly Rent**	\$1,237.50	\$1,413.75	\$1,591.25	\$1,767.50	\$1,908.75	\$2,050.00
Max. Purchase Price***	\$209,000	\$241,000	\$273,000	\$305,000	\$330,500	\$356,000
<b>Moderate-Income Households</b>						
Income Level	\$59,400	\$67,900	\$76,350	\$84,850	\$91,650	\$98,450
Monthly Income	\$4,950	\$5,658	\$6,363	\$7,071	\$7,638	\$8,204
Max. Monthly Rent**	\$1,485.0	\$1,697.5	\$1,908.8	\$2,121.3	\$2,291.3	\$2,461.3
Max. Purchase Price***	\$254,000	\$292,000	\$330,500	\$367,500	\$400,000	\$430,500
<p>Notes:</p> <p>*Based on Glenn County FY 2021 Annual Median Income (household)</p> <p>**Assumes that 30% of income is available for either: monthly rent and utilities; or mortgage payment including taxes, mortgage insurance, and homeowner's insurance. Home purchase prices are shown in increments of \$500.</p> <p>***Maximum affordable sales price is based on the following assumptions: 3% interest rate, 30-year fixed loan, Down payment: 5%, property tax (1.1%), homeowners insurance, and PMI per industry standards. See example below.</p> <p>Calculation Illustration for a 4 person, Low-Income Household</p> <ol style="list-style-type: none"> <li>1. Annual Income Level: \$55,900</li> <li>2. Monthly Income Level: <math>\\$55,900/12 = \\$4,658.33</math></li> <li>3. Maximum Monthly Gross Rent: <math>\\$4,658.33 \times 0.30 = \\$1,397.50</math></li> <li>4 Max Purchase Price: <ol style="list-style-type: none"> <li>a. Gross monthly income = \$4,658.33</li> <li>b. Down Payment \$11,875; 5.0%</li> <li>c. Monthly housing budget = <math>\\$4,658.33 \times 0.30 = \\$1,397.50</math></li> <li>d. Principal and Interest: = \$951</li> <li>e. Taxes = \$218</li> <li>f. Insurance= \$83</li> <li>g. PMI= \$143</li> </ol> </li> </ol> <p>Home Price/Monthly Payment= <math>\\$237,500 / \\$1,395</math></p> <p>Sources: HCD 2020 Income Limits: <a href="https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2020.pdf">https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2020.pdf</a> Zillow mortgage calculator</p>						

### OVERPAYMENT

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. As shown previously, Table II-11 identifies overpayment levels by income range. As shown in Table II-11, approximately, 29.1% of all households in unincorporated Glenn County overpaid for housing. Of the 1,540 households overpaying for housing in unincorporated Glenn County 514 (9.7% of all households) were renter households, while 1,015 (19.2% of all households) were owner households.

**AFFORDABILITY - RENTERS**

Table II-37 identifies the Fair Market Rent (FMR) for Glenn County in 2020 and 2021 as determined by HUD. HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher assistance programs. As shown previously in Table II-31 Median rents throughout the county were \$ 835 in 2019.

According to HUD 2021/2020 fair market rents for Glenn County currently range from \$627 for an efficiency unit to \$1,256 for a 4 bedroom unit.

<b>Table II-37. HUD Fair Market Rents Glenn County (2020, 2021)</b>		
<b>Bedrooms in Unit</b>	<b>Fair Market Rent (FMR) 2020</b>	<b>Fair Market Rent (FMR) 2021</b>
Efficiency	\$597	\$627
1 Bedroom	\$670	\$703
2 Bedrooms	\$883	\$926
3 Bedrooms	\$1,100	\$1,152
4 Bedrooms	\$1,196	\$1,256
Source: HUD 2021/2020 FMR Glenn County		

Compared to the incorporated cities, very few rental units are available for rent in unincorporated Glenn County. In August 2021 and October 2021, there were five rentals listed within Glenn County (four within incorporated areas, one in unincorporated area). Each is described below:

- Orland - \$2,200/mo, 3 bd/2.5 ba, 1,847 s.f. – August 2021
- Orland - \$1,775/mo, 3 bd/3 ba, 1,556 s.f. – August 2021
- Willows - \$850/mo, 1 bd/1 ba, 600 s.f. – August 2021
- Orland, 337 Tehama St – \$1,175/mo, 2 bd/2 ba, 960 s.f.
- Willows, 2491 County Rd S (unincorporated area) - \$1,695/mo, 3 bd/1 ba, 1,081 s.f.

All available units as of August 2021 were above the 2021 FMR.

The 2020 Glenn County Housing Study identified that there is a significant shortfall of small rental units and rental units that are affordable to low-income households. The number of households on wait lists for affordable rent-restricted units surveyed increased by 169 from 2018 to a total of 487, for an average of 44 households per apartment complex. This is further illustrated by the number of rent-burdened households, with 35% of all renter households paying more than 35% of income towards rent, and 26% of all renter households paying more than 50% of income towards rent.

**RENTAL MARKET**

A direct survey of rental complexes, which included six market-rate properties and 11 affordable rent-restricted properties as part of the 2020 Glenn County Housing Study. Of the six market-rate properties surveyed, four are located in Willows, one is located in Orland, and one is located in Hamilton City. The complexes ranged in size from 4 to 25 units. Overall, the survey included 5 units with one bedroom and one bathroom, 36 units with two bedrooms and one bathroom, 34 units with two bedrooms and one and a half bathrooms, and 2 units with three- bedrooms and one bathroom, for a total of 77 units.

The results of the rental market-rate survey showed that the average rent ranged from \$770 for the one-bedrooms to \$1,000 for the three-bedrooms. There was a significant difference in the average rent between the two-bedroom/one-bath units (\$719) and the two-bedroom/1.5-bath units (\$934). The two complexes with two bedroom/1.5-bath units have granite countertops, hardwood

cabinets, washer/dryer hook-ups, private backyards, and common pool and clubhouse. [These rents are affordable to low and moderate income households \(see Table II-36 for maximum affordable rents\).](#)

Changes to average rents and vacancies were tracked from the previous survey conducted in 2018. During this period, average rents increased most significantly for one-bedroom apartments by \$133, and moderately for two-bedroom/1.5 bath apartments by \$29. Rents did not increase for two-bedroom/one bath and three-bedroom/one-bath apartments. The overall number of vacancies among units surveyed declined from one vacancy in 2018 to zero vacancies in 2019. None of the properties surveyed keep a waiting list, as it is not necessary to quickly re-lease vacated units.

Of the 11 affordable, rent-restricted properties surveyed, five are located in Orland, four are located in Willows, and two are located in Hamilton City. The complexes range in size from 12 to 81 units. Four of the complexes serve seniors and disabled individuals, and two of the complexes serve farmworkers. Overall, the survey included 236 one-bedrooms, 140 two-bedrooms (130 with one bathroom and 10 with two bathrooms), 41 three-bedrooms (23 with one bathroom and 18 with two bathrooms), and 6 four-bedrooms, for a total of 423 units. It should be noted that 156 units were not included in the average rent calculations because the rent for these units is set at 30% of tenant income, and therefore varies based on income. Average unit sizes, range from 591 square feet for a one-bedroom apartment to 1,245 square feet for a three-bedroom/two-bath apartment.

Of the 423 units surveyed, there were 14 vacant units, for a vacancy rate of 3.3%. Average rent ranged from \$564 for a one-bedroom unit to \$940 for a four-bedroom unit. Average rent for affordable, rent-restricted one-bedroom units is \$206 lower than the average for market rate one-bedroom units, \$169-\$271 lower for two-bedroom units, and \$248 lower for three-bedroom/one-bath units. There are 487 households on wait lists for affordable, rent restricted units in the County for an average of 44 applicants per apartment complex, an increase of 15 applicants per apartment complex from 2018.

### **MARKET RATE RENTAL OPPORTUNITIES**

Market rents in Glenn County are generally much lower than what could be charged in neighboring Butte County, or other more populous parts of the state. This factor makes it challenging to profitably develop market-rate rental housing in the County. Based on the survey results described above, market rents are not as high relative to affordable, rent-restricted rents as in larger metropolitan areas. While market rents are restricted to relatively low levels, the vacancy rate is very low. A generally healthy rental market will have a vacancy rate of around 5%. The survey found a vacancy rate of 0% for market-rate rentals, and a vacancy rate of 3.3% for affordable, rent-restricted units. This indicates that the right product in the right location may work well within the County, as demand is currently strong.

### **AFFORDABILITY - HOMEOWNERS**

As shown previously in Table II-31, the median home value in unincorporated Glenn County was \$266,405 in 2021, which was a 31.7% increase from 2015. Recent sales data in Table II-37 shows the sales price experienced in Glenn County in between January and August of 2021. Reviewing the sales data in along with the affordable home purchase price amounts by income level and household size in Table II-35 indicates that median home sales prices in unincorporated Glenn County are not affordable to lower income households.

According to Zillow.com as of August 2021 [and March 2022](#), there were [15-23](#) homes sold in unincorporated Glenn County in [2021 and 2021](#) ranging from a mobile home which sold for \$35,000 to a three-bedroom single-family home in Artois that sold for \$425,000. Comparing the sales prices to residents ability to pay, it appears that [four out of the 23 homes were affordable to extremely low income households](#), ~~nine~~ [6](#) homes-out of the ~~15-23~~ [15-23](#) homes ~~for sale in unincorporated Glenn County~~ were affordable to [very low income households](#), [9 out of 23 homes were affordable to](#) all low-income households, [and 14 of the 23 homes were affordable to moderate income households](#). Table II-38 identifies the recent homes sold in unincorporated Glenn County affordable to low-income households, including type of housing unit (single family, townhome, mobile home, etc.) and the level of affordability of homes in the lower price range. The affordability of the recent homes is based on affordable home purchase prices by household size identified in Table II-36.

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

To further examine the affordability of homes sold in Glenn County, Zillow data was reviewed on 9/14/2023. Of the 54 homes sold in Hamilton City from 9/12/2020 through 9/6/23, 8 units were affordable to very low income households (priced from \$30,000 to \$80,000), 2 units were affordable to lower income households (priced from \$105,000 to \$130,000), 21 units were affordable to moderate income households (priced from \$140,000 to \$280,000), and the remainder were affordable to above moderate income households. Of the 16 homes sold in Elk Creek and the surrounding area from 12/22/2020 through 5/22/23, 5 units were affordable to moderate income households (priced from \$190,000 to \$255,000), and the remainder were affordable to above moderate income households.

**Table II-38. Homes Sold in Unincorporated Communities (2021)**

Address and Type of Unit	Bed/Bath	Sold Price	Sell Date	Affordable to <sup>1</sup> :			
				Extremely Low Incomes	Very Low Incomes	Low Incomes	Moderate Incomes
<b>Hamilton City</b>							
335 Sacramento Ave, Hamilton City, (Single-Family Detached)	3/2	\$320,000	7/21	No	No	No	<a href="#">No</a>
535 Sierra Ave, Hamilton City, CA (Single-Family Detached)	3/2	\$217,000	7/21	No	No	Yes, 4+ Households	<a href="#">Yes</a>
530 Capay Ave, Hamilton City (Single-Family Detached)	2/2	\$45,000	6/21	Yes	Yes	Yes	<a href="#">Yes</a>
1430 Esperanza Ave, Hamilton (Single-Family Detached)	3/2	\$218,000	5/21	No	No	Yes, 4+ Households	<a href="#">Yes</a>
365 Capay Ave, Hamilton City (Single-Family Detached)	2/2	\$309,000	4/21	No	No	No	<a href="#">Yes</a>
337 Main St, Hamilton City (Single-Family Detached)	3/2	\$80,000	4/21	Yes, 5+ Households	Yes	Yes	<a href="#">Yes</a>
402 5th St, Hamilton City (Single-Family Detached)	4/2	\$280,000	4/21	No	No	Yes, 6+ Households	<a href="#">Yes</a>
275 Sacramento Ave, Hamilton City (Single-Family Detached)	3/2	\$295,000	3/21	No	No	No	<a href="#">Yes</a>
101 2nd St, Hamilton City (Single-Family Detached)	3/2	\$390,000	3/21	No	No	No	<a href="#">No</a>
450 Shasta Ave, Hamilton City (Single-Family Detached)	2/1	\$102,500	3/21	No	Yes, 2+ Households	Yes	<a href="#">Yes</a>
405 Capay Ave, Hamilton City (Single-Family Detached)	3/2	\$319,000	2/21	No	No	No	<a href="#">No</a>
821 5th St, Hamilton City	5/2	\$160,000	1/21	No	Yes, 6+ Households	Yes	<a href="#">Yes</a>
<b>Artois</b>							
145 Front St, Artois (Single-Family Detached)	2/1	\$65,000	4/21	Yes, 3+ Households	Yes	Yes	<a href="#">Yes</a>
370 Saint Johns St, Artois (Single-Family Detached)	3/2	\$425,000	3/21	No	No	No	<a href="#">No</a>
<a href="#">6482 County Road 35, Artois (single family detached, blt. 2019)</a>	<a href="#">3/2.5</a>	<a href="#">\$469,000</a>	<a href="#">12/19</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>
<b>Elk Creek</b>							
No listed sales in 2021	--	--	--	--	--	--	<a href="#">--</a>
<b>Butte City</b>							
191 Shasta St, Butte City (manufactured home)	--	\$35,000	3/21	Yes	Yes	Yes	<a href="#">Yes</a>
<b>Orland Area</b>							

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

<a href="#">6734 County Road 20, Orland (manufactured home, blt. 2016)</a>	<a href="#">3/2</a>	<a href="#">\$306,000</a>	<a href="#">3/20</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">Yes</a>
<a href="#">6170 County Road 200, Orland (single family detached, blt. 2019)</a>	<a href="#">4/3</a>	<a href="#">\$625,000</a>	<a href="#">5/21</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>
<a href="#">4093 County Road K, Orland (single family home, blt. 2018)</a>	<a href="#">4/3</a>	<a href="#">\$617,779</a>	<a href="#">11/19</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>
<b>Willows Area</b>							
<a href="#">466 1<sup>st</sup> St, Willows (manufactured home, blt. 2016)</a>	<a href="#">4/2</a>	<a href="#">\$245,000</a>	<a href="#">1/20</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">Yes</a>
<a href="#">532 2<sup>nd</sup> St, Willows (single family detached, blt. 2019)</a>	<a href="#">4/2</a>	<a href="#">\$375,000</a>	<a href="#">2/21</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>
<a href="#">531 1<sup>st</sup> St, Willows (single family detached, blt. 2020)</a>	<a href="#">4/2</a>	<a href="#">\$380,000</a>	<a href="#">8/20</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>
<b>Other</b>							
<a href="#">8111 County Road 21, south of Hamilton City (blt. 2016)</a>	<a href="#">2/1</a>	<a href="#">\$300,000</a>	<a href="#">2/21</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">Yes</a>
Note: <sup>1</sup> Affordability is based on affordable home purchase prices amounts by median income level and household size identified in Table II-35. Housing condition and livability not determined. Source: Zillow.com sales are as of August 15 2021.							

### 3. ASSISTED HOUSING AT-RISK OF CONVERSION

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multi-family rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

The HCD 6<sup>th</sup> Cycle Data package provided a list of assisted housing developments in Glenn County. Table II-39 identifies each multi-family rental housing development receiving governmental assistance in unincorporated Glenn County, the subsidy programs that are in place for each project, and the likelihood of each housing development to convert to market-rate units that would not provide assistance to lower-income residents. As shown in Table II-39, one assisted housing development is located within the unincorporated community of Hamilton City.

Las Palmas Apartments is a CHIP-built and managed 12 apartment complex made up of 2, 3 and 4 bedroom apartments. Rent is based on a percentage of adjusted gross income, and rental assistance is available for those that qualify under the USDA regulations, which requires the head of household to earn a minimum of \$5,752.50 from agriculturally based employment. [The project is operated by Community Housing Improvement Program \(CHIP\), a local nonprofit serving Butte, Glenn, Tehama, Shasta.](#)

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

[Colusa, Sutter, and Yuba Counties, which provides housing affordable to lower income households. Due to the nonprofit status, the mission of CHIP to provide lower income housing, and CHIP's status as a qualified entity to preserve affordable housing, the housing is not anticipated to be at risk of conversion during the 6<sup>th</sup> Cycle. HCD has identified this project as low risk \(HCD Data Package Table 24\). The USDA database of active projects dated 4/17/2023 shows that the restrictive clauses for affordability expired in 2013, however, HCD has indicated that the affordability end date is in 2026.](#)

Name	City	Total Units	Affordable Units	Population Served	Program	Affordability End Date	Risk Level
Las Palmas	Hamilton City	12	12	Family	USDA	2026	Low

Source: HCD 2020 6<sup>th</sup> Cycle Housing Element Data Package Table 24– Glenn County

Glenn County takes an active and supportive role in the preservation of associated rental housing. The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

**Cost Analysis.** State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments would have affordability restrictions lifted when their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance. The following costs anticipate rehabilitation, construction, or rental assistance of unit sizes comparable to those in the Las Palmas 2 apartment complex, which is made up of 2, 3 and 4 bedroom apartments.

1. *Rehabilitation – The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). There are not currently any multi-family units that are listed for sale in Hamilton City or in the unincorporated portions of Glenn County; therefore, the acquisition cost assumption is based on the cost of a 12 unit multi-family apartment building for sale in Willows located at 266 S Yolo St Willows CA.*

Table II-40 presents the estimated per unit preservation costs. This option would result in a cost of \$1.39 million to preserve 12 replacement units for a 55-year or longer affordability term, depending on the financing program and specific affordability restrictions.

Fee/Cost Type	Cost Per Unit
Acquisition	\$91,667
Rehabilitation	\$15,000
Financing/Other (10% of Costs)	\$9,167
<b>Total Per Unit Cost</b>	<b>\$115,834</b>
<b>Total Cost – 12 Units</b>	<b>\$1,390,008</b>



Note: <sup>1</sup>Based on a 12-unit apartment complex (266 S Yolo St) in Willows listed for 12 Unit Offered at \$1,100,000  
 Source: De Novo Planning Group, 2021

2. *New Construction/Replacement* – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by using regional information and data. The construction of new housing can vary greatly depending on factors such as location, site features, density, unit sizes, construction materials and on-site and off-site improvements.

As identified in Table III-41, costs for construction of multi-family units are \$167 per square foot. Multi-family units have higher costs to build when compared to single family detached because of the building and fire code standards (i.e. fire walls, etc.), which drive construction costs up. The following table describes new construction costs for a typical apartment within the region. Table II-41 presents the estimated per unit new construction/replacement costs estimated for development in the City. The cost to construct 12 replacement units would be approximately \$2,595,000.

Cost/Fee Type	Multi-Family Housing Costs per unit / Total
Land Acquisition	\$15,750 / \$189,000 <sup>1</sup>
Construction and Site Improvement	167,000 / 2,004,000 <sup>2</sup>
Planning, Building, impact, and Development Fees	\$15,000 / \$180,000
Financing/Other (10% of Costs)	\$18,275 / \$219,000
<b>Total Cost/unit</b>	<b>\$216,000</b>
<b>Total Cost – 12 Units</b>	<b>\$2,595,000</b>
Note: <sup>1</sup> Assumes an average multi-family unit size of 1000 s.f. <sup>1</sup> Based on listing price of a 5.94 acre residential parcel located at: O First St, Willows, CA 95988. Listed for \$189,000 (listed of redefn 11/3/21) land acquisition prices will vary. <sup>2</sup> Based on estimated construction and improvement costs totaling \$150 per square foot. Source: De Novo Planning Group, 2021.	

3. *Tenant-Based Rental Assistance* – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the very low income family of 4 that requires rental assistance earns \$34,950 then that family could afford approximately \$873.75 per month for shelter costs. As shown in table 32 the average 2019 rental price in Glenn County was \$ 835 would not result in necessary monthly assistance. *Although rental prices averaged only 835 throughout the county, the lack of availability and the cost associated with new rentals as shown though recent home rental listings, as well as fair market rental (FMR) estimates it is assumed the new housing needs may cost more than averages throughout the county.* Assuming the FMR 2 Bedroom of \$926 as shown in Table II-37, \$52.25 per month per unit , or \$627 per year/unit in rental assistance would be required. For comparison purposes, typical affordable housing developments carry an affordability term of at least 30 years, Tenant- based rental assistance for the 12 at-risk units would be approximately \$225,720 for a 30-year period and \$413,820 for a 55-year period.

Summary. As demonstrated above, the more cost-effective is tenant-based rental assistance. New construction of units is more expensive than acquiring and rehabilitating units, which would cost approximately \$1,390,008 for a multi-family development with 12 units. It is noted that these costs do not reflect potential costs savings associated with various federal and State housing grant and loan programs, discussed in Section H below under Housing Resources.

[Qualified Entities](#)

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

[HCD maintains a list of entities qualified to acquire and manage assisted housing developments at-risk of conversion. The list, including contact details for qualified entities, is available at: https://www.hcd.ca.gov/policy-and-research/preserving-existing-affordable-housing](https://www.hcd.ca.gov/policy-and-research/preserving-existing-affordable-housing)

Qualified entities for Glenn County include:

- [Community Housing Improvement Program](#)
- [Eskaton Properties Inc.](#)
- [Rural California Housing Corp](#)
- [Volunteers of America National Services](#)

## G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their “fair share” of existing and future housing needs for all income groups, as determined by the California Department of Housing and Community Development. The Regional Housing Needs Allocation (RHNA) is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the County’s ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development. The regional housing needs allocation for unincorporated Glenn County, as shown by Table II-42 below, is allocated by HCD to address existing and future needs and covers a time period from 2021-2029.

Income Group	Median Income (Family of Four)	Unincorporated Regional Share (units)
Extremely low	\$26,500	-38 <sup>3</sup>
Very Low	\$26,501 - \$34,950	7537
Low	\$34,951 -- \$55,900	30
Median Household Income	\$55,901 - \$84,850	36
Moderate-Income Households	\$84,850 +	9988
<b>Total</b>		<b>229</b>

Notes: For Extremely Low Income jurisdictions may either use available Census data to calculate the number of projected extremely low-income households (see Overpayment tab), or presume 50 percent of the very low-income households qualify as extremely low-income households.

<sup>1</sup> HCD has established these income limits for Glenn County for 2020.

<sup>2</sup> In determining how much families at each of these income levels should pay for housing, HCD considers housing “affordable” if the amount of rent or total ownership cost does not exceed 30% of gross household income.

Source: HCD 2020 6<sup>th</sup> Cycle Housing Element Data Package – Glenn County; Table 25 - Projected Housing Needs

## H. HOUSING RESOURCES

Affordable housing requires public subsidies to compensate for restricted, below-market rents. Traditionally, subsidies for rural counties have been provided through the HOME and Community Development Block Grant (CDBG) programs administered by the State Housing and Community Development Department (HCD). Funding from these programs is made available to rural counties throughout the State annually through a competitive application process, Resources available to assist with obtaining housing and services within the County, with a focus on assistance for lower income and special needs populations, are summarized below.

### HOME Investment Partnership Act (HOME)

A total of \$42 million was made available in the Notice of Funding Availability (NOFA) released in October 2019 with applications due in late January 2020. Generally, the State issues one HOME NOFA per year. Funding is available for new rental construction



(up to \$5 million per loan, or up to \$6 million for projects with deep affordability targeting, serving special needs populations and/or those experiencing homelessness), rental rehabilitation (up to \$5 million), homebuyer projects (up to \$80,000 per unit), activity delivery and administrative costs.

### **Community Development Block Grant (CDBG)**

The most recent CDBG NOFA released in November 2018 made \$29.6 million available statewide with an application maximum of \$3 million. The State has been working to revamp the CDBG program and plans to issue an annual NOFA every January with streamlined processes for awards. Although the exact amount of funding available in the anticipated NOFA for January 2020 is unknown at this time, it is anticipated to be significantly larger than previous NOFAs. Funds may be used for homeownership assistance, home rehabilitation, multi-family rehabilitation, infrastructure to support affordable housing, planning activities, technical assistance and administration.

### **Current Local Funding Sources**

**Glenn County:** Glenn County has a CDBG Revolving Loan Fund with a balance of \$561,695 used for a First Time Homebuyer Program or Housing Rehabilitation. However, the requirement that the funds only be expended in unincorporated County areas is a significant barrier to utilizing the funds. The State is currently re-designing the CDBG program to address low expenditure rates. Given this, it may be worth consulting with the State about the allowability of pairing County and City of Orland RLF funds, for example, since both are funding First-Time Homebuyer and Housing Rehabilitation activities. Section. 570.309 of the CDBG regulations allow grantees to fund activities outside of their technical jurisdiction if it furthers the grantee's community development objectives. Glenn County also has a \$60,839 balance of HOME funds that is planned for rental assistance to Extremely Low Income households through the Tenant Based Rental Assistance (TBRA) program.

*Health & Human Services Agency - Community Action Department:* The Glenn County Health & Human Services Agency has a variety of federal, state and locally funded programs designed to help low income families with housing problems ranging from rental assistance programs and first time home buyers assistance to energy and weatherization programs and housing rehabilitation. Housing rehabilitation is available to both owners and renters who meet income requirements to upgrade existing housing stock to habitable standards and improve energy efficiency.

**City of Orland:** The City of Orland has two Revolving Loan Funds, one for CDBG and one for HOME. The CDBG Revolving Loan Fund has a balance of approximately \$50,000 and it is used for Down Payment Assistance, Housing Rehabilitation and Small Business Assistance. The HOME Revolving Loan Fund has a balance of \$360,000. Pending guidance from State HCD, the HOME funds may be allocated to a new 32-unit affordable senior complex to be developed by The Pacific Companies. The City will also be applying for a \$6.1 million HOME loan for this project.

**City of Willows:** The City of Willows recently was awarded a \$5.1 million HOME loan for AMG and Associates to develop 24-unit apartment complex on Sycamore Street. The City also has approximately \$3,500 per year in HOME program income. The City does not have any CDBG Program Income.

### **New State Funding Sources**

The State legislature has recently passed a number of pieces of legislation over the past two years that fund affordable housing and related homeless services. A description of these programs is provided below.

**No Place Like Home (NPLH):** The purpose of this program is to provide permanent supportive housing for homeless persons with serious mental health conditions. There are two funding streams: a Non-Competitive Program and a Competitive Program. Both funding streams may be combined for one project. It is expected that counties will partner with a Development Sponsor (an experienced supportive housing developer) who will actually own and manage the project. Counties are required to commit to provide and facilitate tenant supportive services, including mental health services, for a minimum of 20 years. Glenn County is eligible to receive \$500,000 through the Non-Competitive Program, with any project application intending to use these funds due no later than February 15, 2021. The County and a partner Development Sponsor can also propose to utilize Competitive funds from the Small County Set Aside in a project application that is responsive to one of the State's annual NOFAs. The third round of

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Competitive funding is scheduled for the Fall of 2020 and the fourth round is scheduled for the Fall of 2021. Any project proposing to use both streams of funding will submit one combined project application in response to one of the NOFAs, with a maximum project loan of \$20 million.

***Homeless Housing, Assistance and Prevention Program (HHAP):*** The Homeless Housing, Assistance and Prevention Program was signed into law on July 31, 2019 by Governor Gavin Newsom. The HHAP is a \$650 million one-time block grant that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges. Funds will be allocated to each of the 58 counties and to the local Continuums of Care that counties are members of. Allocations are based on the 2019 Point in Time homeless census counts for each jurisdiction. The HHAP program requires that grantees expend funds on evidence-based solutions that address and prevent homelessness among eligible populations. The eligible activities for HHAP funding include:

- Rental assistance and rapid re-housing
- Operating subsidies in new and existing affordable or supportive housing units, emergency shelters and navigation centers
- Landlord incentives such as security deposits and holding fees
- Outreach and coordination to assist vulnerable populations in accessing permanent housing and to promote housing stability in supportive housing
- Permanent housing and innovative housing solutions, such as hotel and motel conversions
- Prevention and shelter diversion to permanent housing
- New navigations centers and emergency shelters based upon demonstrated need
- At least 8% of HHAP funds must serve homeless youth
- Up to 7% of HHAP funds may be used for the jurisdiction's administrative costs to administer the HHAP funding

The NOFA for the HHAP funds was issued on December 6, 2019, with applications due no later than February 15, 2020. Glenn County's allocation under HHAP is \$62,641, with the Colusa/Glenn/Trinity Continuum of Care's funding estimate being \$500,000. The Counties and the Continuum of Care are required to demonstrate how their proposed activities are in support of a regional approach to homelessness. HHAP funds must be contractually obligated by May 2023 and fully expended by June 30, 2025.

Eligible uses of the competitive funds are:

1. Development of new multifamily rental housing that is affordable to households at or below 60-percent of AMI or substantial rehabilitation of multifamily rental housing that will be affordable to households at or below 60-percent of AMI, but which is not currently restricted as affordable housing; or
2. Assistance to persons who are experiencing or at risk of homelessness, including, but not limited to, through rapid rehousing, or rental assistance, supportive services and case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers, or new construction, rehabilitation, or preservation of permanent or transitional rental housing.

***Homeless Housing, Assistance and Prevention Program Round 2 (HHAP-2):*** The Homeless Housing, Assistance and Prevention Program Round 2 funding was authorized by AB 83 (Committee on Budget, Chapter 15, Statutes of 2020), which was signed into law on June 29, 2020 by Governor Gavin Newsom. Building on the regional coordination created through previous HCFC grant funding, this funding is intended to support local jurisdictions in their unified regional response to reduce and end homelessness.

- Rapid rehousing, including rental subsidies and incentives to landlords, such as security deposits and holding fees
- Operating subsidies in new and existing affordable or supportive housing units, emergency shelters, non-congregant shelters, interim or bridge housing, and navigation centers. Operating subsidies may include operating reserves.
- Street outreach to assist persons experiencing homelessness to access permanent housing and services.
- Services coordination, which may include access to workforce, education, and training programs, or other services needed to promote housing stability in supportive housing.

- Systems support for activities necessary to create regional partnerships and maintain a homeless services and housing delivery system, particularly for vulnerable populations including families and homeless youth.
- Delivery of permanent housing and innovative solutions, such as hotel and motel conversions
- Prevention and shelter diversion including crisis resolution, mediation and conflict resolution, creative problem solving, connection to mainstream resources, and light-touch financial assistance that directly results in a housing solution.
- New navigation centers and emergency shelters, with clients obtaining housing as the primary goal, based on demonstrated need in consideration of the following:
  1. The number of available shelter beds in the city, county, or region served by a continuum of care;
  2. The number of people experiencing unsheltered homelessness in the homeless point-in-time count;
  3. Shelter vacancy rate in the summer and winter months;
  4. Percentage of exits from emergency shelters to permanent housing solutions; and
  5. A plan to connect residents to permanent housing.
- Health and Safety Code Section 50218.5(f) requires that a program recipient use at least 8 percent of its allocation for services for homeless youth populations, which are defined as unaccompanied youth who are between 12 and 24 years old and experiencing homelessness.

The NOFA for the HHAP funds was issued on November 13, 2020, with applications due no later than January 23, 2021. Glenn County's allocation under HHAP is \$28,437, with the Colusa/Glenn/Trinity Continuum of Care's funding estimate being \$250,000. The Counties and the Continuum of Care are required to demonstrate how their proposed activities are in support of a regional approach to homelessness. HHAP funds must be contractually obligated by May 2023 and fully expended by June 30, 2026.

***Housing and Disability Advocacy Program (HDAP):*** The California Department of Social Services administers the HDAP Program. The HDAP Program assists homeless clients who are applying for disability or currently disabled, as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)). This program must meet the core components of Housing First enumerated in the W&I Code Section 8255. The HHSA works with County partners to offer outreach, case management, advocacy, and housing assistance to all disabled program participants experiencing homelessness. Glenn County's HDAP allocation was \$50,000 in 2020/21. The HHSA provides a County In-kind match.

### III HOUSING CONSTRAINTS

Constraints to housing development are defined as government measures or non-government conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a) (4)). Glenn County is undertaking many changes to its Development Code as part of its work program to implement this Housing Element and is also addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code, Section 65583(a) (5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Glenn County in formulating housing programs.

This section addresses these potential constraints and their effects on the supply of affordable housing.

#### A. GOVERNMENTAL AND ENVIRONMENTAL CONSTRAINTS

Glenn County's policies and regulations play an important role in protecting the public's health, safety, and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583).

Therefore, the County is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the County determines that a policy or regulation results in excessive constraints, the County must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development. Glenn County's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement.

The governmental constraints analysis focuses on factors that are within the County's control, not on state, federal, or other governmental policies or regulations that the County cannot affect or modify. There are many such policies and regulations that could affect the County's ability to meet future housing needs and secure adequate funding to construct very low- and low-income housing. These are among other governmental constraints:

- Land use and environmental policies and regulations that could limit the County's ability to designate land in its planning area for future residential development. Examples include agricultural open space and natural habitat preservation; protection of endangered species; and flood control.
- Fiscal and financial constraints related to regional, state, or federal funding for housing, transportation, infrastructure, and services needed to support new residential development.
- State and federal requirements that add to the cost of constructing affordable housing, when public funds are used (such as so called "prevailing wage" requirements).
- Construction codes and regulations that the County must follow for new residential construction that could restrict the use of cost-saving techniques or materials.

# 1 LAND USE CONTROLS

Land use controls guide local growth and development. Glenn County applies land use controls through its General Plan, Community/Area Plans, and Development Code. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by the County to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

## GENERAL PLAN LAND USE DESIGNATIONS

By definition, local land use controls constrain housing development by restricting housing to certain sections of the County and by limiting the number of housing units that can be built on a given parcel of land. The County's General Plan establishes land use designations for all land within the County's unincorporated area and defines community growth boundaries. Planned land uses within the county include single and multiple family residential, business park, commercial, industrial, public facilities, agricultural and conservation land and recreational uses which are included within specific designations identified by the County's Land Use Map. The Land Use Element of the County's General Plan includes several land use designations that permit a range of residential development types with densities ranging from one residence for every 160 acres to 15 units per acre. The Land Use Element includes a land use map that establishes the location of each of these designations. Table III-1 identifies the different land use designations in Glenn County's General Plan that accommodate residential development.

Land Use Category	Description	Residential Density
General Agriculture	The General Agriculture classification is used to identify those areas where it is desirable to retain agriculture as the primary land use.	one residential unit per twenty (20) acres except that housing for farm labor and senior citizens in excess of the above standard may be permitted subject to permitting procedures established in the Glenn County Development Code.
Intensive Agriculture	The Intensive Agriculture classification is used to identify areas suitable for commercial agriculture.	one residential unit per forty (40) acres except that housing for farm labor and senior citizens in excess of the above standard may be permitted subject to permitting procedures established in the Glenn County Development Code.
Foothill Agriculture/Forestry	The Foothill Agriculture/Forestry classification is used to preserve foothill areas of the county by providing for areas of intensive and extensive agricultural uses.	one permanent residence for every 160 acres.
Agricultural/Residential	The Agriculture/Residential classification is utilized to identify areas suitable for agricultural use and to provide for residential development with a range of densities compatible with a rural character and life-style	one residential unit per ten (10) acres except that housing for senior citizens in excess of the above standard may be permitted, subject to permitted procedures established in the Glenn County Development Code.
Rural Residential	The Rural Residential classification is utilized to identify areas suitable for large lot, low density residential use that provide for development which is compatible with a rural character and life-style.	one residential unit per five (5) acres except that housing for senior citizens in excess of the above standard may be permitted, subject to the permitting procedures established in the Glenn County Development Code.
Suburban Residential:	The Suburban Residential classification is utilized to identify areas suitable for smaller	one residential unit per net acre. In addition, housing for senior citizens in excess of the above standard may be

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	lots, yet rural in character, and to provide for development that is compatible with subdivisions in a suburban setting.	permitted, subject to the permitting procedures established in the Glenn County Development Code.
Single Family Residential	The Single Family Residential classification is utilized to provide areas suitable for development of dwelling units intended for occupancy by only one household, and physically independent from other dwelling units or structures.	<del>six</del> Six (6) residential units per net acre except that in areas served by public sewer and water systems with adequate capacity; one second dwelling unit may be permitted subject to the permitting procedures established in the Glenn County Development Code.
Multiple Family Residential:	The Multiple Family Residential classification is utilized to provide for areas suitable for development of structures containing more than one dwelling unit, including duplexes and triplexes.	Eight (8) residential units per net acre to fifteen (15) dwelling units per net acre.
Recreation	This classification is intended to be applied in the mountainous and hilly areas of the county in which recreation may become the desirable predominant use, in which light agriculture and forestry will be the secondary uses, and in which protection of the watershed lands and sources of water supply from fire, pollution, erosion and other detrimental effects is essential to the general welfare.	One single-family dwelling or mobilehome for each one hundred sixty acres, private farm buildings and accessory buildings and uses (refer to mobilehome standards);
Source: County of Glenn General Plan		

As described above, the Land Use Element of the Glenn County General Plan establishes the location and intensity of planned land uses. The majority of the land area within the unincorporated county is use for agriculture or other resource conservation purposed and generally does not include densities necessary or desired to meet countywide housing needs. Generally new residential development to meet the County’s RHNA would occur primarily in the unincorporated community areas including as well as areas within the unincorporated county near the cities of Willows and Orland as these communities have vacant and underdeveloped land designated for Single Family Residential, Multiple Family Residential, and Mixed Use residential opportunities. The General Plan Land Use Map and policies directing growth to these communities along with policies requiring adequate public utilities and infrastructure could be viewed as governmental constraints. However, when viewed as a necessary method to direct growth to areas that are most suitable for development and to protect agricultural lands, open space, and natural resources and to avoid other constraints, such as flooding or lack of access to utilities and infrastructure. Thus, the benefits outweigh any constraints that may be imposed. Directing infill and new growth to communities with adequate public services and infrastructure is more likely to result in deed-restricted affordable housing, as costs associated with services to and infrastructure development in support of a subdivision or multifamily development would be substantially less. Additionally, directing higher intensities to land within or adjoining established communities maximizes the efficient use of land by promoting higher density development within these areas of the County that have public infrastructure, employment centers, and a higher level of services. The General Plan’s development areas are further described below in Section III-b.

**GENERAL PLAN UPDATE**

Glenn County is currently in the process comprehensively updating its General Plan with an anticipated adoption in 2022. As part of the General Plan Update and Subsequent Development Code Update, the County is identifying and clarifying requirements, and updating the County’s land use map in an effort to further support affordable housing development within the county. This includes:

- Identifying Areas of the County for higher density developments, and increasing opportunities for residential uses near developed community areas within identified Urban Limit Lines, and within the SOI boundaries of incorporated cities within the county.;



- [Updating the Single Family Residential and Multiple Family Residential land use designations to be consistent with the maximum allowed densities under the Zoning Code, allowing up to eight \(8\) units per acre in the Single Family Residential land use designation and up to 21.75 units per acre in the Multiple Family Residential land use designation.](#)
- The development of a Mixed Use General Plan and Zoning Designation that supports higher density developments near services. The mixed use designation accommodates ~~8-10-15~~ 21.75 dwelling units per acre and has the flexibility of utilizing vertical and horizontal mixed use structures as well as housing only opportunities to provide a wide range of opportunities and options for the development of affordable and attainable housing within the county. The proposed MU Land Use Description is include below:

*The Mixed Use (MU) designation establishes areas appropriate for higher density and intensity development, redevelopment. This designation is placed primarily in the community centers, and in-fill areas to encourage investment promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and transit modes. The MU designation is applied to areas that are or will be serviced by public water and sewer districts as densities up to fifteen (15) dwelling units per net acre.*

**GENERAL PLAN DEVELOPMENT AREAS**

The focus of the Glenn County General Plan is to retain the rural character of the County, while directing urban development within and around existing cities (Orland and Willows) and unincorporated communities such as Artois, Hamilton City, Butte City, and Elk Creek. To assist in the orderly development of these unincorporated communities, several planning areas are identified including Sphere of Influence, and Urban Limit Lines to further direct and accommodate growth. Each of these areas are further described below:

- **Sphere of Influence (SOI):** A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). An SOI includes both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services.
- **Urban Limit Lines (ULL):** Reflects the boundary around cities and unincorporated communities within which urban development will be directed. These lines represent those areas where growth can be accommodated because urban services and infrastructure sufficient to serve development is either available or can be made available within the planning period. ULL’s are included for the Cities of Willows, and Orland, and the unincorporated communities of Hamilton City, Artois, Butte City and Elk Creek.

**Development Areas**

As discussed in Chapter IV, new residential development to meet the County’s RHNA would generally occur primarily in the unincorporated community areas including as well as areas within the unincorporated county near the cities of Willows and Orland as these communities. The General Plan’s development areas and existing land uses are further described below:

**Artois:** The community of Artois is located south of Road 33, between Walker Creek and the Southern Pacific railroad tracks. General Plan land use designations within the Artois planning area (ULL and SOI) are included in Table III-2 below.

LAND USE	ACRES (GIS) ULL	ACRES (GIS) SOI	TOTAL ACRES ULL AND SOI
Agricultural/Residential	-	92.09	92.09
Community Commercial	6.77	0.00	6.77
General Agriculture	20.31	81.72	102.03
Highway and Visitor Service Commercial	119.91	0.00	119.91
Industrial	38.39	0.00	38.39

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Intensive Agriculture	31.25	581.23	612.48
Rural Residential	159.33	0.00	159.33
Single Family Residential	116.42	0.00	116.42
<b>Grand Total</b>	<b>492.38</b>	<b>755.03</b>	<b>1,247.41</b>

Source: Glenn County GIS Land Use Data File; De Novo Planning Group, 2021.

**Hamilton City:** Hamilton City is bounded by the Glenn County Irrigation Canal on the west, Highway 32 on the north, Sacramento Avenue on the east and First Street on the South. General Plan land use designations within the Hamilton City planning area are included in Table III-3 below.

<b>Table III-3. Hamilton City Community Area Land Use Plan</b>	
<b>LAND USE</b>	<b>TOTAL ACRES ULL AND SOI <sup>A</sup></b>
Community Commercial	16.86
Highway and Visitor Service Commercial	2.27
Industrial	224.97
Intensive Agriculture	445.60
Multiple Family Residential	19.11
Service Commercial	4.50
Single Family Residential	143.83
<b>Grand Total</b>	<b>857.14</b>

Notes: (a) all lands within the ULL are also within the SOI  
 Sources: Glenn County, 2019; GIS Land Use Data File; De Novo Planning Group, 2021.

**Elk Creek:** Elk Creek is located near Stony Gorge Reservoir in the foothill area of Glenn County along Road 306 west of Stony Creek. General Plan land use designations within the Elk Creek planning area are included in Table III-4 below.

<b>Table III-4. Elk Creek Community Area Land Use Plan</b>	
<b>LAND USE</b>	<b>TOTAL ACRES ULL AND SOI <sup>A</sup></b>
Foothill Agriculture/Forestry	259.31
General Agriculture	164.75
Industrial	72.82
Local Commercial	3.60
ROW/Canal	1.79
Single Family Residential	140.47
<b>Grand Total</b>	<b>642.73</b>

Notes: (a) all lands within the ULL are also within the SOI  
 Sources: Glenn County, 2019; GIS Land Use Data File; De Novo Planning Group, 2021.

**Butte City:** Butte City is located on the east side of the Sacramento River, south of Highway 162. General Plan land use designations within the Butte City planning area are included in Table III-5 below.

<b>Table III-5. Elk Creek Community Area Land Use Plan</b>	
<b>LAND USE</b>	<b>TOTAL ACRES ULL AND SOI <sup>A</sup></b>
Community Commercial	2.52
General Agriculture	0.07
Industrial	20.21
Intensive Agriculture	2.05



Single Family Residential	12.37
<b>Grand Total</b>	<b>37.21</b>
<i>Notes: (a) all lands within the ULL are also within the SOI</i>	
<i>Sources: Glenn County, 2019; GIS Land Use Data File; De Novo Planning Group, 2021.</i>	

**City of Orland – Unincorporated Area:** The Glenn County General Plan Land Use Map establishes allowed land uses for unincorporated lands in the Orland area as shown in Table III-6

LAND USE	TOTAL ACRES ULL AND SOI
Business Park	127.33
Community Commercial	17.61
General Agriculture	347.04
Highway and Visitor Service Commercial	6.47
Industrial	189.84
Intensive Agriculture	267.26
Multiple Family Residential	26.56
Public Facilities	383.53
Rural Residential	935.75
Service Commercial	50.11
Suburban Residential	913.70
ROW/Canal	104.51
<b>Total</b>	<b>3,369.70</b>
<i>Sources: Glenn County, 2019; GIS Land Use Data File; De Novo Planning Group, 2021.</i>	

**City of Willows – Unincorporated Area:** Planned land uses for the area around Willows are designated by Glenn County. The City’s Land Use Diagram, which identifies adopted land uses in the City are also consistent with County Land Use Designations. Land Use Designations Identified within the SOI, are summarized below in Table III-7 below.

LAND USE	TOTAL ACRES ULL AND SOI <sup>A</sup>
Agricultural/Residential	84.75
Business Park	44.13
Community Commercial	25.15
General Agriculture	321.09
Highway and Visitor Service Commercial	15.54
Industrial	237.07
Intensive Agriculture	1,683.15
Multiple Family Residential	24.34
Public Facilities	285.26
Rural Residential	240.76
Service Commercial	116.20
Single Family Residential	158.46
Suburban Residential	364.08
ROW/Canal	15.18
<b>Total</b>	<b>3,615.15</b>
<i>Notes: (a) all lands within the ULL are also within the SOI</i>	
<i>Sources: Glenn County, 2019; GIS Land Use Data File; De Novo Planning Group, 2019.</i>	

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**DEVELOPMENT CODE**

The Development Code is among the chief implementing tools for the General Plan. The Development Code specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Development Code is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Development Code provides for an array of residential districts throughout the County that allow a variety of different residential uses. Table III-8 identifies the zoning districts in Glenn County that allow residential uses and the appropriate General Plan land use designations.

It is noted that the County will also be preparing an update to its Development Code following the adoption of a comprehensive general plan update expected in 2022. The update will look at targeted changes identified by the general plan.

<b>Table III-8. Land Use Categories and Zoning</b>	
<b>General Plan Land Use Category</b>	<b>Zone Districts</b>
Multiple Family Residential	R-M (Multiple Residential Zone)
Single Family Residential	R-1 (Single Family Residential Zone)
Suburban Residential	RE (Rural Residential Estate Zone) RE-NW (Rural Residential Estate Zone – North Willows)
Rural Residential	RE (Rural Residential Estate Zone) RE-NW (Rural Residential Estate Zone – North Willows)
Agricultural/Residential	AT (Agricultural Transitional Zone)
Recreation	RZ (Recreation Zone)
Foothill Agriculture/Forestry	FA (Foothill Agricultural/Forestry Zone) AP (Agricultural Preserve Zone) TPZ (Timberland Preserve Zone)
General Agriculture	AE (Exclusive Agricultural Zone)
Intensive Agriculture	AE (Exclusive Agricultural Zone) AP (Agricultural Preserve Zone) FS (Farmland Security Zone)
Source: Glenn County General Plan and Development Code *Note that the Mixed Land Use designation has been identified as part of the comprehensive general plan update and is not an existing use.	

**Development Standards**

Table III-9 shows the allowed densities and lot sizes of the various zoning districts within the County that allow residential uses. For the creation of new lots, minimum lot sizes range from 1,500 s.f. to 144 acres countywide and from 1,500 s.f. to 40,000 s.f. in Single Family Residential and Multiple Family Residential Zones; however, owners may build on any legal, existing residential lot, regardless of size, provided that the lot is served by community sewer and water and/or the lot can accommodate on-site wastewater treatment.

As part of the General Plan Update and Subsequent Development Code Update, the County is identifying and clarifying requirements in an effort to further support affordable housing development within the county. This includes:

The development of a Mixed Use (MU) General Plan and Zoning Designation that supports higher density developments near services. The mixed use designation will accommodate 108-21.75 dwelling units per acre and will haves the flexibility of

utilizing vertical and horizontal mixed use structures as well as housing only opportunities to provide a wide range of opportunities and options for the development of affordable and attainable housing within the county.

As discussed in Chapter IV, the Housing Plan includes a program to rezone adequate sites to accommodate the RHNA numbers for low and very low income households for the current planning period, which will be completed within one year of adoption of the Housing Element. Low and very low income housing will also be allowed through the development of second residences in residential and agricultural zones, farm labor housing, transitional housing, supportive housing, and emergency housing.

<b>Table III-9. Development Standards</b>					
<b>Zone District</b>	<b>Setbacks</b>	<b>Density and Minimum Lot Size</b>	<b>Maximum Height</b>	<b>Minimum Street Frontage</b>	<b>Maximum Lot Coverage</b>
RM: Multiple Residential Zone	<p>A. Front Yard. The minimum front yard shall be twenty feet.</p> <p>B. Side Yard, Corner Lot. On corner lots, the side yard which is contiguous to the street shall not be less than ten feet in width, except that a garage or carport having an entrance fronting on the street shall be set back at least twenty feet from the street property line.</p> <p>C. Side Yard, Interior. The minimum side yard shall be five feet.</p> <p>D. Side Yard, Accessory Buildings. The side yard of any accessory building shall be the same as that required for the main building.</p> <p>E. Rear Yard. The minimum rear yard shall be twenty feet.</p> <p>F. Rear Yard, Accessory Buildings. An accessory building shall be located not less than five feet from the rear property line.</p>	<p><u>Densities:</u>  <u>0 – 21.78 units/acre (with public sewer and water or meeting County Health Department Specifications</u>  <u>0 – 29.04 units/acre (within planned unit development)</u></p> <p>No minimum lot size; Minimum building site area:                      2,000 s.f. per unit – public sewer and water or meets County Health Department specifications;                      1,500 s.f. – within planned unit development</p>	55 feet	50 feet	40% of the total lot area for single story, 35% for a two story structure, 30% for a three story structure
R-1: Single Family Residential Zone	<p>A. Front Yard. The minimum front yard shall be twenty feet.</p> <p>B. Side Yard, Corner Lots. On corner lots, the side yard which is contiguous to the</p>	<p>5,000 s.f. – public water/sewer;                      20,000 s.f. – public sewer or public water                      40,000 s.f. – septic tank/well</p>	30 feet	50 feet	40% of the total lot

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	<p>street shall not be less than ten feet in width, except that a garage or carport having an entrance fronting on the street shall be set back at least twenty feet from the street property line.</p> <p>C. Side Yard, Interior. The minimum side yard of interior lots shall be five feet.</p> <p>D. Side Yard, Driveway. When used for access to a parking facility, a side yard shall be wide enough for a ten foot wide unobstructed driveway. The handle portion of a panhandle lot shall be considered as a side yard driveway. A side yard driveway shall be paved the entire length and width with cement or asphaltic concrete.</p> <p>E. Side Yard, Accessory Buildings. The side yard of any accessory building shall be the same as that required-for the main building.</p> <p>F. Rear Yard. The minimum rear yard shall be twenty-five feet.</p> <p>G. Rear Yard, Accessory Buildings. An accessory building shall be located not less than five feet from the rear property line.</p>				
<p>RE: Rural Residential Estate Zone</p>	<p>A. Front Yard. The minimum front yard shall be thirty feet.</p> <p>B. Side Yard, corner Lots. On corner lots, the side yard which is not used as front yard shall not be less than fifteen feet in width.</p>	<p>40,000 square feet – 8.5 acre minimum parcel size</p>	<p>35 feet</p>	<p>60 feet</p>	<p>None</p>

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	<p>C. Side Yard, Interior. The minimum side yards of interior lots shall be fifteen feet.</p> <p>D. Side Yard, Accessory Buildings. The side yard of any accessory building that exceed one thousand square feet shall be the same as that required for the main building. Any accessory building less than one thousand square feet shall have a minimum of five feet side yard and rear yard.</p> <p>E. Rear Yard. The minimum rear yard shall be twenty-five feet.</p>				
<p>RE-NW: Rural Residential Estate Zone – North Willows</p>	<p>A. Front Yard. The minimum front yard shall be thirty feet.</p> <p>B. Side Yard Corner Lots. On corner lots, the side yard which is not used as front yard shall not be less than fifteen feet in width.</p> <p>C. Side Yard, Interior. The minimum side yards of interior lots shall be fifteen feet.</p> <p>D. Side Yard, Accessory Buildings. The side yard of any accessory building that exceed one thousand square feet shall be the same as that required for the main building. Any accessory building less than one thousand square feet shall have a minimum of five feet side yard and rear yard.</p> <p>E. Rear Yard. The minimum rear yard shall be twenty-five feet.</p>	<p>40,000 square feet minimum parcel size</p>	<p>35 feet</p>	<p>60 feet</p>	<p>None</p>

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<p>AT: Agricultural Transitional Zone</p>	<p>A. Front Yard. The minimum front yard shall be thirty feet.                  B. Side Yard, corner Lots. On corner lots, the side yard which is not used as front yard shall not be less than fifteen feet in width.                  C. Side Yard, Accessory Buildings. The side yard of any accessory building that exceeds one thousand square feet shall be the same as that required for the main building. Any accessory building less than one thousand square feet shall have a minimum of five feet side yard and rear yard.                  D. Side Yard, Interior. The minimum side yards of interior lots shall be fifteen feet.                  E. Rear Yard. The minimum rear yard shall be twenty-five feet.</p>	<p>8.5 acre minimum parcel size</p>	<p>35 feet</p>	<p>60 feet</p>	<p>None</p>
<p>RZ: Recreation Zone</p>	<p>A. Front Yard. The minimum front yard shall be thirty feet. Measurement shall start at the edge of the existing county right-of-way as shown on the adopted Glenn County Circulation Plan.                  B. Side Yards. The minimum side yards shall be twenty-five feet.                  C. Rear Yard. The minimum rear yard shall be twenty-five feet.</p>	<p>144 acre minimum parcel size</p>	<p>35 feet</p>	<p>None</p>	<p>None</p>

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<p>FA: Foothill Agricultural/Forestry Zone</p>	<p>A. Front Yard. The minimum front yard shall be thirty feet. The measurement shall start at the edge of the existing county right-of-way as shown on the adopted Glenn County Circulation Plan.                  B. Side Yards. The minimum side yards shall be twenty-five feet.                  C. Rear Yard. The minimum rear yard shall be twenty-five feet.</p>	<p>144 acre minimum parcel size</p>	<p>35 feet</p>	<p>None</p>	<p>None</p>
<p>AE: Exclusive Agricultural Zone</p>	<p>A. Front Yard: The minimum front yard shall be thirty (30) feet. The measurement shall start at the edge of the existing "County Right-of-Way" as shown on the adopted Glenn County Circulation Plan, or the existing right-or-way for the road along the front of or through the property.                  B. Side Yards: The minimum side yards shall be twenty-five (25) feet.                  C. Rear Yard: The minimum rear yard shall be twenty-five (25) feet.</p>	<p>17 – 72 acre minimum parcel size</p>	<p>35 feet</p>	<p>None</p>	<p>None</p>
<p>AP: Agricultural Preserve Zone</p>	<p>A. Front Yard. The minimum front yard shall be thirty feet. The measurement shall start at the edge of the existing county right-of-way as shown on the adopted Glenn County Circulation Plan.                  B. Side Yards. The minimum side yards shall be twenty-five feet.</p>	<p>36-144 acre minimum parcel size</p>	<p>35 feet</p>	<p>None</p>	<p>None</p>



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	C. Rear Yard. The minimum rear yard shall be twenty-five feet.				
FS: Farmland Security Zone	A. Front Yard: The minimum front yard shall be thirty (30) feet. The measurement shall start at the edge of the existing "County Right-of-Way" as shown on the adopted Glenn County Circulation Plan. B. Side Yards: The minimum side yards shall be twenty-five (25) feet. C. Rear Yard: The minimum rear yard shall be twenty-five (25) feet.	72 acre minimum parcel size	35 feet	None	None
Source: Glenn County Development Code					

**Parking Requirements**

Glenn County standards dictate that residential developments of any type provide parking for two automobiles. Off-street parking space shall be provided in connection with the erection or change of use of any building or structure as follows:

- Two off-street parking spaces are required per dwelling unit.
- Residential care facilities are required to provide at least two parking spaces.
- Second dwellings are required to provide one parking space for the dwelling unit, except that this requirement is waived if there is insufficient space for the additional parking area.

**Allowed and Conditional Uses Accommodating a Variety of Housing Types**

Glenn County allows various uses within a range of zoning districts to accommodate a variety of housing types, such as single family, duplex, multifamily, mobile homes, residential care facilities, farmworker housing, single occupancy housing, supportive housing, transitional housing, and emergency shelters.

Pursuant to Section 65583 of the Government Code, the County is tasked with allowing for the development of an array of housing types that are suitable for all economic segments of the community. The Housing Element must describe how the County Code allows different types of housing and related uses to meet the needs of its residents. Table III-10 shows the housing types permitted in the various residential and agricultural zoning districts of Glenn County. The table identifies the uses permitted by-right (P), permitted with an Administrative Permit (A), or permitted with a Conditional Use Permit (C). It also identifies permitted uses permitted under specific conditions that may or may not apply to the parcel (P\*).

**Table III-10. Housing Types Permitted By Zoning District**

Housing Type	RM	R-1	RE	RE-NW	PDR	AT	RZ	FA	AE	AP	FS	TPZ
Single-Family Residence	P	P	P	P	P	P	P	P	P	P	P	P
Second Residence*	-	--	P*	--	--	--	--	--	P*	P*	P*	--
Dwelling ,Second (15.175) <u>(ADU/JADU)</u>	P	P	P	P	P	P	P	P	P	<u>--P<sup>1</sup></u>	<u>--P<sup>1</sup></u>	<u>--P<sup>1</sup></u>
Multifamily Dwellings/Apartments	P	--	--	--	PD	--	--	--	--	--	--	--
Seasonal Farmworker Housing	--	--	--	--	--	--	--	--	P	P	P	--
Farm Labor Camps	--	--	--	--	--	--	--	C	C	C	C	--
<u>Farm Worker Housing</u>	<u>--</u>	<u>--</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>
Family Care (1)	<u>P<sup>1</sup>--</u>	<u>P<sup>1</sup>--</u>	<u>P<sup>1</sup>--</u>	<u>P<sup>1</sup>--</u>	P	<u>P<sup>1</sup>--</u>	<u>P<sup>1</sup>--</u>	<u>P<sup>1</sup>--</u>	<u>P<sup>1</sup>--</u>	<u>P<sup>1</sup>--</u>	<u>P<sup>1</sup>--</u>	<u>P<sup>1</sup>--</u>
Mobile/Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P
Mobile Home Parks	C	--	C	C*	--	--	C	--	--	--	--	--
Rest home/convalescent hospital/ <u>nursing home</u>	C	--		C	--	--	--	--	--	--	--	--
<u>Employee Housing</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>
<u>Supportive and Transitional Housing</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>
<u>Single Room Occupancy</u>	<u>P<sup>1</sup></u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>

Sources: Glenn County Development Code.  
ADU = Accessory Dwelling Unit  
JADU = Junior Accessory Dwelling Unit  
*P = Permitted use*  
P<sup>1</sup> = Permitted use with implementation of Program HE.5 in the Housing Plan  
*A = Administrative Permit required*  
*C = Permitted use subject to a conditional use permit (CUP)*  
*PD = General or Specific Plan of Development*  
*(1). Not to exceed six persons in addition to the resident family;*  
*\* = With specific conditions*

Table III-10 above indicates that single-family residences are permitted in all residential and agricultural zones. Commercial and industrial zones, while not included in Table III-10, allow residential development under specific circumstances and secondary to the primary nonresidential use to accommodate one dwelling unit per parcel for either owner/operator or caretaker/watchman housing.

**Multifamily Housing**

The Development Code accommodates multifamily housing as a permitted use in the R-M zone and also allows multifamily housing in the PDR zone with a general or specific plan of development. The R-M zone does not establish a minimum lot size and allows 21.78 units per acre (a minimum of 2,000 s.f. of building site area required per unit). Maximum building heights of fifty-five feet accommodate development of three stories in height. The lot coverage requirements require buildings and structures to not cover more than 40% of the lot for a single-story structure, 35% for a two-story structure, and 30% for a three-story structure.

These lot coverage requirements allow for 15,246 s.f. of lot coverage for a two-story structure – at 15,246 s.f. per story, this allows 30,492 s.f. of development per acre. Assuming 2,000 s.f. of the developed structure(s) include a manager’s office and operational uses, this results in approximately 28,492 s.f. of residential uses per acre which can accommodate the maximum density of (21.78 units) per acre with an average unit size of 1,308 s.f. and thus is adequate to accommodate multifamily developments with a unit mix ranging from studio to four bedroom or larger units. If projects propose three-story structures, the lot coverage requirements allow for 13,068 s.f. of lot coverage for a two-story structure – at 13,068 s.f. per story, this allows 39,204 s.f. of development per

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acre. Assuming 2,000 s.f. of the developed structure(s) include a manager's office and operational uses, this results in approximately 28,492 s.f. of residential uses per acre which can accommodate the maximum density of (21.78 units) per acre with an average unit size of 1,708 s.f. and thus is adequate to accommodate multifamily developments with a unit mix ranging from studio to four bedroom or larger units. The County's development standards greatly exceed the minimum default density of 10 units per acre that established as the default density for accommodating very low and low income housing in unincorporated Glenn County pursuant to Government Code 65583.2(c)(3)(B).

The PDR zone does not establish maximum building heights, setbacks, or lot coverage as this zone allows for developments to propose development standards that are customized to a specific project. The PDR zone is an optional zone that may be requested by a project and accommodates multifamily housing.

In addition, the Housing Plan includes Program HE.4, which will establish a Mixed Use (MU) zone, that will also allow multifamily housing at densities up to 25 units per acre, with maximum lot coverage of 60% and maximum building heights of 55 feet. These standards are more permissive than the R-M zone and will accommodate multifamily housing at the minimum density of 10 units per acre, which is the default density for accommodating very low and low income housing in unincorporated Glenn County pursuant to Government Code 65583.2(c)(3)(B).

### Rural Housing Variety

While no land is zoned for multifamily housing in Artois, Elk Creek, and Butte Creek, this is primarily due to the lack of community services, including retail, medical care, and shopping, transit, and infrastructure in those communities to support medium to large-scale multifamily developments. None of these communities are designated an urban area or urban cluster by the U.S. Census, meaning many of the State laws (SB 9, SB 6) that address accommodating multifamily and duplex uses do not apply to these areas, which recognizes the lack of services and infrastructure to support multifamily development in such areas.

These areas accommodate accessory dwelling units (second homes) and mobile/manufactured housing, which provide affordable housing options in rural areas.

The Artois, Elk Creek, and Butte Creek communities, as well as the County's other unincorporated communities, are generally surrounded by agricultural uses; these agricultural sites will allow multifamily uses for agricultural employees with implementation of Program HE.5 in the Housing Plan. Further, the Development Code does not preclude the use of R-M zoning or PDR zoning in any of the unincorporated communities. Although land is not designated for multifamily housing outside of the Hamilton City, Willows, and Orland areas and a location northwest of Highways 45/162, development projects can request a rezone to R-M or request a PDR zoning to accommodate multifamily housing in these communities. During the 5<sup>th</sup> Cycle, the County's approved a request to rezone a site to R-M to accommodate multifamily development (6 duplex units and a residential care home) that was built during the 5<sup>th</sup> Cycle. As discussed in Chapter IV, the County is in the process of identifying additional R-M and MU sites to accommodate the County's housing needs during the 6<sup>th</sup> Cycle. The County has sites designated for multifamily development located in multiple areas of the County and the County's inventory accommodates a variety of housing types, including multifamily, consistent with Government Code Section 65583.2(c). **This issue is discussed further in the inventory of sites (Chapter IV).**

Program HE.5X will increase housing opportunities, including residential care facilities, transitional and supportive housing (including in zones that allow mixed use housing), ADUs, and JADUs, among other residential uses which will expand housing opportunities in rural areas.

### Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for accessory dwelling units (ADUs). Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction's ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. In general, under these new laws:

- A Junior ADU ([JADU](#)) and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve a detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks;
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connect fee or capacity charges on ADUs smaller than 750 feet;
- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit.
- A local jurisdiction is prohibited from establishing a maximum square footage requirement for either an attached or detached ADU that is less than 850 s.f. and 1,000 s.f. if the ADU contains more than one bedroom.
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Homeowner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

The Development Code allows second units in all zones that allow a single family residence or multifamily residence. Second units are subject to Chapter 15.175 and Chapter 15.590. Chapter 15.175 provides for ministerial approval of second dwelling applications, limiting review to a Planning Director determination that the dwelling meets all applicable standards. Chapter 15.590 establishes minimum standards for residential construction and includes the following requirements for second units:

- Units shall be attached to a permanent foundation,
- Efficiency units meeting building code requirements shall be allowed,
- Mobile homes shall be certified to meet federal standards and are required to install skirting prior to final inspection,
- Exterior walls shall be framed with a minimum of two-inch by four-inch studs,
- Attached second units shall have an entrance separate from the primary dwelling entrance,
- One parking space is required, except this requirement shall be waived if there is insufficient space, and
- No maximum size is imposed provided the unit does not exceed lot coverage requirements.

The County's requirements for a second dwelling unit do not address requirements of State law, including allowing both an ADU (second dwelling unit) and a JADU on the same property, ensuring that a detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks will be allowed, and waiver of parking requirements in specified circumstances. Recognizing the requirements of State law to accommodate ADUs, the County is very liberal with ADUs and JADUs. As long as health and safety requirements are met, which typically are associated with adequate water and sewer service, the County processes all ADU//JADU applications. [The County permitted 40 second units/ADUs between 2010 and 2020.](#) The County processed Zone Change 17-001 which updated the County Code, including as provided by Chapters 15.175 and 15.590,

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to broadly permit second units and to ensure that minimal limitations (such as no maximum size limit) are imposed on second units.

Program HE-5 of the Housing Plan ensures that the County will update the Development Code to reflect the current requirements of State law. Additionally, Action HE-A15 will ensure the County establishes an amnesty program for existing illegal second dwelling units that provides a grace period for owners to bring them into compliance, consistent with the AB 670.

### Residential Care Facilities

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve six or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates “family dwelling,” includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobilehomes, including mobilehomes located in mobilehome parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve six or fewer persons.

The Development Code does not define residential care facilities serving six or fewer persons and does not have a consistent approach to addressing residential care facilities. The only district that addresses family care homes is the Planned Development Residential (PDR) district, which allows family care homes not to exceed 6 persons in addition to the resident family. The Development Code defines group care facility as a facility, licensed by the state, to provide adult supervision and residence services to seven or more individuals who are not related to the resident owner or operator and may be physically or mentally handicapped or aged; however, this use is not addressed in the permitted uses associated with the various zoning districts. While Chapter 15.610 establishes that residential care facilities shall provide at least two parking spaces, which is consistent with single family homes, this use is also not addressed in the permitted uses. The Development Code does allow nursing homes, which are considered a lodginghouse that provides nursing, dietary, and other personal services to convalescents, invalids, or aged persons and surgery and primary treatment are not provided.

Program HE-5 of the Housing Plan will update the Development Code to define “Residential Care Home” consistent with State law and to ensure that residential care homes serving six or fewer persons are treated in the same manner as another residential use of the same type in the same zone.

[The Development Code allows larger residential care facilities with no limit on the number of persons served with a Conditional Use Permit in the R-M and RE-NW zones. The Development Code does not uses consistent terminology related to this type of use and identifies these uses as rest homes, convalescent hospitals, and nursing homes, which are all defined as a structure operated as a lodginghouse in which nursing, dietary and other personal services are rendered to convalescents, invalids or aged persons \(other than persons suffering from contagious or mental diseases, alcoholism or drug addiction\) and in which surgery is not performed and primary treatment, such as customarily is given in hospitals and sanitariums, is not provided. The Development Code will be updated to define “Residential care facility, large/medium” as a residential care facility serving up to 15 people-7 or more people and to allow residential care facilities, medium;large as a permitted use in the R-M and MU zone \(a new zone to be created as part of the Development Code update\). The Development Code will be updated to define “Residential care facility, large” as a care facility serving more than 15 people, will be revised to allow such uses in the MU zone and will continue to allow such uses with a Conditional Use Permit in the R-M and RE-NW zones. These modifications ensure that residential care facilities are permitted throughout residential zones and are not constrained from developing.](#)

### Single-Room Occupancy Units

Single Room Occupancy Units (SRO) are small units in the 200 to 350 square foot range and can be required to include kitchenettes, bathrooms and closets as well as on-site management, community laundry facilities and parking standards specific to SRO's. They are often the most appropriate type of housing for extremely low-income persons. SROs are not currently addressed in the Development Code. The County removed the minimum size requirement of t 700 square feet for dwelling units and has not

established minimum size requirement for multiple family uses. SROs can be developed in the R-M Multiple Residential Zone. The Development Code also allows for construction of single family dwellings and second dwellings as efficiency units.

Housing Plan Program HE.5 will ensure the County defines SRO, ensures that SROs are allowed in all zones that allow multifamily and mixed use development. The program clarifies that SROs are allowed in the R-M zone and in the Mixed Use zone (the Mixed Use zone will be added following completion of the General Plan Update and subsequent amendment of the Development Code). Program HE.5 does not include any standards for SROs as the Development Code does not provide any minimum standards for multiple family dwellings that would preclude SROs. up

### Housing for Employees, including Farmworkers

Employee housing is not defined by the Development Code. Standards for farmworker housing and structures for transient labor are described in Chapter 15.800. This chapter allows seasonal farmworker housing as a permitted use in the Exclusive Agricultural Zone (AE), Agricultural Preserve Zone (AP), and the Farmland Security Zone (FS). ~~#-Seasonal farm worker housing~~ is defined as any housing accommodation or structure of a temporary or permanent nature used as housing for farmworkers for not more than 180 days in any calendar year and approved for such use pursuant to Title 25 of the California Code of Regulations, meets the requirements of Chapter 15.800,~~housing accommodations maintained in connection with any work place providing housing for ten to forty-nine employees. It can be permanent or temporary but may house farmworkers for no more than 180 days in a calendar year and needs to conform~~s to public health, building and fire safety criteria. Additionally, there are other scenarios where farmworker housing would be allowed in the County with the issuance of a Conditional Use Permit. This adds the flexibility to deviate from the standards while still being allowed to construct farmworker housing. Farm labor camps are allowed in the County, but are not defined by the Development Code.

State law, HSC Section 17021.5, requires that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a family dwelling in the same zone. Employee housing is not defined by the Development Code and is only allowed with a conditional use permit in the Highway and Visitor Commercial district, which does not allow other residential uses except for housing for the owner, operator, caretaker, or watchmen. Program HE-5 in the Housing Plan will update the Development Code to define employee housing consistent with the requirements of State law and to ensure that employee housing serving six or fewer employees is treated in the same manner as a single family structure.

State law, HSC Section 17021.6, requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8.

As shown by Table III-10, seasonal farmworker housing is allowed by right in the AE, AP, and FS Zones, and conditionally allowed in the FA Zone. Additionally farm labor camps are conditionally allowed in the AE, AP, FS and FA zones. Seasonal farmworker housing and farm labor camps are not allowed in the Agricultural Transitional Zone (AT). Farm labor ~~housing camps are~~ also required to be occupied by a farm laborer exclusively employed by that farm. While seasonal farmworker housing and farm labor camps are allowed, ~~these uses is~~ does not ~~meet~~ address the requirements of State law to treat employee housing of up to 36 beds or 12 units/spaces as an agricultural use of land and to permit such uses ~~permitted~~ in the same manner as an agricultural use. Further, State law provides for agricultural employee housing to be occupied by an individual employed in the agricultural industry, regardless of whether the employment is associated with the use of the property on which the employee housing is developed. Program HE-5 in the Housing Plan will update the Development Code to allow employee housing, including agricultural employee housing, consistent with the requirements of State law ensuring that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, or that is approved pursuant to Section 17021.8, shall be deemed an agricultural land use for the purposes of California HSC 17021.6.

Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaces designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a). The Development Code currently does not provide for ministerial approval of eligible developments as required by HSC 17021.8.



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Program HE-5 in the Housing Plan will update the Development Code to allow employee housing, including agricultural employee housing, consistent with the requirements of State law and will ensure that eligible projects are provided streamlined, ministerial approval and limited to application of development standards pursuant to State law.

### Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit, and establishes standards that can be applied to an emergency shelter. California HSC Section 50801(e) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. State law requires that parking for an emergency shelter be limited to adequate parking to accommodate the shelter staff and not exceed the requirements for residential or commercial uses in the same zone. Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in unincorporated Glenn County.

The Development Code does not currently define or address emergency shelters. In 2011, the Board of Supervisors considered an ordinance to address emergency shelters, but the ordinance did not result in changes to the Development Code to address emergency shelters. The 2015 Housing Element mistakenly identified that emergency shelters were allowed. Program HE-5 in the Housing Plan will modify the Development Code to allow and define emergency shelters consistent with the requirements of Government Code Section 65583(a)(4) and to allow emergency shelters ancillary to permitted places of worship and churches, consistent with the federal Religious Land Use and Institutionalized Persons Act. The Development Code shall be revised to identify at least one zone that allows residential uses where emergency shelters are allowed without any discretionary permit, where there is adequate capacity to accommodate at least one year-round emergency shelter adequate to accommodate the unhoused need in the unincorporated county. The Mixed Use zone identified for the Opportunity Sites provides adequate capacity and is well-located to accommodate an emergency shelter. As previously discussed, the most recent local count of unsheltered homeless persons identified 58 individuals experiencing homelessness in Glenn County (including the cities). Assuming 200 square feet per site area to accommodate a homeless individual (Government Code Section 65583(a)(4)(I), an 11,600 square foot site (0.27 acre) would be required to accommodate the homeless population of the County. There Mixed Use Opportunity Sites include 12.90 acres on 8 vacant sites that are well situated near community centers, recognizing that the unincorporated County has less access to services and transportation than the incorporated cities. Sites identified to accommodate emergency shelters are located close to Orland, Willows, and Hamilton City providing access to health and human services, employment, schools, and other services with Sites A, B, and C (Figure IV-A) located proximate to Orland and located on a Glenn Ride route, Site D located proximate to Willows and within walking distance of a Glenn Ride route, and Sites E and F located in Hamilton City two blocks from a Glenn Ride route. The 2020 PIT count identified 150 unsheltered homeless in the Glenn-Tehama-Colusa County region and the 2019 PIT survey identified 58 individuals experiencing homelessness in Glenn County.

### Transitional and Supportive Housing

Government Code Section 65583(c)(3) states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.” Government Code Section 65583(c)(3) also requires that supportive housing be allowed as a use by right in all zones where multifamily and mixed uses are permitted.

The Development Code does not address transitional housing or supportive housing. In 2011, the Board of Supervisors considered an ordinance to address these uses, but the ordinance did not result in changes to the Development Code to address transitional housing or supportive housing. The 2015 Housing Element mistakenly identified that these uses were allowed. Program HE-5



in the Housing Plan will revise the Development Code to define and allow supportive housing and transitional housing consistent with the requirements of State law.

### Low Barrier Navigation Centers

A “low barrier navigation center” is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address “low barrier navigation centers”. Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines “low barrier navigation center” as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. “Low barrier navigation centers” are a “by right use” in areas “zoned for mixed use and nonresidential zones permitting multifamily uses.”

The Development Code does not address or define low barrier navigation centers; therefore, Housing Plan Program HE-5 will ensure that the County updates the Development Code to address low barrier navigation centers consistent with Government Code Sections 65660 through 65668.

### Mobilehome Park and Manufactured Homes

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot.

Mobilehomes and Factory Built Housing are regulated by Government Code Section 65852.3 which requires that the siting and permit process for manufactured housing be regulated in the same manner as conventional or “stick-built” structures. Glenn County has and will continue to be supportive of the placement of mobilehomes and factory built housing on parcels as they have been identified as a less expensive alternative to conventional residential development. Chapter 15.590 of the Development Code requires mobile homes to be certified under the National Manufactured Home Construction and Safety Standards Act of 1974 and be constructed after 1979 and allows manufactured homes, as defined in Section 18007 of the California Health and Safety Code. Mobile homes are required to install skirting prior to the final inspection by the building division; although allowed under State law, the County has not established additional requirements for siding material, roofing material, or roof overhangs.

The Development Code is consistent with State laws and regulations pertaining to manufactured housing and factory-built homes; [a manufactured home is allowed on a permanent foundation subject to the same standards as a single-family home in all zones that allow single family homes, with the requirement that mobile homes install skirting prior to final inspection](#). Therefore, existing development standards and zoning regulations do not constrain the development of manufactured and factory-built homes [and the County allows manufactured and mobile homes consistent with the requirements of State law](#). Additionally, the County implements the requirements of Section 65852 of the State Government Code as related to manufactured housing.

### Planned Unit Developments/Planned Development Residential Zone

The Planned Development Residential district (PDR) offers an alternative to County development standards and is a mechanism for Planned Unit Developments (PUDs). The PDR district allows all uses allowed in the residential districts and provides a mechanism to allow a greater variety of uses, modifications to development standards, and to ensure clustering of uses and provision of onsite open space. This permitting process can take approximately six to eight months but allows greater design flexibility for the developer in order to create a more dense or unique development which may create more affordable housing opportunities. There are very few PDR districts within the County.

### **Summary: Zoning and Land Use Provisions for a Range of Housing Types**

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously addressed, single family homes, multifamily homes, single room occupancies, second dwellings, mobile/manufactured homes, and mobile home parks are accommodated by the Development Code.

As described above, Program HE-5 of the Housing Plan will remove constraints associated ADUs, residential care facilities, SROs, emergency shelters, low barrier navigational centers, transitional housing, and supportive housing- uses to ensure such uses are allowed consistent with the requirements of State law. Additionally, Housing Plan Program HE.5 will ensure that the County monitors the development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and State legislation.

The primary land use regulation in Glenn County is Title 15 of the Glenn County Code. Due to the rural nature of the County, many of the statutes pertain to rural residential housing and large lot development. As shown previously, Table III-9 provides an overview of the zoning development standards for residential development within residential and agricultural zoning designations in Glenn County.

Additional requirements related to residential development that may impose a financial burden include the requirements of street construction, curb, gutter, sidewalks, and landscaping. Glenn County Code outlines the circumstances when these additional standards are required. Streets and/or dedications of right-of-ways are required as a condition of the approval of all land divisions.

Roads must meet standards which are dependent on the number of housing units served by the road, in order to ensure adequate and safe access and egress. Streets abutting residential lots serving no more than 100 dwelling units must be built to "Local Street" standards which require a 60 foot right of way, a two lane street with parking, except when serving rural estate and agricultural developments. Exceptions from and deferment of these standards have been and will continue to be reviewed on a project specific basis. Construction of curb and gutter is required on all streets where the abutting residential lots have an area of less than 20,000 square feet or a frontage along the street of less than 150 feet. Sidewalks may also be required in cases where development is within a half mile radius of an incorporated city. Sidewalks are required in commercial and multi-family residential zones and in lower density residential lots where parcels are less than 10,000 square feet. Parcels of this size are only permitted in the R-M and R-1 zones when the parcel is served by sewer and public water facilities. These requirements are consistent with neighboring jurisdictions and are not overly onerous in nature. There is built-in flexibility in both the standards and timing of implementation of the standards existing in the code in order to limit the impacts of the requirements.

Landscaping standards are required in the R-M zone to provide for a pleasant living environment for residents of the multifamily developments. In cases where the parcel is required to construct curb, gutter, and sidewalk, a five foot wide landscaped area is required on all sides of the development. Side and rear yard requirements may be satisfied with a six foot high fence. In projects which do not require curb, gutter, and sidewalk, the front yard landscaping standard requires ten feet of planted landscaping. The parking lot of any multi-family development where there are more than five parking spaces visible from a street requires that no less that 5% of the total parking area be landscaped.

The PDR zone offers an alternative to the defined zoning districts. Planned developments may depart from some zoning standards (i.e. setbacks, building heights, etc.) as long as it can be shown that any applicable standards (infrastructure or otherwise) can be satisfied. For housing, this can mean increased development densities or alternative housing types that may serve the low income population. In all zoning districts where housing is allowed by right, manufactured housing or mobile homes are allowed as the primary residence or as a second residence.

The established zones are written to be as flexible as possible for the development of various housing types. All zones listed in Table III-9 allow second residences with granting of a ministerial permit. There are no restrictions on the maximum square footage of the second unit and manufactured or mobile homes are allowed. All commercial zoning districts allow a caretaker or proprietor occupied dwelling unit with the issuance of a ministerial permit.

Chapter 15.600 of the County Code implements California Government Code Section 65915 providing development density incentives to developers who set aside a certain percentage of their development for low income or special needs housing (see

Glenn County Code, Section 15.600.020 (B)). The County Code allows all forms of housing as long as they can meet the prescribed minimum residential construction standards and the adopted building code.

Manufactured homes or mobile homes are allowed in the County as long as the units meet the minimum residential standards contained in Chapter 15.590 of the Glenn County Code, which do not exceed the limitations of State law. In certain cases, standards may be waived to allow mobilehomes which cannot meet age requirements specified by County Code.

The R-M zoning district will accommodate low income multifamily housing by right. In addition, mobile and manufactured homes in the R-1 and other zoning districts that allow single family homes and second units also can be affordable to very low and low income households. The minimum lot size in the "R-1" district is 5,000 square feet when the lot is served by both sewer and public water. The R-M district does not establish a minimum lot size and rather requires a minimum lot area of 2,000 s.f. per unit when served by public sewer and water, which equates to 21.78 units per acre, and a minimum lot area of 1,500 s.f., which accommodates 29.04 units per acre, for projects within a PUD. Maximum building heights are high enough to adequately accommodate affordable housing for low and very low income residents of the County. Building height would only be limited beyond established zoning limits in areas near public use airports. Lot coverage percentages for these zones were established to allow a small amount of open space with accommodations for parking completely on-site and are consistent with the Glenn County General Plan.

Glenn County standards dictate that residential developments of any type provide parking for two automobiles. This standard is independent of the number of bedrooms within the dwelling unit. One bedroom units, smaller efficiency dwelling units, and/or single room occupancy units may not require multiple parking spaces. Low income individuals or families may also only own one vehicle or use available public transportation; thus, a lower parking standard could be allowed. The current parking standard may be unduly onerous for potential low income housing development as it would increase the amount of land needed to complete a project that meets Glenn County standards. Program HE.4 in the Housing Plan would reduce the parking requirement to one space per unit for efficiency and one bedroom units.

Minimum residential construction standards in Chapter 15.590 of the Glenn County Code requires the minimum size of a single family dwelling or second dwelling to meet the definition of an efficiency dwelling unit, as defined by the California Health and Safety Code. There is no minimum dwelling unit size for multifamily units.

As presently constituted, existing County codes and standards will allow the accommodation of its RHNA, as discussed in Chapter IV. Growth control ordinances or other types of growth-limiting legislation have not been enacted by the County nor are any being considered at this time. Present County regulations do not discourage the development of low income housing. The potential changes discussed above will serve to ensure the County accommodates a variety of housing types, including housing types for populations with special housing needs, and will further streamline the existing process for the development of low income housing. It is the County's objective to achieve goals and policies that are consistent with providing efficient permitting service.

[To implement the General Plan Update and this Housing Element, the County will be making a number of changes to the Development Code as described in the Housing Plan. All changes to the Development Code provide for a greater variety of housing types, designate additional sites to accommodate residential development, further streamline the County's approval process, and reduce constraints to the provision of housing. No changes are envisioned that would result in increased standards for housing development, that would increase the cost of development, or that would introduce constraints to the development, rehabilitation, maintenance, and preservation of housing.](#)

### **PERSONS WITH DISABILITIES (REASONABLE ACCOMMODATION)**

On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) the County recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element update process, the County analyzed the Development Code, permitting procedures,

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development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of the County's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

All local Codes adopted by the Board of Supervisors comply with fair housing laws, Americans with Disabilities Act (ADA), and the Building Code. All development occurring within the unincorporated area of the County must follow the Building Code with respect to ADA compliance.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Codes by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning, subject only to the single family or multifamily permit processing requirements and standards applicable to housing of the same type.

As described under the Residential Care Facilities discussion above, Program HE.5 of the Housing Plan will update the Development Code to define "Residential Care Facilities" and to ensure that residential care facilities serving six or fewer persons are treated in the same manner as any other household and are allowed subject to the same standards and processes applicable to the same type single family or multifamily housing in all zones that allow residential uses and to ensure that a residential care facility serving more than six persons is not constrained and can be developed in the R-1 and R-M zones.

The County strives to provide reasonable accommodations for persons with disabilities in the enforcement of building codes and the issuance of building permits as consistent with the accessibility design and construction standards contained in the California Building Code. The County Code does not currently contain provisions for reasonable accommodation in accordance with Government Code Sections 65583(a)(5) and (c)(3) that establishes reasonable accommodation provisions to overcome barriers to housing to comply with SB 520 and to meet the needs of persons with disabilities in accordance with the federal Fair Housing Amendments Act (FHAA) of 1988 and California Fair Employment and Housing Act, Government Code Section 1290

Action HE.5 of the Housing Plan will update the Development Code to revise and create standards for "Reasonable Accommodation" and to remove potential constraints for persons with disabilities.

### Zoning and Land Use

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single family homes, multifamily homes, single room occupancies, second units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated under the Development Code and Program HE.5 will revise the Development Code to accommodate additional housing types, including those required by State law.

The Development Code does not restrict residences regarding particular numbers of related or unrelated individuals. "Family" is defined by the Development Code as means one or more persons sharing a dwelling unit in a living arrangement indicative of a single household. Additionally, the Development Code does not establish specific site planning requirements for residential care facilities or group homes. County practices have been to accommodate residential care facilities housed in single family or multifamily homes subject to the relevant site planning requirements for a residence in the applicable zone. However, the Development Code does not clearly define or permit residential care facilities and Program HE.5 will ensure that residential care facilities are defined and permitted consistent with State law.

Program HE.5 in the Housing Plan will remove constraints associated with residential types that may serve persons with a disability, including ADUs, JADUs, SROs, and residential care facilities and will ensure such uses are allowed consistent with the requirements of State law. Action HE.5 will ensure that the County monitors the development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and State legislation.

### Permits and Processing

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The County consistently applies the requirements of the Development Code to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The

County has adopted regulations that address reasonable accommodation standards as part of the Development Code update, including a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

The County does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability.

### **Building Codes**

Glenn County has adopted and enforces the California Building Standards Code, including Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The County also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. As previously discussed, Program HE.5 will establish a Reasonable Accommodations process to ensure that requests for accommodations necessary for a person with a disability are addressed consistent with the requirements of State law.

### **Universal Design**

Glenn County has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. The County complies with Title 24 of the California Building Code to ensure universal design principles are being addressed for all new construction consistent with State requirements.

### **STREAMLINED REVIEW AND OBJECTIVE DESIGN STANDARDS**

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least two multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. Multifamily projects are currently allowed by right within RM zone and review under current zoning requirements, do not require discretionary review or use permits. The County's site plan review provisions and improvement standards are based on objective standards. Consistent with existing State Law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark. The County does not have design guidelines or architectural guidelines that establish subjective

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requirements for residential projects. The Development Code does not establish or require subjective standards for residential development and thus such standards do not conflict with the streamlined ministerial process required by State law.

### **SUBDIVISION ORDINANCE**

Title 15 Chapter 230 included the County's Land Divisions Ordinance that defines the County's official requirements governing the division of land into separate parcels for future development. The Ordinance generally promote the health and safety of the community and does not place addition burdens or limit housing developments. The County's Ordinance requires that no tentative map, for either a final map or a parcel map, shall be approved unless the following findings are made:

- a. That the proposed map or the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans and this title;
- b. That the site is physically suitable for the type of development, or for the density of development proposed;
- c. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat, and, if applicable, that such subdivision and improvements provide reasonable public access to public resources as required by Article 3.5 of the Subdivision Map Act;
- d. That the design of the subdivision or the type of improvements will not cause substantial public health problems;
- e. That the design of the subdivision or the type of improvements is not in conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision;
- f. That the discharge of waste from the proposed subdivision into a sewer system would not result in the violation of existing requirements prescribed by the California Regional Water Quality Control Board;
- g. That the property is not, or will not become, unhealthful or unfit for human habitation or occupancy if developed as proposed;
- h. That the property is not hazardous for development or habitation because of flooding or inundation, adverse soil or geologic conditions, close proximity to an airport, excessive steepness, difficult access, wildfire hazard or other conditions adverse to the public health, safety or general welfare.

(Ord. 1183 § 2, 2006)

### **SHORT-TERM RENTALS**

The Development Code does not contain a short-term rental or vacation rental ordinance and short-term rentals are not currently required to obtain a permit. As of October 2021, there are two short-term rentals listed on Airbnb.com in the unincorporated area. One is located west of Butte City and includes a one bedroom and one bath detached structure and the second listing is located west of Orland and is limited for a room in a residential home. Two rental listings for the entire county, one of which is only for a single room, minimally decrease the amount of housing stock available for permanent occupancy.

### **BUILDING CODES AND ENFORCEMENT**

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. As set forth in Chapter 15.720, Adoption of Uniform Codes, the County adopted and enforces the 2019 California Building Code Standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes. The County has not adopted any amendments



to the California Building Standards Code, but has authorized the use of chlorinated polyvinyl chloride plastic piping as an approved alternative material for plumbing. Chapter 15.790 provides that the Board of Supervisors may modify the application of any of the provisions of a code incorporated by reference into this chapter upon application in writing by a permittee or applicant, or a duly authorized agent of either, when there are practical difficulties in carrying out the strict letter of the code.

[The County primarily enforces building codes through the permitting process, when residential development is reviewed for compliance with adopted codes, and also addresses complaints regarding potential code compliance issues. Glenn County's code enforcement program for existing development is primarily complaint based. As of 2021, Glenn County has a dedicated code enforcement officer. Prior to formal enforcement of a code violation, provided that the violation is not dangerous and resulting in health and safety issues, the code enforcement officer contacts the property owner, makes them aware of the issue, and provides time for them to cure the issue. Where needed, code enforcement works to connect property owners with resources, such as rehabilitation, weatherization, and emergency repair funds, to assist property owners in addressing issues.](#)

### **CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) AND RELATED CONSULTATION**

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review to comply with State requirements, including the Public Resources Code and the CEQA Guidelines, pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the County. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

### **NATIVE AMERICAN CONSULTATION**

AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA: "tribal cultural resources." It requires that agencies undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to "tribal cultural resources." A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. Glenn County consults with local tribes concerning projects, and thus far, these consultations have not resulted in any significant impediments to the development review process.

SB 18, Local and Tribal Intergovernmental Consultation requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of general plans (defined in Government Code §65300 et seq.). To comply with SB 18 for the General Plan Update, including this Housing Element effort, Glenn County contacted Native American tribes in March 2019 to provide an opportunity for consultation. No tribes requested consultation or provided comments. .

## **2 FEES AND EXACTIONS**

A variety of planning, building, environmental, and impact fees are associated with the construction of housing within Glenn County. Each is described below:

### **PLANNING FEES**

The County requires permit and development fees to cover the cost of processing development requests. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Table III-11 details the County's current planning processing fees for project entitlements based on the level of approval required.



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<b>Table III-11: Planning Fees</b>	
<b>Fee Category</b>	<b>Fee Amount</b>
<b>Planning and Application Fees</b>	
Annexation (Charged by LAFCo)	Actual Cost
Variance	\$1,728.01
Conditional Use Permit	\$3,741.52
General Plan Amendment	\$4,083.78
Specific Plan Amendment	\$1,966.58
Zone Change	\$1,966.58
Site Plan Review	\$384.62
Administrative Permit	\$265.57
Development Agreement	\$3,304.71
Zoning Clearance (New residential)	\$123.62
<b>Subdivision</b>	
Certificate of Compliance	\$987.40
Lot Line Adjustment	\$1,470.45
Tentative Parcel Map	\$2,119.49
Tentative Subdivision Map / Vesting Tentative Map	\$3,203.51
Voluntary Merger	\$1,070.28
<b>Environmental</b>	
Initial Environmental Study	\$1,165.29
Environmental Impact Report	\$3,279.53 Non-refundable deposit to be credited to EIR costs. Fee shall be 10% of contract amount.
Department of Fish and Wildlife Fee (Charged by DFW) Adjusted annually	Adjusted annually
<b>Impact Fees</b>	
Law Enforcement	\$2,296.11/unit
Source: Glenn County Master Fee Schedule	

As shown in Table III-11, development impact fees established by the County for residential uses are \$2,296.11 per dwelling unit. Other required improvements may include On-site improvements including water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

The fees in Table II-11 represents the anticipated cost from the Planning Division to process the entitlement. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure. In addition to planning entitlement fees, applicants will also be required to pay applicable building permit and other fees as required by the project. These fees are described below.

**ZONE CLEARANCE FEES**

For permitted uses which can be approved on an “over-the-counter” basis, the County charges a zone clearance fee. This fee covers the cost and time of maintaining the records facilitating the zoning clearance sign-off for development permits, such as keeping the Assessor’s Parcel Books updated, assigning new addresses, reviewing flood zone information, checking for conformance with the General Plan and Development Code standards, assuring that all conditions are met for development on recently recorded parcel maps, and tracking all permits issued on individual properties.

Not all applications for a development permit are subject to a zoning clearance fee. Typically permits for upgrades in plumbing, electrical, or other structural improvements are exempt from the zone clearance fee. Fees are also waived for homes which are rebuilt after destruction by fire. The zoning clearance fees charged by the Planning & Public Works Agency. As shown previously in Table III-11, the current zone clearance fee for new residential construction is \$108.00.

**BUILDING PERMIT FEES**

Glenn County is currently operating under the California Building Code (CBC), which is based on the International Building Code, for use in the unincorporated area. The CBC covers all construction, permits, permit fees, and includes the Uniform Administrative Code that sets the fee structure strictly for electric, plumbing, and mechanical permits. Building permit fee based on construction value and are included below on Table III-12

Construction Valuation	Base Permit Fee	Plus \$\$	For Every
\$1.00 - \$2,000	\$ 24.20	\$ 3.05	\$ 100.00
\$2,001 - \$25,000	\$ 85.73	\$ 14.00	\$ 1,000.00
\$25,001 - \$50,000	\$ 413.31	\$ 10.10	\$ 1,000.00
\$50,001 - \$100,000	\$ 670.14	\$ 7.00	\$ 1,000.00
\$100,001 - \$500,000	\$ 1,023.36	\$ 5.60	\$ 1,000.00
\$500,001 - \$1,000,000	\$ 3,330.12	\$ 4.75	\$ 1,000.00
\$1,000,001 +	\$ 5,775.89	\$ 3.15	\$ 1,000.00

Building permit fees are based on the value of the construction and/or on the type of construction project. A building permit for residential construction will include all of the requisite plumbing, electrical, and mechanical permits. For a standard 1,200 square foot residential home the total permit cost is estimated at \$2,377.29, which includes \$534.66 for structural review. The construction of a six unit multi-family apartment building with 900 square foot units would require permit fees of \$7,439.35, which includes \$1,681.55 for structural review

**ENVIRONMENTAL HEALTH DEPARTMENT FEES**

The Glenn County Environmental Health Department regulates the installation of water wells and on-site sewage disposal systems. The majority of the unincorporated area of the County does not have access to water or sewer services, therefore, any permit for new development will likely require a new well and septic system.

Septic permit application fees for a new residence are \$300. In addition, there is a \$250 test pit/soil analysis fee. A test pit/soil analysis is an examination of the soils at a particular location by a qualified engineer. This test measures the percolation rate and properties of the soils to determine suitability for on-site sewage disposal via septic tank or other means. Septic permits for multi-family construction are considered commercial; therefore, the septic permit application fees are \$500. These permit fees are \$200.00 more than a permit for a single family residence. Domestic water well permits are \$450.

**WATER/SEWER COSTS**

Willows Area permit cost for new connections and monthly rates to the wastewater collection system is as follows:

- Connection Fees - Residential \$1250 per dwelling unit
- Residential Sewer Service Monthly Charge \$40.19

Orland Area Sewer Fees: The sewer rate for a residence within the City limits is \$59.70 every two months; no overage charged.

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The City has sewer connections outside of the City Limits. These Out-of-City sewer connections are charged at double the In-City rate listed above. The sewer rate for a commercial account outside the City limits is \$119.40 every two months. When water usage exceeds 15,000 gallons, users are charged \$1.70 for every 1,000 gallons of water over the limit.

The sewer replacement or new installation charges are as follows:

- The Sewer Main Replacement Charge is established as \$25.55 per lineal foot.
- The sewer system capacity fee per Equivalent Dwelling Unit (EDU) is hereby established at \$1,938.05.
- Capacity charges shall be based upon an equivalent dwelling unit (EDU) for the following uses: Residential (single-family) - Unit 1.00 EDU. Duplex, triplex, apartments - 1bedroom/0.6 EDU; 2 bedroom/0.7 EDU; 3bedroom/1.0 EDU. Thereafter each bedroom equals 0.25 EDU
- The Sewer Lateral Installation Charge Schedule is hereby established as follows: Lateral Size Charge, 4-inch \$764.95, 6-inch \$878.35, 4.

### CalWater Fees:

The City of Willows and vicinity, Glenn County.

Quantity Rates:

- For 1 - 9 CCF, per CCF \$3.0880
- For 10 to 19 CCF, per CCF \$3.9055
- For over 19 CCF, per CCF \$5.9493

Service Charge: Per Meter Per Month

- For 5/8 x 3/4 - inch meter \$32.79
- For 3/4 - inch meter \$49.19
- For Fire Sprinkler with 1 - inch meter \$33.77
- For 1 - inch meter \$81.98
- For 1-1/2 - inch meter \$163.95
- For 2 - inch meter \$262.32

Chico and vicinity, Butte County, and Hamilton City and vicinity, Glenn County.

Quantity Rates:

- For 1 - 10 CCF, per CCF \$1.5107
- For 11 to 24 CCF, per CCF \$1.8883
- For over 24 CCF, per CCF \$2.8325

Service Charge: Per Meter Per Month

- For 5/8 x 3/4 - inch meter \$15.34
- For Fire Sprinkler with 3/4 - inch meter \$15.49
- For 3/4 - inch meter \$23.01
- For Fire Sprinkler with 1 - inch meter \$16.26
- For 1 - inch meter \$38.35
- For 1-1/2 - inch meter \$76.70
- For 2 - inch meter \$122.72

### Orland Area Water Fees:

The water rate, every two months, for a residence or commercial account within the City limits is \$61.35 plus \$1.65 for every 1,000 gallons of water used in excess of 15,000 gallons.

Water customers outside of the City Limits are charged at twice the rate of the City residents.

### **SCHOOL DISTRICTS FEES**

Orland Unified School District, Willows Unified School District, and Hamilton Unified School District charge developer fees to offset the cost of school construction for any residential and commercial development within their respective districts on a per square foot basis. Each respective school district board can waive developer fees in certain circumstances and have done so in the past. Typically, fees are waived where it is determined by the school board that there is no impact from the project on the school. Other school districts within Glenn County include Capay Joint Union Elementary School District, Lake Elementary School District, Plaza Elementary School District, Princeton Joint Unified School District, and Stony Creek Joint Unified School District and they do not currently have adopted developer fees.

Residential development fees can be charged on any new square footage within the perimeter of the residential structure except for carports, walkways, garages, overhangs, patios, enclosed patios, detached accessory structures, or similar structures. Developer fees on building permits for remodeling cannot be assessed unless there is an increase in the square footage of the residence of more than 500 square feet. Fees are charged on the entire net increase in square footage.

If a structure is replacing a functioning, recently destroyed structure of the same size and use, it is exempt from developer fees for school construction. If the size or use of the previous structure is changing, then the resulting increase in size or change of use may impact school facilities and can be charged a fee to mitigate the impact of this increase or change. Residential development fees charged by the Hamilton City, Orland, and Willows range from \$0.81/ square foot in Willows to \$3.20/ square foot in Orland, while Hamilton Unified School District fee is \$2.97/square foot.

Senior-only facilities are charged the same as that of commercial/industrial development as required by state law. This fee is significantly less than the residential development fees listed above.

### **ROAD IMPROVEMENTS**

Any application for the development or construction on property in Glenn County accessed by County right-of-way is required to apply for an encroachment permit. Upon receipt of the permit application, the Engineering & Surveying Division reviews the application, checking for any special conditions. These conditions may be the result of conditions of approval associated with a recorded parcel map or subdivision map. They may also be the result of known issues in different geographic regions of the County. For example, an area may be susceptible to localized flooding due to irrigation or other causes which require a particular size of culvert drain or design of the encroachment to the County road. An inspection of the property and the proposed access is conducted by the road maintenance staff which may generate additional conditions based on the condition of the access to the property. Pavement of the driveway apron may be required in cases where one does not exist currently or where its condition warrants repair. Although this is an expense to the developer, it protects the County roads from damage; thereby saving taxpayer money in the long-run.

Site improvements are not generally required except in Hamilton City and Northeast Willows where curbs and gutters may be required. Most locations only have to secure an encroachment permit and receive concurrence from the road maintenance staff that the access adequately meets County standards. The fee for an encroachment permit is \$40.50.

When an applicant wishes to subdivide land within the unincorporated area of the County through a parcel map or subdivision map, they may be required to make road improvements as stated in Chapters 15.630 and 15.640 of the Glenn County Code. This may simply involve the dedication of right-of-way strips or it may require the construction of a new road. These requirements are based on the size of the project and the existing road infrastructure in the area. Utilities will often locate within any required right-of-way dedications.

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**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE FEES**

Any project that is subject to CEQA and required to post a Notice of Determination for an adopted environmental determination is subject to fees established by the California Department of Fish and Wildlife (DFW). Ministerial or over-the-counter permits avoid these fees as they are exempted from CEQA. Project which require a

Negative Declaration or Mitigated Negative Declaration under CEQA are required to pay a fee of \$2,480.25 and projects requiring an EIR a fee \$3,445.25. These fees are adjusted annually by DFW to account for cost increases and inflation. Unless the fee can be waived, this represents an additional cost for developments in Glenn County.

**CONCLUSIONS**

Fees charged by Glenn County generally do not fully recover the cost of providing the planning, building inspection, and other services requisite for the construction of safe and adequate housing in the County. When compared to surrounding jurisdictions, Glenn County’s fee schedule is consistent with or is below fees charged by other jurisdictions.

Periodically, all development fees are reviewed and recommended for adjustment to the Board of Supervisors. Fees are adjusted, as needed, based on the cost of providing staff services and related processing costs. When fees are considered for modification, public hearing and noticing requirements are followed in accordance with the requirements of Government Code Section 66016-66018.5.

Table III-13 identifies typical building and impact fees collected for a 1,200 square foot single family residence developed as part of a 10-unit subdivision and a six-unit multi-family residential development with 900 square foot units. For detailed fee information see Table III-11.

<b>Table III-13. Glenn County and Regional Building and Impact Fees</b>		
<b>Typical Development Cost Estimated Fees</b>	<b>Single Family Residence in 10-unit Subdivision (per unit)</b>	<b>Multi-Family Residence</b>
<b>Glenn County Building and Impact Fees</b>		
Building Fees	\$2,377.292,067.65	\$1,866.407,439.35
<u>Planning Fees</u>		
<u>Zoning clearance</u>	\$136.58	\$136.58
<u>Site Plan Review</u>	=	\$293.41
<u>Tentative Subdivision Map</u>	\$353.94	=
<u>Final Map</u>	\$103.20	=
Impact Fees	\$2,296.11	\$2,296.11\$13,776.66
Total Estimated Fees per Unit	\$9,661.904,957.48	\$6,640.754,612.50
<b>Regional Building and Impact Fees (per Unit)</b>		
<u>Butte County</u>	\$6,803- \$10,704	\$5,158 - \$7,768
<u>Colusa County</u>	\$12,534.54	\$8,965.74
<u>Lake County</u>	\$8,160	\$8,410
<u>Tehama County*</u>	\$5,535.57	\$4,151.68
Source: <a href="#">TABLE 69 Glenn County Housing Element: Fees Compared to Overall Development Costs Permit Fee Tables (2020)</a> ; <a href="#">Butte County Housing Element</a> ; <a href="#">Lake County Housing Element Draft (2019) Table 5-12</a> ; <a href="#">Tehama County 2019 Permit Cost Worksheet</a> ; <a href="#">Colusa County Housing Element (2020) TABLE 2-7</a> .		

Development fees represent approximately 4.9% a small portion of the total cost of construction per single-family home and 6% for a multi-family unit. Based on the proportion of fee cost to the overall development cost, the County does not see its fees to be a constraint to the development to single or multi-family housing.

Building codes, site improvement standards imposed in Glenn County related to engineering standards, energy conservation, parking, materials, seismic safety and sanitation add to the cost of housing production; however, such costs must be considered in the context of the public health and safety objectives that they promote. These standards or codes do not appear to be a significant constraint and are similar to codes throughout the state.

### 3. PROCESSING AND PERMIT PROCEDURES

The evaluation and review process required by County procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home. The Board of Supervisors and Planning Commission govern the review process in the County, or depending on the project, it might be reviewed at the County Staff level.

The Development Code stipulates the residential development types permitted, permitted with an administrative permit, and conditionally permitted in each zoning designation allowing residential uses. Table III-10 outlines the zoning designations which allow residential development and the corresponding permit required for the proposed use in each zoning designations. The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal, the completeness of the application, and the number of actions or approvals needed to complete the process.

Permitted uses are allowed uses in the zoning designation, which, in cases where development standards, parcel size, height requirements, minimum yard requirements, etc. are met, can be approved over the counter at the time of Building Permit submittal. An application for a single family dwelling on an existing lot is generally a ministerial process. The processing time for structural review, septic and well permits, and/or sewer and water is approximately six weeks.

The County requires a ministerial site plan review for single family and multifamily dwellings. While public comment is accepted for projects requiring a site plan review, there is no public hearing requirement. Site plan review typically takes four to eight weeks to process, depending on the complexity of the project. The findings required for approval of site plan review are objective and do not require subjective interpretation; these findings are:

- A. That the proposed use is an allowed use in the district where located.
- B. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
- C. That there are adequate public or private services, including but not limited to fire protection, water supply, and sewage disposal. (as well as storm drainage)
- D. That the project is in conformance with the applicable provisions and policies of this Title, the Glenn County General Plan and any approved zoning or land use study or plan.
- E. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.
- F. That no violation of the Glenn County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.

Conditional Use Permits trigger environmental review and require approval by the Planning Commission unless appealed to the Board of Supervisors. Depending on the project size and its potential environmental impacts, processing time may be significantly lengthened for subdivision projects to meet the requirement of the California Environmental Quality Act and to ensure that all potential impacts and engineering is adequately addressed.

Multifamily projects are a permitted use in appropriately zoned areas. These projects are not subject to any design review and are only required to meet Development Code standards for landscaping, parking, and other site design considerations.

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PUDs offer an alternative to County development standards. This permitting process can take approximately six to eight months but allows greater design flexibility for the developer in order to create a more dense or unique development which may create more affordable housing opportunities. There are very few PUD districts within the County.

Prior to the application submittal, applicants are encouraged to meet with staff to identify potential project issues as early as possible and to guide applicants as to how they might best design their project to meet established standards. This process can save developers a significant amount of processing time for project approval.

Table III-14 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It is noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed as a Zoning Clearance for the building permit and a ministerial review for a multifamily development, like the recent Modena Apartments, would be processed as a Minor Site Plan Review, and would not require a discretionary review or lengthy process.

<u>Type of Approval or Permit</u>	<u>Typical Processing Time</u>	<u>Approval Body</u>
<u>Administrative Permit</u>	<u>4-6 weeks</u>	<u>Planning and Community Development Director</u>
<u>Site Plan Review</u>	<u>4-8 weeks</u>	<u>Planning and Community Development Director</u>
<u>Conditional Use Permit</u>	<u>8-30 weeks</u>	<u>Planning Commission</u>
<u>Zoning Clearance</u>	<u>2 – 4 weeks</u>	<u>Planning and Community Development Director</u>
<u>Tentative Parcel Map</u>	<u>8-16 weeks</u>	<u>Planning and Community Development Director</u>
<u>Tentative Subdivision Map</u>	<u>36 – 52 weeks</u>	<u>Planning Commission</u>
<u>Planned Development</u>	<u>36 weeks</u>	<u>Planning Commission</u>
<u>Final Parcel Map</u>	<u>8 weeks</u>	<u>Board of Supervisors</u>
<u>Final Subdivision Maps</u>	<u>8 weeks</u>	<u>Board of Supervisors</u>
<u>Variance</u>	<u>6-8 weeks</u>	<u>Planning Commission</u>
<u>General Plan Amendment</u>	<u>36-72 weeks</u>	<u>Board of Supervisors</u>
<u>Rezoning</u>	<u>36 weeks</u>	<u>Board of Supervisors</u>

Source: Glenn County, 2022

### **PROCESSING PROCEDURES**

The Zoning Code stipulates the residential development types permitted, permitted with an administrative permit, and conditionally permitted in each zoning designation allowing residential uses. Table III-10 outlines the zoning designations which allow residential development. The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal, the completeness of the application, and the number of actions or approvals needed to complete the process.

Permitted uses are allowed uses in the zoning designation, which, in cases where development standards, parcel size, height requirements, minimum yard requirements, etc. are met, can be approved over the counter at the time of Building Permit submittal. An application for a single family dwelling on an existing lot is generally a ministerial process. The processing time for structural review, septic and well permits, and/or sewer and water is approximately six weeks. At this time, the County does not require a design review for single family dwellings. Administrative permits are usually accepted with Building Permits and take approximately six weeks to process, running concurrently with the Building Permit. They are a classified as a minor discretionary permit, approved at the department head level.



Depending on the project size and its potential environmental impacts, processing time may be significantly lengthened for subdivision projects to meet the requirement of the California Environmental Quality Act and to ensure that all potential impacts and engineering is adequately addressed.

Multi-family projects are a permitted use in appropriately zoned areas. These projects are not subject to any design review and are only required to meet zoning code standards for landscaping, parking, and other site design considerations.

Planned Unit Developments offer an alternative to County development standards. This permitting process can take approximately six to eight months but allows greater design flexibility for the developer in order to create a more dense or unique development which may create more affordable housing opportunities. There are very few PUD districts within the County.

Prior to the application submittal, applicants are encouraged to meet with staff to identify potential project issues as early as possible and to guide applicants as to how they might best design their project to meet established standards. This process can save developers a significant amount of processing time for project approval.

As indicated above, a project does not necessarily have to complete each step in the process (e.g., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. The County also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative map, and any other necessary variances. Such procedures save time, money, and effort for both the private and public sector. It is important to note that some processing timelines cannot be made shorter without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc.

Table III-15 outlines typical approval requirements for a single-family infill project, a 48-unit subdivision, and a 48-unit multifamily project, assuming that the land is zoned appropriately.

	<u>Single-Family Unit</u>	<u>Single-Family Subdivision</u>	<u>Multifamily Project</u>
<b>Approval Requirements</b>	<u>Building Permit Review</u>	<u>Tentative Subdivision Map</u>	<u>Building Permit Review</u>
	<u>Administrative Permit</u>	<u>Site Plan Review</u>	<u>Site Plan Review</u>
		<u>Initial Study/Negative Declaration, CEQA Addendum, or CEQA Exemption</u>	<u>Ministerial review (not subject to CEQA)</u>
		<u>Final Map</u>	
<b>Estimated Total Processing Time</b>	<u>&lt; 4-6 week</u>	<u>36 – 72 weeks</u>	<u>6 to 8 weeks</u>

Source: Glenn County Planning and Community Development Services, 2022

### **3 LOCAL EFFORTS TO REMOVE GOVERNMENTAL BARRIERS**

#### **DEVELOPMENT CODE UPDATES**

As described throughout this chapter, the County is in the process of updating its General Plan and will subsequently update the Development Code to streamline the application, review, and permitting process, clearly identify and define allowed uses, and to improve development standards, including minimum size, and other requirements, to reduce constraints to residential development in order to encourage residential development that optimizes permitted densities and provides a variety of housing types, including affordable housing.

#### **INFILL HOUSING**

A primary emphasis of “smart growth”, “new urbanism” and legislation including SB 375 and AB 32 is to reduce sprawl and rejuvenate urban cores in the promotion of diversification of zoning to allow for complimentary mixed uses, vertical construction

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and increased residential densities which can benefit from connectivity, a pedestrian orientation, enhanced transportation, multimodal transit and shared opportunities for parking and other uses. The Glenn County General Plan identifies specific areas in the unincorporated communities for developed uses, including multifamily residential and mixed-use land uses to maximize development opportunities in these small urban areas. In addition to focusing growth within community areas, the County continues to work with the cities of Orland and Willows to ensure there are growth opportunities located appropriately in the vicinity of these more urbanized areas with higher levels of services and resources than the smaller, rural areas.

### 4 TRANSPARENCY

Government Code Section 65940.1 requires the County to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

The County provides its fee schedules, development application and permit forms, General Plan, Zoning requirements, a link to the Development Code, and other applicable planning-related documents on its website to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels) in the unincorporated communities of the County. To provide financial transparency, the County also provides current budget and rate information, including the archived County budget from the 2004/2005 fiscal year to the current recommended budget (2020-2021 and audit reports and comprehensive annual financial report) from 1999 through 2020. While impact fee studies for the County and special districts are not readily available on the county website, they are available upon request or through searching the Board of Supervisors archives.

Action HE.23 ensures that these impact fee studies are provided on County's website to make these materials easier to access.

### B. NONGOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events. The influence that County government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Glenn County, relative to other California counties, has been considered low.

### 1 DEVELOPMENT COSTS

#### ENVIRONMENTAL AND INFRASTRUCTURE FACTORS

The primary barrier to more dense development in Glenn County is access to sewer and public water services. Water service in the unincorporated area of the County is provided by private companies such as California Water Service or via small community systems. Extension of services in this regard would depend on the requestor's ability to pay for the new service and the capacity

of the service provider. Also, almost all of domestic water use in the County is dependent upon groundwater. The Elk Creek Community Services District is the only domestic water service that utilizes surface water delivery. As allocations of surface water deliveries have become less predictable, the farming community has begun to construct wells to supplement their irrigation needs. This trend has put increased pressure on this finite resource.

Topographic and other environmental factors create a natural constraint by limiting land availability. As mentioned previously, much of the County is flat; however, approximately one third of the land area is hilly or mountainous. Environmental factors such as these can also add costs to develop on parcels due to slope, soil conditions, septic capacity, or flooding. For the reasons mentioned previously with respect to the availability of infrastructure, these conditions can pose significant barriers to the use of many parcels for affordable housing development.

Glenn County as a whole contains sensitive habitat and species. Depending on the location and timing of construction, housing developments may be required to conduct surveys to assure the absence or protection of sensitive species. This requirement can cause delays in construction and increased costs.

### **CONSTRUCTION AND LAND COSTS**

The price of residential building sites is influenced by fundamental factors such as location, topographical or geographical constraints, environmental amenities such as existing streams or lakes, tree cover, and the availability of services (i.e., road systems, public utilities, schools, shopping outlets, etc.).

Construction costs vary widely depending on the type, size, and amenities of the development, the price of materials and labor, financing cost, development standards, and general market conditions. Multi-family residences such as apartments can generally be constructed for slightly less per square foot than single-family homes due to cost-efficient building methods.

Based on a review of Zillow lot/land for sale in November 2021, land costs in Glenn County range from approximately \$4,375 to \$50,000 per acre for larger parcels that have not been subdivided, and smaller parcels that require extension of utilities onto the site, and on- and off-site improvements, or onsite utilities. Individual lots, with access to utilities are currently being offered between 32,000 and \$250,000 (per-acre). Below are examples of properties for sale within the unincorporated areas of Glenn County. It should be noted that only a small number of properties are listed for sale, and thus may not reflect the availability of lands and associated costs within the county.

- \$250,000 - 1.06 Acres - 0 Walsh Ave, Hamilton City, CA 95951
- \$189,000 - 5.94 Acres - 0 1st St, Willows, CA 95988
- \$175,000 - 40 Acres - 0 County Road 306, Orland, CA 95963
- \$99,000 - 2 Acres - 6150 County Road 200, Orland, CA 95963

Construction costs vary widely depending on the type, size, and amenities of the development, the price of materials and labor, financing cost, development standards, and general market conditions. Multi-family residences such as apartments can generally be constructed for slightly less per square foot than single-family homes due to cost-efficient building methods.

The cost of construction is primarily dependent on the cost of labor and materials. Construction costs in Glenn County are generally comparable or lower than costs throughout the Sacramento valley region. Non-union labor is typically used for residential construction and there are no unusual costs with obtaining materials. Many factors can affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. In recent years, factors such as materials for major construction projects and the price of fuel have adversely impacted overall construction costs.

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Average residential construction costs in the Sacramento region are estimated to range from \$122.21 to \$181.46 per s.f., with a median construction cost of \$151.84 per square foot, for basic construction<sup>1</sup>. As shown in Table III-16<sup>4</sup> construction costs for a 1,750 square foot single family home are estimated to be \$246,776.01, or \$141.01 per square foot. An 850-square foot multi-family unit would cost approximately \$166.87 per square foot; a 48-unit multifamily development with an average unit size is estimated to have a construction cost of approximately \$6.8 million, with a cost of \$141,837.46 per unit and \$166.87 per square foot.

Costs	Single Family (1,750 s.f.) <sup>1</sup>	Multi-family <sup>2</sup>
<b>Construction Cost</b>	<b>\$166,740.55</b>	<b>\$95,836.12</b>
Contractor (25%)	\$41,685.14	\$23,959.03
Design Fees (8%)	\$13,339.24	\$7,666.89
Contingency (15%)	\$25,011.08	\$14,375.42
Total Cost	\$246,776.01	\$141,837.46
Per Square Foot	\$141.01	\$166.87
1 1,750 s.f., 2-stories, stucco exterior, no basement, custom grade 2 850 s.f. per unit., 3-stories, stucco exterior, no basement, standard grade Source: BuildingJournal.com, 2021		

Upon securing the raw land, a residential developer would have to make certain site improvements to “finish” the lot before a home could actually be built on the property. Such improvements would include the installation of water mains; fire hydrants; sewer mains; storm drainage mains; street lights; and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide other improvements as applicable, including, but not limited to bridges, culverts, fencing of watercourses and hazardous areas, ornamental walls, landscaping, noise barriers, and recreation areas and facilities.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). New development in the unincorporated County has typically produced market rate for-sale and rental housing that includes units affordable to moderate and above moderate income households.

As an alternative to site-built housing, mobile and manufactured homes can offer a less expensive alternative. Modestly sized manufactured homes with one or two bedrooms can be purchased for under \$80,000, three bedroom homes under \$125,000, and four bedroom homes under \$200,000 (homesdirect.com, claytonhomesofwestsacramento.com). Site improvements, including on-site utility improvements and grading, are estimated to be approximately \$20,000 to \$30,000 for a generally level lot. Shipping costs vary on the location of the dealer and whether the dealer includes shipping in the cost.

Income levels in Glenn County are generally below state averages for a majority of the population. Consequently, the costs of production for standard housing units may exceed lower income household's ability to pay. For this reason, the for-profit development industry generally will not voluntarily produce units for lower income households without additional subsidies or incentives.

If labor or material costs increased substantially, the cost of construction in the County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing. Additionally supply chain issues that have been experienced during the Covid-19 pandemic has impacted labor and material prices, thus increasing the construction costs. It is currently unknown if these impacts are temporary in nature, or if inflationary forces may permanently impact labor and material construction costs.

<sup>1</sup> Sacramento Home Construction Costs & Prices – ProMatcher Cost Report. September 2020. Access: <https://home-builders.promatcher.com/cost/sacramento-ca-home-builders-costs-prices.aspx>

## COST AND AVAILABILITY OF FINANCING

Financing is critical to the housing market. Developers require construction financing, and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduces the purchasing power of homebuyers.

Although financing support may be available from local government sources, generally, these sources are not sufficient to meet local housing needs. Financing is generally available although qualification for loans has become stricter due to the crisis with the financial markets. Financing for new housing construction can be a significant cost, and may be difficult to obtain. Private lenders frequently require pre-leasing or pre-sales for housing development loans as an assurance of revenue. In short, the lenders desire to reduce risk makes it difficult for developers to obtain financing.

To bridge the gap in traditional financing for affordable housing, there are many programs available such as the Community Development Block Grant (CDBG) or Rural Housing Loan Programs to aid development of these types of projects. These programs are typically highly competitive not only between affordable housing projects, but also other important community priorities.

### Homebuyer Financing

On March 3, 2021, the reported average rate for a 30-year mortgage was 3.02% with 0.6 points (FreddieMac, 2020). From 2005 through 2020, average monthly mortgage rates have ranged from a high of 6.8% in July 2006 to a low of 2.86% in September 2020. The record low in mortgage rates was attributed by FreddieMac to a late summer slowdown in the economic recovery igniting robust purchase demand activity, which was up 25% from the previous year and had been growing at double digit rates for 4 consecutive months. This intense growth in purchase demand will result in a constraint to homeownership due to a lack of housing supply being readily available to support this growth momentum despite low mortgage rates. In addition, for homebuyers, it is necessary to pay a higher down payment than in the immediate past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

## 2 MARKET CONDITIONS

Most developers respond to market conditions, both in the project design in terms of density and unit sizes, and in terms of the timing between receiving entitlements and applying for building permits.

Unincorporated Glenn County rarely receives applications for large developments which have the potential to yield affordable housing. Most residential land divisions are financed by individual property owners. The homes that are constructed as a result of the subdivision are done by the new land owners or future occupants of the home known as an 'owner/builder'. The housing market in Glenn County rarely supports large subdivisions.

### BUILDING PERMIT TIMING

[The Zoning Code stipulates the permitted residential development types, which are permitted with an administrative permit, and conditionally permitted in each zoning designation allowing residential uses. The time required to process a project varies greatly from one project to another and is related to the size and complexity of the proposal, the completeness of the application, and the number of actions or approvals needed to complete the process.](#)

[Parcel map approvals for Tentative Parcel Map generally have an approximate 6-18 week timeline from application completeness to review and approval hearing. Permitted uses are allowed uses in the zoning designation, which, in cases where development](#)

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

standards, parcel size, height requirements, minimum yard requirements, etc. are met, can be approved over the counter at the time of Building Permit submittal. An application for a single family dwelling on an existing lot is generally a ministerial process. The processing time for structural review, septic and well permits, and/or sewer and water is approximately six weeks. At this time, the County does not require a design review for single family dwellings. Administrative permits are usually accepted with Building Permits and take approximately six weeks to process, running concurrently with the Building Permit. They are a classified as a minor discretionary permit, approved at the department head level.

Multi-family projects are a permitted use in appropriately zoned areas. These projects are not subject to any design review and are only required to meet zoning code standards for landscaping, parking, and other site design considerations.

Planned Unit Developments (PUD) offer an alternative to County development standards. This permitting process can take approximately six to eight months but allows greater design flexibility for the developer in order to create a more dense or unique development which may create more affordable housing opportunities. There are very few PUD districts within the County.

Prior to the application submittal, applicants are encouraged to meet with staff to identify potential project issues as early as possible and to guide applicants as to how they might best design their project to meet established standards. This process can save developers a significant amount of processing time for project approval.

Timing for building permits varies greatly in Glenn County. There are parcels that were created over 10 years ago that are requesting building permits while some projects request permits relatively quickly after approval.

### **APPROVED AND BUILT DENSITIES**

Land Use Controls, including the General Plan and Zoning Code regulate the residential densities for each land use and zoning designation. Future development must be consistent with the allowed densities anticipated by the General Plan, Specific Plans, and Zoning Code. However, while the regulations may identify minimum and maximum densities that may be developed, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. If developers choose to develop at the lower end of allowed residential densities, this could result significantly fewer units and result in an overall lower contribution to the RHNA. As described in Table IV-5, there are eight recently development project applications including two site plan reviews (a mobile/manufactured home and a manager's unit as part of a mini storage & rv/boat storage project); and four Tentative Parcel Maps. One would split one lot into 3 residential lots, and a second zone change with Tentative Parcel Map request to split one 80 acre parcel into two 40 acre parcels. The generally low approved and built densities in the unincorporated County are attributed to the slow pace of development and reduced demand for housing when compared to the more metropolitan areas of California.

There are only two multifamily residential development projects currently planned countywide, which, would build up to 35 residential units. These include the Quezada project in Orland, with 11 new market rate multifamily units, and Sycamore Ridge Family Apartments project on West Sycamore Street in Willows, which is entitled for 24 units that will serve households within incomes between 30 and 50 percent of the Area Median Income (AMI). Each of these development in described below:

The Quezada project in Orland is designated as mixed use which allows 15 du/ac. The project has been approved for 11 units on approximately 0.75 acres resulting in the proposed development representing 97 percent of the density allowed by right.

The Sycamore Ridge Family Apartments Project at 1245 West Sycamore Street in Willows includes 24 dwelling units at 30-50% AMI housing on a 1.65 acre parcel. The construction is began in April 2020 and was completed in May 2021. This parcel is designated for Multiple Family Residential uses and allows sixteen units per acre representing development at approximately 90 percent of the allowed development capacity.

Recognizing that approved and built densities in the unincorporated County have been low, the Housing Plan will require minimum densities in the R-M (10 units per acre) and MU (14 units per acre) to encourage higher levels of development.



### ~~APPROVAL AND PERMIT TIMING~~

~~Parcel map approvals for Tentative Parcel Map in 2019 generally had an approximate 3-5 month timeline from application completeness to review and approval hearing. Typically, building permits typically take 60-90 days. Building permits can be issued in as few as 30 days if there are no corrections, but this is rarely the case for residential subdivisions or multifamily projects.~~

### 3 OTHER AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS

In addition to the constraints to development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a 1:1 basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

As previously noted, Glenn County has not established an inclusionary housing ordinance, or in-lieu fee ordinance.

### 4 INFRASTRUCTURE REQUIREMENTS AND CONSTRAINTS

The majority of the unincorporated County is not served by infrastructure which would allow residential development at densities to accommodate low and very low income categories. Below includes service areas within the county that offer water and or public sewer systems.

#### **PUBLIC SEWER SYSTEMS**

The communities of Orland, Willows, Hamilton City, Northeast Willows, and Parkway Estates are served by community systems for wastewater disposal and treatment, as described in greater detail below.

#### **Hamilton City Community Service District (CSD)**

The Hamilton City CSD has 708 sewer connections. Of these 606 are residential, 29 are business, three are industrial, six are governmental, eight are school and are 56 other connections.

The Hamilton City CSD wastewater treatment facilities are located southeast of Hamilton City (Assessor's Parcel Number 032-250-002-9). The wastewater treatment plant (WWTP) was constructed from 1966 to 1969 and started operation in 1969.<sup>22</sup> At that time, the District constructed the stabilization ponds and discharged the treated wastewater to Dunning Slough. Later the District ceased discharging to the Slough and on March 26, 1976, the California Regional Water Quality Control Board revised the waste discharge requirements to prohibit discharges of waste from the facility to surface waters. The WWTP is governed by Waste Discharge Requirement Order No. 98-081 adopted by the California Regional Water Quality Control Board, Central Valley Region. ~~The wastewater collection system has a capacity of 500,000 gpd. As specified in the California Regional Water Quality Control Board Central Valley Region, Order No. 98-081, the 30-day average dry-weather discharge is 500,000 gallons.~~

[The Hamilton City Community Services District \(CSD\) provides treatment for the Hamilton City service area. The facility has a 0.5 MGD capacity with an influent rate of 0.222 to 0.230 MGD.](#)



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[According to the CSD the WWTP has the capacity to serve an additional 700-800 dwelling units.<sup>2</sup> As such, this facility has the capacity to serve the additional housing sites identified in Chapter IV for this service area.](#)

~~The wastewater treatment facility includes seven stabilization ponds designed to treat a maximum daily dry weather influent flow of 0.5 million gallons. The ponds range in size from two to four acre-feet. Total pond storage, while providing a minimum vertical clearance of two feet from the surface of wastewater in the ponds to the top of pond levees (free board<sup>3</sup>) is approximately 18 acre-feet.~~

### Northeast Willows Community Service District (CSD)

The Northeast Willows CSD was formed in 1965 and provides for the collection, treatment or disposal of sewage from the district and its inhabitants. However, the District only provides directly for the collection of wastewater, and wastewater treatment is provided by the City of Willows under a Joint Powers Agreement. The City of Willows owns the wastewater collection system within the City and the treatment and disposal system that provides sewerage service to the Northeast Willows CSD. The City provides or can contract for all maintenance, including routine inspection, rodding, balling, flushing, plugging, and the making of minor repairs, excluding replacement and installation of lines and pipes, to the entire sewage collection system, main trunk sewers and facilities. In practice, the City of Willows contract staff provides collection and treatment, maintain and clean the system, and inspect any new connections or upgrades. The CSD includes 300 residential sewer service connections within its service area.

The Northeast CSD wastewater treatment facilities are located at 1600 S. Tehama Street, Willows. The ~~wastewater treatment plant (WWTP)~~ is governed by Waste Discharge Requirement Order No. R5-2006-0009 adopted by the California Regional Water Quality Control Board, Central Valley Region. The WDR Order regulates the discharge of wastewater from the Willows WWTP to Agricultural Drain C and Glenn-Colusa Irrigation District Lateral 26-2, both are tributaries to the Colusa Basin Drain.

[The CSD currently includes 300 residential sewer service connections within its service area. ~~There are no waste discharge specifications specifically for the Northeast Willows CSD because the wastewater collected is treated by the City of Willows.~~ There are no waste discharge specifications specifically for the Northeast Willows CSD because the wastewater collected is treated by the City of Willows. The CSD has an agreement with Willows for wastewater treatment at the WWTP for up to 96,000 gallons per day, and the CSD currently sends approximately 48,000 gallons per day to the WWTP \(City of Willows, 2019\).](#)

### City of Orland

The City of Orland's wastewater collection system consists of 30 miles of sanitary sewer main and 400 sanitary sewer manholes. The sewer mains range in size from 6-inch diameter to 24-inch diameter vitrified clay and concrete pipe, with some PVC in recently developed areas. There are four sanitary sewer lift stations operating within the collection system. Each lift station serves an area of less than 20 acres.

The domestic wastewater treatment facility consists of four unlined evaporation ponds and a 44-acre irrigation field. The field is flood irrigated with wastewater following pond treatment an average of two times per week during the winter and every other week during the summer. The irrigation field has a capacity of 19.6 million gallons. The four domestic wastewater ponds were constructed in 1958 to accommodate an average flow of 2.13 million gallons per day (MGD) and a peak flow of 6.08 MGD. The domestic wastewater flow currently averages 0.72 MGD, with a peak flow of 1.24 MGD.

The industrial brine ponds were designed in 1983 to receive an average of 4.2 million gallons per year from surrounding processing facilities. The industrial class II surface impoundments consist of two lined evaporation ponds covering a total of 5.3 acres and have a total volume of 8 million gallons. Each pond is designed to receive 2.5 million gallons of wastewater per year, allowing for one pond to be dewatered and inspected annually while the other remains in service. Industrial wastewater has been segregated from the City of Orland's domestic wastewater since 1 October 1985. In 2009, the facility received a total industrial wastewater volume of 3.7 million gallons.

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<sup>2</sup> [Hamilton City Community Services District Hamilton City, correspondences 4/22](#)

The class II surface impoundments are constructed with a single 30 mil PVC liner in 1985 and covered with 12 inches of soil. In 1995, a leachate collection and recovery system (LCRS) was installed within the existing soil cover material. The soil was then covered with a sand layer and a new 40 mil minimum Hypalon® (chlorosulfonated polyethylene) liner was placed over the sand layer. The combination of two synthetic liners with an intervening LCRS is an engineered alternative to the prescriptive requirements in Title 27.

[The Orland General Plan Draft Environmental Impact Report Population-projection](#) projections for Orland predict that by 2027 (the life of the revised General Plan), the population will be between 8,974 and 10,495. The wastewater treatment plant can support a population of approximately 12,000.

[Existing flows into the treatment plant and system capacities are as follow:](#)

- [Average Flow = 0.65 MGD \(Million Gallons per Day\)](#)
- [Peak Flow = 1.12 MGD](#)
- [Capacity of the Collection System = 3.4 MGD \(based on peak flow\)](#)
- [Capacity of the Wastewater Treatment Plant = 2.1 MGD \(based on average flow\)](#)
- [Based on these numbers the system is currently operating at about 31-percent of its capacity](#)

[Results from the Sewer Master Plans Capacity Analysis show the current sewer lines have enough capacity for the next twenty years and the wastewater ponds are at approximately 34% of their designed capacity. At this time the Master Plan does not make any recommendations for increasing the capacity of the sewer lines or treatment ponds. The wastewater treatment plant is currently operating at approximately 31% of its total capacity and is expected to have sufficient capacity for the next 45 to 50 years. Thus the WWTP has adequate capacity to serve all RHNA units allocated to the City of Orland and Unincorporated areas surrounding the city.](#)

### City of Willows

The City of Willows operates and maintains the sewer system consisting of gravity sewers and pumping stations to collect wastewater from residential and commercial customers. The collected wastewater is discharged to trunk sewers and interceptors owned and operated by the City of Willows and conveyed to the Willows ~~Wastewater Treatment Plant~~ [WWTP](#) for treatment.

The WWTP is owned and operated by the City and serves the population of Willows and the Northeast Willows Community Services District. The WWTP produces disinfected tertiary recycled water through extended aerated ponds, clarifiers, filtration, chlorine disinfection and ~~dechlorination~~ [85ichlorination](#). There are 2,255 residential connections and 222 commercial/industrial connections.

~~The City entered into an agreement with Solar Power Partner, LP (SPP) in 2013 to provide solar power at the City's Wastewater Treatment Plant. Under the agreement SPP provided solar array equipment and the City provided the underlying real property for the solar array. The City will purchase the power generated by the array for a period of 20 years from SPP, with an option to take ownership of the array at the end of the 20-year period.~~

According to the Sewer Master Plan of 2008, the wastewater collection system consists of 29 miles of Vitrified Clay Pipe (VCP) and some Polyvinyl Chloride Pipe (PVC) and Asbestos Cement sewer mains ranging in size from four inches to eighteen inches in diameter with five small-capacity pump stations.

Water entering the collection system through defective cleanouts, joints and pipes, and manhole walls can be attributed to groundwater, commercial/industrial uses and storm runoff. Limited efforts have been completed to upgrade the system. Thus infiltration and inflow (I&I) is becoming a problem to the system. Infiltration and inflow are significant in the piping tributaries to the Sycamore Lift Station according to the Sewer Master Plan

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The Willows General Plan Policy DPS-5 call for wastewater treatment capacity reserve: Wastewater treatment capacity is a primary factor to consider when assessing the ability of a community to accommodate growth. In the City of Willows, a concerted effort has been undertaken to maintain a reserve wastewater treatment capacity. This reserve capacity is intended to allow the City to be flexible and responsive to development, without putting undue stress on the system. The City's objective is to hold 25 percent of wastewater treatment capacity in reserve.

~~The original Wastewater Treatment Plant was constructed in 1948 and later upgraded in 1992. In 2007, the City of Willows completed a major upgrade to the wastewater treatment plant (WWTP) by increasing the treatment capability from secondary to tertiary quality effluent with a rated capacity of 1.2 mgd (million gallons per day). The treatment system includes influent screening, extended aeration (biolac system), activated sludge with two secondary clarifiers, nine continuous backwash sand filters, disinfection with sodium hypochlorite, dechlorination<sup>36</sup> using sodium bisulfite injection, equalization and emergency storage ponds, and sludge storage lagoons.~~The original Wastewater Treatment Plant was constructed in 1948 and later upgraded in 1992. In 2007, the City of Willows completed a major upgrade to the wastewater treatment plant (WWTP) by increasing the treatment capability from secondary to tertiary quality effluent with a rated capacity of 1.2 mgd. The treatment system includes influent screening, extended aeration (biolac system), activated sludge with two secondary clarifiers, nine continuous backwash sand filters, disinfection with sodium hypochlorite, dechlorination<sup>86</sup>chlorination using sodium bisulfite injection, equalization and emergency storage ponds, and sludge storage lagoons. The WWTP currently has a daily dry weather average flow of approximately 0.650 million gallons per day (650,000 gallons per day) from all customers in Willows WWTP service area.

As described previously, the City of Willows owns the wastewater collection system within the City and the treatment and disposal system that provides sewerage service to the Northeast Willows CSD. In 2007, the City of Willows completed a major upgrade to the wastewater treatment plant (WWTP) by increasing the treatment capability from secondary to tertiary quality effluent with a rated capacity of 1.2 mgd. As of 2020, the average daily dry weather influent flow into the WWTP is 650,000 gallons per day and a remaining capacity of approximately 550,000 gallons per day which is adequate to serve the Willows RHNA and the County RHNA described in Chapter IV that will occur within the Northeast Willows unincorporated Planning Area. Additionally, the plant design allows for additional modules to be added on, allowing for expanding the plant to meet needs as they arise.

### POTABLE WATER/PUBLIC WATER SYSTEMS

Numerous water companies and community services districts oversee the provision and development of water supplies for urban uses in Glenn County. These include the following urban water purveyors.

**California Water Service Company** (Cal Water). Cal Water is an investor-owned public utility supplying water service to 1.7 million Californians through 435,000 connections. Its 24 separate water systems serve 63 communities from Chico in the North to the Palos Verdes Peninsula in Southern California. California Water Service Group, Cal Water's parent company, is also serving communities in Washington, New Mexico and Hawaii.

Cal Water incorporated in 1926 and has provided water service to the Willows community since 1927. As described in the Districts 2015 Urban Water Management Plan the number of municipal connections in 2015 for the City of Willows was 2,371 service connections. Total system demand in 2015 was 1,044 AF. Residential customers account for approximately 85 percent of services and 69 percent of water use in the District, most of which is associated with single-family water use.

The City of Willows Water Department owns and operates a very small water system south of the District CalWater boundary in the southernmost portion of the City of Willows.

Additionally, Cal Water has provided water utility services in the Hamilton City area since 1962. To meet the needs of Hamilton City customers, Cal Water utilize three wells to pump an average of 0.56 million gallons of groundwater per day, which is delivered through 7.7 miles of pipeline. The CalWater 2020 Urban Water Management Plan (UWMP) for the Chico-Hamilton City system serves a large area and does not specify the number of connections available or planned for service in Hamilton City. However, the 2020 UWMP plans for system-wide increases in water for single family, multifamily, commercial, industrial, institutional, and other potable water uses through 2045, with a system-wide increase of 13%. The 2020 UWMP indicates that there will not be a

[shortfall of water for current or projected \(2045\) conditions for the Hamilton City service area under normal water years or under single dry year or multiple dry year scenarios \(2020 UWMP Tables 7-2B, 7-3B, and 7-4B\).](#)

Groundwater will be used to serve all demand through ~~2040~~2045. Groundwater supply amounts equal the projected demand in each year.

[As described by the CalWater 2020 UWMP, water demands within the District were 20,399 acre-feet per year \(AFY\) on average between 2016 and 2020. Taking into account historical water use, expected population increase and other growth, climatic variability, and other assumptions, water demand within the District is projected to increase to 26,474 AFY by 2045, a change of approximately 30 percent compared to the 2016-2020 average. In dry year periods, water demands are expected to be somewhat higher, potentially up to 28,723AFY by 2045 during an extended five-year drought.](#)

[The groundwater used by the District is extracted from the basins that underlie the District. The District has a total of 73 wells located throughout the service area. Currently water supplies meet demands through groundwater pumping. The Vina Subbasin and Corning Subbasin are not adjudicated, and the projected groundwater supply volumes included within the UWMP are not intended to and do not determine, limit or represent Cal Water's water rights or maximum pumping volumes. Based on the UWMP, and all available information, including that which has been developed by the GSAs to date, the groundwater supply is expected to be sufficient to support the District's water demands through 2045 and to meet the growth to accommodate Glenn County's RHNA, including in Hamilton City and in the unincorporated area around Willows.](#)

**City of Orland.** The City of Orland Public Works Department maintains the City water system from production at their wells through distribution to City water customers through 2,615 metered connections serving 2,315 residential water customers and 300 non-residential customers. The Public Works Department continuously monitors the quality of the water that is provided to its residents and holds the responsibility of providing safe drinking water, and meeting state water quality standards, as its highest priority. The City of Orland source of water is from six wells that are located at various areas within the City limits. These wells are continuously monitored and treated to meet or exceed State and Federal requirements. The City's water distribution system consists of approximately 34 miles of pipeline ranging in size from 4-inch diameter to 10-inch diameter. A network of 10-inch diameter water mains is planned to connect all of the wells, with 8-inch and 6-inch diameter distribution piping throughout the City. There are 303 public fire hydrants distributed throughout the City and a total of 14 private fire hydrants located at the fairgrounds, high school and Glenn County Public Works Corporation Yard. All of the buildings within the City are on water meters.

[In 2014, the City of Orland Municipal Services Review identified that the City's water system includes six wells, with a capacity of approximately 5,070 gallons per minute. The Eva Drive Well was subsequently completed, providing capacity of over 6,000 gallons per minute. Water demand in the City ranged from 685 to 816 million gallons per year for the most recent study period \(Rolls Anderson & Rolls, 2014\). Under "High" growth rate conditions, the water service connections, serving an average of 2.66 persons per connection, were projected to increase from 2,817 \(population of 7,501 persons\) in 2011 to 4,615 \(population of 12,276 persons\) by 2028 \(Rolls Anderson & Rolls, 2014\). The "High" demand growth is anticipated to require one to two additional wells. The City's 2021 population was 8,527 persons and was well below the projected growth through 2028. Projecting growth to be accommodated through the 6<sup>th</sup> Cycle, the City has a RHNA allocation of 247 units \(approximately 706 population\) and Glenn County's planned growth around the City includes 90 units \(approximately 254 population\) anticipated to connect to the City's water system.](#)

[The City of Orland and Glenn County are working with the North Valley Community Foundation to improve the City's water system to allow residents in serviceable locations in the County whose private wells have gone dry to connect to the City's water system. The City has received almost \\$8 million from the California Department of Water Resources Drought Relief funding and is in the process of developing new large-scale wells and water system improvements, including a new water storage tank, to increase system reliability and provide connections to City water for County residents.](#)

The water rate, every two months, for a residence or commercial account within the City limits is \$61.35 plus \$1.65 for every 1,000 gallons of water used in excess of 15,000 gallons. Water customers outside of the City Limits are charged at twice the rate of the City residents.

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Based on the Department of Finance 2021 household sizes for Orland and unincorporated Glenn County, the total population of the RHNA anticipated to be served by the City of Orland is 960 persons, which would result in a total service population of 9,487 and is within the “High” growth rate population projected to be served by the City. The Water System Capacity Study identifies system improvements, including the Eva Drive well (complete), a new potable water storage tank, improvements at the Central Street Well and Corporation Yard well sites, construction of an additional well, and water main replacements. These improvements are planned and are constructed as demand for improvements occurs. The City collects a water connection impact fee to ensure that new development funds its fair-share of the cost of system improvements.

The current water system has the capacity to serve the Unincorporated County RHNA units within this Planning Area and the City of Orland’s RHNA of 247 units. Orland estimates it will have between 3,950 and 4,615 active water service connections by the year 2028. If the General Plan’s buildout assumes the “High” growth rate (4,615 active water service connections) the maximum daily demand in the year 2028 will be approximately 7,110 gallons per minute (gpm). The existing source capacity of approximately 5,130 gpm will have to be increased by 1,980 gpm to meet Orland’s maximum daily demand under the “High” growth rate scenario, and an additional 1,500 gpm should be planned in the capacity upgrades to address coincident fire flow demand. As new development occurs during the planning period, new wells will be a requirement.

**Del Oro Water District.** The Del Oro Water District serves the area known as Estates Subdivision Unit No. 1 and vicinity, located 1-1/2 miles northwest of Orland in Glenn County, California. The Del Oro Water District is not anticipated to accommodate a significant number of new units during the 6<sup>th</sup> Cycle Planning Period.

**Elk Creek Community Services District.** The Elk Creek CSD is located in western Glenn County approximately 22 miles west of the City of Willows. The Elk Creek CSD provides domestic water to the community of Elk Creek. As of the most recent MSR in 2014, there were 90 active water service connections. The Elk Creek CSD uses water from Stony Gorge Reservoir. The water is piped to the Elk Creek CSD’s water treatment plant and is stored in a 300,000 gallon tank following treatment. The Elk Creek CSD had a 40-year contract with the Bureau of Reclamation for 100 acre-feet of water that has expired and has been working to secure a contract for 100 acre-feet of supplemental Central Valley project water. The Elk Creek CSD Municipal Services Review indicated that the CSD’s has the capacity to provide water service for the community now and in the future. The MSR considered the ability of the Elk Creek CSD to provide infrastructure and services within the CSD’s Sphere of Influence and concluded that the CSD has the capacity to provide water service, street lighting, and park services now and in the future. It is noted that the MSR considered the General Plan land use designations for the community and did not anticipate significant growth. The Inventory of Residential Sites provided in Appendix A and discussed in Chapter IV anticipates growth consistent with the land use designations for the Elk Creek CSD and its SOI; therefore, the 9 moderate and 25 above moderate income RHNA units planned for Elk Creek are consistent with the growth anticipated for this area.

**Butte City Community Services District.** The Butte City Community Services District (BCCSD) was formed in 1964 pursuant to the Community Services District law (Government Code Section 61000 et seq.) and declared to be a legal entity by the Glenn County Board of Supervisors on the 6<sup>th</sup> day of November, 1961. The BCCSD District provides water services to the community of Butte City in the Eastern Area of Glenn County through 48 unmetered water service connections. The BCCSD maintains two pumps and pump houses. BCCSD is not anticipated to accommodate a significant number of new units during the 6<sup>th</sup> Cycle Planning Period.

**Artois Community Services District.** The Artois Community Services District serve the community of Artois through 59 metered water service connections. According to the CSD areas within the SOI can be serviced. The district operates 2 wells that have a capacity of 90 connections per well and the district currently has only 59 connections. Therefore, the district estimates that the district is able to serve all identified RHNA units identified within the Services District.

## DRY UTILITIES

Dry utilities, including electricity, natural gas, and telephone service, are available to all of Glenn County’s unincorporated communities. The extension of power and natural gas to service new residential development has not been identified as a



constraint. Pacific Gas & Electric (PG&E) provides both electricity and gas service, AT&T provides telephone service, and Comcast provides cable/internet service to unincorporated Glenn County. All of the sites identified in the report are adjacent to or in the immediate vicinity of dry utilities.

### **SITE AND ROADWAY IMPROVEMENTS**

Site improvements are not generally required except in Hamilton City and Northeast Willows where curbs and gutters may be required. Most locations only have to secure an encroachment permit and receive concurrence from the road maintenance staff that the access adequately meets County standards. The fee for an encroachment permit is \$40.50.

When an applicant wishes to subdivide land within the unincorporated area of the County through a parcel map or subdivision map, they may be required to make road improvements as stated in Chapters 15.630 and 15.640 of the Glenn County Code. This may simply involve the dedication of right-of-way strips or it may require the construction of a new road. These requirements are based on the size of the project and the existing road infrastructure in the area. Utilities will often locate within any required right-of-way dedications.

The construction of off-site and on-site streets, roads, and other improvements required by these standards shall conform to the typical cross-sections adopted by the board of supervisors for the land division classification assigned.

**Major streets** shall be designed and improved by the applicant to provide a four-lane highway with parking lanes as follows:

- Right-of-way shall be eighty-four feet in width, minimum;
- Surfaced roadbed shall be sixty-four feet in width, minimum;

**Collector Street or Road.** This street classification is expected to collect or carry vehicular traffic generated from up to four hundred tributary dwelling units through a subdivision having two or more entrances, or constitutes the principal entrance to a residential subdivision of two hundred dwelling units that is not expected to serve in the future as a major street. Where access is relinquished along an appreciable length of street frontage and where an emergency parking lane is provided, the number of tributary dwelling units may be increased thirty percent. The structural section shall be increased appropriately. Collector streets shall be designed and improved by the developer to provide a two-lane street with parking lanes (except for estate, rural, and agricultural developments in which case parking lanes are not required) as follows:

- Minimum right-of-way shall be sixty feet in width;
- Design speed shall be not less than thirty-five miles per hour;
- The minimum centerline radius shall be three hundred fifty feet;
- The minimum safe stopping sight distance shall be two hundred fifty feet for standard street sections.

**Local Street or Road.** This street classification is abutted by residential lots, is to provide access to not more than one hundred tributary dwelling units and is not intended to serve, now or in the future, as a major street or collector street. Local streets shall be designed and improved by the developer to provide a two-lane street and parking lanes (except for estate, rural, and agricultural developments in which case parking lanes are not required) as follows:

- Right-of-way shall be not less than sixty feet in width;
- Local streets which are to be extended and whose temporary terminus cannot be seen shall have a turning circle paved to a radius of at least forty feet with defensible easement of uniform sidewalk width;
- The design speed shall be not less than thirty miles per hour;
- The minimum centerline radius shall be two hundred fifty feet;

- The minimum safe stopping sight distance shall be two hundred feet.

## **56.** ~~C.~~ **ENVIRONMENTAL CONSTRAINTS**

### **1 AGRICULTURAL RESOURCES**

Based on data from the 2017 Census of Agriculture, agricultural lands account for approximately 55% of the entire County's area. In 2019, the County Assessor's office identified that 553,603 acres (66%) of the unincorporated land area is used for agriculture or agricultural preserves.

The 2017 Census of Agriculture identified 1,173 farms comprising 466,734 acres in the County, which actually represented a 30% reduction in the amount of farmland acreage since 2012. While nearly one-quarter of farms (26%) had an annual sales volume of less than \$10,000, 44% of farms experienced sales of \$100,000 or more. One out of five farms reported annual sales in excess of \$500,000. Approximately 423,756 acres (California Department of Conservation, 2014) of the County's assessed agricultural land, is under some form of Williamson Act contract or agricultural preserve easement, indicating a long-term commitment to farming activities.

Farming and related agricultural industries (e.g., milling, processing, canning, drying, and storage) are the backbone of the County's economy. The County's production of crops and livestock was valued at approximately \$628.7 million in 2017, ranking Glenn County 17<sup>th</sup> in the state.

According to the Glenn County Annual Crop & Livestock Report for 2017, almonds have surpassed rice as the leading agricultural commodity, accounting for 26% of the County's total production value, followed by walnuts at 22%, and rice at 15%.

The Williamson Act authorizes each County to establish an agricultural preserve. Land that is within the agricultural preserve is eligible to be placed under a contract between the property owner and County that would restrict the use of the land to agriculture in exchange for a tax assessment that is based on the yearly production yield. The contracts have a 10-year term that is automatically renewed each year, unless the property owner requests a non-renewal or the contract is cancelled. If the contract is cancelled the property owner is assessed a fee of up to 12.5 percent of the property value.

Farmland Security Zones (FSZs) are similar to Williamson Act contracts, in that the intention is to protect farmland from conversion. The main difference however, is that the FSZ must be designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance. The term of the contract is a minimum of 20 years. The property owners are offered an incentive of greater property tax reductions when compared to the Williamson Act contract tax incentives; the incentives were developed to encourage conservation of prime farmland through FSZs. The non-renewal and cancellation procedures are similar to those for Williamson Act contracts.

### **2 BIOLOGICAL RESOURCES**

Glenn County is a biologically and topographically diverse landscape that extends from the agricultural areas of the Central Valley, westward into the chaparral and woodland communities of the Interior Coast Ranges, and southward into the wetlands and pasturelands of the northern Sacramento River Plain. In the broadest sense, Glenn County can be characterized by two main land uses, 1) agricultural lands occurring primarily in the lower elevations on the valley floor, and 2) natural lands occurring primarily in the western side of the county, and interspersed within the agricultural landscape as riparian corridors, remnant oak woodlands, and wetlands.

Natural and agricultural communities both provide a variety of habitat for the biological resources in Glenn County. Sensitive habitats include those that are of special concern to resource agencies or those that are protected under federal, state, or local regulations.



Glenn County is a biologically diverse part of the state. There are 42 land cover types (wildlife habitat classification) found in Glenn County out of the 59 found in California. These include: Alpine-Dwarf Shrub, Agricultural, Annual Grassland, Barren, Blue Oak Woodland, Blue Oak-Foothill Pine, Chamise-Redshank Chaparral, Closed-Cone Pine-Cypress, Coastal Oak Woodland, Coastal Shrub, Cropland, Deciduous Orchard, Douglas Fir, Dryland Grain Crops, Eucalyptus, Evergreen Orchard, Fresh Emergent Wetland, Irrigated Grain Crops, Irrigated Hayfield, Irrigated Row and Field Crops, Jeffrey Pine, Klamath Mixed Conifer, Lacustrine, Mixed Chaparral, Montane Chaparral, Montane Hardwood, Montane Hardwood-Conifer, Montane Riparian, Pasture, Perennial Grassland, Ponderosa Pine, Red Fir, Rice, Riverine, Sagebrush, Subalpine Conifer, Urban, Valley Foothill Riparian, Valley Oak Woodland, Water, Wet Meadow, and White Fir. Included within the Glenn County General Plan Existing Conditions Report<sup>3</sup> Table 5.2-1 identifies the total area by acreage for each land cover type (wildlife habitat classification) found in Glenn County, and Figure 5.2-2 illustrates the location of each land cover type (wildlife habitat classification) within the County. A brief description of each cover type follows.

### Special-Status Species

Special-status species are generally defined as: 1) species listed as a candidate, threatened, or endangered under the federal or state Endangered Species Act; 2) species considered rare or endangered under CEQA; 3) plants considered “rare, threatened, or endangered in California” by the California Native Plant Society (Lists 1B); 4) animal listed as “species of special concern” by the state; and 5) animals fully protected in California by the Fish and Game Code. Many special-status species (including state and federal threatened and endangered species, state species of special concern and fully protected species, and plants listed by the California Native Plant Society) occur or have potential to occur in Glenn County.

Based on a California Natural Diversity Database search, 38 special status plant species and 35 special status animal species are known to occur or have the potential to occur in Glenn County. Preservation and restoration of suitable habitats for these species is key to their continued occurrence or reestablishment in Glenn County.

## 3 GEOLOGY

The 2010 Fault Activity Map provided by the California Department of Conservation identified potential seismic sources within and around the County. The closest known faults classified as active by the California Geological Survey is the Bartlett Springs fault system within the Alquist-Priolo Zone, located approximately 10 miles to the outside the western boundary of the County. The Corning Fault, Round Valley, Estel Ridge fault and Hot Spring shear zone located within and approximately 10, 5 and 10 miles respectively from the county boundary; have had movement as recently as the Quaternary Period (1.6 million years ago to 11.7 thousand years ago), thus, are considered potentially active faults. Other faults that could potentially affect the Planning Area include the Chico Monocline and Stoney Creek Faults.

### SEISMIC HAZARDS

**Fault Rupture.** A fault rupture occurs when the surface of the earth breaks as a result of an earthquake, although this does not happen with all earthquakes. These ruptures generally occur in a weak area of an existing fault. Ruptures can be sudden (i.e. earthquake) or slow (i.e. fault creep). The Alquist-Priolo Fault Zoning Act requires active earthquake fault zones to be mapped and it provides special development considerations within these zones. Glenn County does not have surface expression of active faults and fault rupture is not anticipated. Figure 5.5-3 (included in the Glenn County General Plan Update Existing Conditions Report) shows regional faults in relation to Glenn County.

**Liquefaction.** Liquefaction typically requires a significant sudden decrease of shearing resistance in cohesion-less soils and a sudden increase in water pressure, which is typically associated with an earthquake of high magnitude. The potential for liquefaction is highest when groundwater levels are high, and loose, fine, sandy soils occur at depths of less than 50 feet. Soil data from the NRCS Web Soil Survey (NRCS 2019) suggests that the potential for liquefaction ranges from low to high within the Planning Area given that many soils are high in sand and the water table is moderately high.

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<sup>3</sup> <https://glenncounty.generalplan.org/>

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

**Lateral Spreading.** Lateral spreading typically results when ground shaking moves soil toward an area where the soil integrity is weak or unsupported, and it typically occurs on the surface of a slope, although it does not occur strictly on steep slopes. Oftentimes, lateral spreading is directly associated with areas of liquefaction. The potential for liquefaction is moderate to high in many areas of the county, however because the Planning Area is generally flat lateral spreading of soils has not been observed within the Planning Area.

**Landslides.** Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others directly affect the potential for landslides. One of the most common causes of landslides is construction activity that is associated with road building (i.e. cut and fill). The county is generally flat; therefore, the potential for landslides is generally low. The areas of highest apparent landslide potential in the county generally correlate with relief. Those areas having the highest potential occur in the mountainous western portion of the county, while lower potential areas occur in the lower relief eastern portion of the county.

### NON-SEISMIC HAZARDS

**Expansive Soils.** Expansive soils can undergo significant volume change with changes in moisture content. They shrink and harden when dried and expand and soften when wet. If structures are underlain by expansive soils, it is important that foundation systems be capable of tolerating or resisting any potentially damaging soil movements. In addition, it is important to limit moisture changes in the surficial soils by using positive drainage away from buildings as well as limiting landscaping watering. Most of Glenn County has expansive soils. Areas of low expansion potential occur in a small area between Orland and Hamilton City and along the Sacramento River. The remainder of the valley and foothill areas is classified as having high expansion potential. The western portion of the county is classified as having moderate expansion potential.

According to the NRCS Web Soil Survey, the soils in the Planning Area soils vary from a low shrink-swell potential to a very high shrink-swell potential. Figure 5.5-4 (included in the Glenn County General Plan Update Existing Conditions Report) provides a map of the shrink-swell potential of the soils within the Planning Area.

**Erosion.** Erosion naturally occurs on the surface of the earth as surface materials (i.e. rock, soil, debris, etc.) is loosened, dissolved, or worn away, and transported from one place to another by gravity. Two common types of soil erosion include wind erosion and water erosion. The steepness of a slope is an important factor that affects soil erosion. Erosion potential in soils is influenced primarily by loose soil texture and steep slopes. Loose soils can be eroded by water or wind forces, whereas soils with high clay content are generally susceptible only to water erosion. The potential for erosion generally increases as a result of human activity, primarily through the development of facilities and impervious surfaces and the removal of vegetative cover. Erosion may be expected in Glenn County where protective vegetation is removed by construction, fire or cultivation. Factors that contribute to erosion include topography, rainfall, and soil type. Similar to landslide potential, erosion hazard in the county is highest in the western mountain region and lowest in the eastern valley region.

**Collapsible Soils.** Collapsible soils undergo a rearrangement of their grains and a loss of cementation, resulting in substantial and rapid settlement under relatively low loads. Collapsible soils occur predominantly at the base of mountain ranges, where Holocene-age alluvial fan and wash sediments have been deposited during rapid run-off events. Soils prone to collapse are commonly associated with manmade fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. During an earthquake, even slight settlement of fill materials can lead to a differentially settled structure and significant repair costs. Differential settlement of structures typically occurs when heavily irrigated landscape areas are near a building foundation. Examples of common problems associated with collapsible soils include tilting floors, cracking or separation in structures, sagging floors, and nonfunctional windows and doors. Collapsible soils have not been identified in the County as an issue. However, in areas subject to potential liquefaction, the potential for liquefaction induced settlement is present.

**Subsidence.** Land subsidence is the gradual settling or sinking of an area with little or no horizontal motion due to changes taking place underground. It is a natural process, although it can also occur (and is greatly accelerated) as a result of human activities. Common causes of land subsidence from human activity include: pumping water, oil, and gas from underground reservoirs; dissolution of limestone aquifers (sinkholes); collapse of underground mines; drainage of organic soils; and initial wetting of dry

soils. Known and potential subsidence areas occur in the eastern portion of the county where extensive groundwater withdrawals have occurred. Extraction of natural gas from reservoirs located in these same areas can also contribute to local subsidence of the land surface.

**Naturally Occurring Asbestos.** The term “asbestos” is used to describe a variety of fibrous minerals that, when airborne, can result in serious human health effects. Naturally occurring asbestos is commonly associated with ultramafic rocks and serpentinite. Ultramafic rocks, such as dunite, peridotite, and pyroxenite are igneous rocks comprised largely of iron-magnesium minerals. As they are intrusive in nature, these rocks often undergo metamorphosis, prior to their being exposed on the Earth’s surface. The metamorphic rock serpentinite is a common product of the alteration process. Ultramafic rocks, serpentinite rocks, and naturally occurring asbestos have been identified within Glenn County. Serpentine rock, and its parent material, ultramafic rock, are abundant in the Sierra foothills to the east, and the Klamath Mountains and Coast Ranges to the west.

In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the County, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California

### **FLOODING**

The risk of flooding is an important limit on development in certain areas of the county. Regulations do not currently prevent construction within flood-prone areas, but the requirements increase the cost of construction and the cost of insurance, which could make proposed development too costly to build.

Flood Insurance Rate Maps produced by the federal government were revised in 2010 and now show that many developable areas of the County are located in a flood zone; thereby, increasing constructions costs and insurance requirements for potential buyers.

Flood hazards have the potential to impact the majority of the larger communities in the County due to the proximity of creeks and rivers to these communities. Flood hazards could potentially impact Northeast Willows, Hamilton City, Butte City, Artois and Elk Creek.

Flood Insurance Rate Maps (FIRM) were updated by FEMA on August 5, 2010. The new maps have an increased impact on Northeast Willows, Hamilton City and Butte City as areas that were formerly outside of flood hazards areas are now within them.

The Sacramento River poses flood risk for the community of Hamilton City. The levee protecting Hamilton City does not meet FEMA standards and has had repairs made to it to prevent levee failure. There are plans from the Army Corps of Engineers to construct a new setback levee which would provide flood protection to Hamilton City. Funding has been approved by the federal government for construction. [Flood protection for Hamilton City and surrounding agricultural lands was recently increased from less than a 10-year level to a 75-year level of protection. Key features of this project included removing the degraded J Levee and replacing it with 6.8 miles of setback levee, and restoring approximately 1,400 acres of Sacramento River floodplain. The project was authorized in the Water Resources Development Act of 2007. The Phase 1 levee construction was completed in September 2017. Phase 2A levee construction was completed October of 2018, and the final Phase 2B levee construction began in 2020. The levee construction and habitat improvements have an estimated completion date of 6/30/2023.](#)

Butte City is located downstream from Hamilton City and is also adjacent to the Sacramento River levee. The area is also within a designated floodway which requires an encroachment permit from the California Central Valley Flood Protection Board for new construction.

Northeast Willows is impacted by Walker Creek and flooding from the north and east. Artois is upstream from Northeast Willows on Walker Creek, but historically has not had the recurrence of flooding that Northeast Willows endures.

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Within a flood hazard area, development can proceed if it follows the development and construction methods required by Title 15 Chapter 540 FP Flood Plain Management Zone. Such methods include Elevation of Living Areas to raise all habitable space (excluding garage, storage rooms, and other places where people do not work and/or live) to above the level of a 100-year flood (the BFE).

### OPEN SPACE AND PUBLIC EASEMENTS

The inventory and opportunity sites were reviewed against public data identifying open space, agricultural (Williamson Act), conservation, recreation, and other easements that would reduce the potential of a site for development. Sites identified as having public, conservation, or other easements were removed from the inventory.

### SITE SIZE AND CONFIGURATION

Sites were reviewed to ensure that each site has a minimum width and depth adequate to accommodate at least one unit and to ensure that the site size and configuration was not such that would preclude development. Sites that were too narrow, too shallow, or had awkward configurations not conducive to residential development were removed from the inventory of sites.

## D. HOUSING RESOURCES

### LANDOWNER AND DEVELOPER FINANCING

With respect to landowners and developers seeking to provide housing or retain affordable housing in unincorporated Glenn County, a variety of Federal, State, and local resources are available to help fund affordable housing and reduce financing constraints on developments, as shown in Table III-4517.

Program Name	Description	Eligible Activities
<b>1. Federal Programs</b>		
Community Development Block Grant (CDBG)	Grants available to Glenn County on a competitive basis for a variety of housing and community development activities. County competes for funds through the State's allocation process	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Home Buyer Assistance</li> <li>- Economic Development</li> <li>- Homeless Assistance</li> <li>- Public Services</li> </ul>
HOME	Grant program available to Glenn County on a competitive basis for housing activities. County competes for funds through the State's allocation process.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Home Buyer Assistance</li> <li>- Rental Assistance</li> </ul>
Low income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Acquisition</li> <li>- Rehabilitation</li> </ul>
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Glenn County Health & Human Services Agency does not currently participate in the program, but would be the implementing agency.	<ul style="list-style-type: none"> <li>- Home Buyer Assistance</li> </ul>

<b>Table III-4517: Financial Resources</b>		
<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs	Below market-rate loans and grants for very low, low, and moderate income multifamily housing, self-help subdivisions, and farmworker rental housing.	- New Construction - Rehabilitation
<b>2. State Programs</b>		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Home Buyer Assistance
Cal HOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Home Buyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Home Buyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	- New Construction - Rehabilitation
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction
<b>3. Local Programs</b>		
CDBG Revolving Loan Funds	Glenn County offers housing rehabilitation loans using program income from CDBG grants, if available. This program also offers low income families to obtain low interest loans for down payment assistance when purchasing a home.	- Rehabilitation - Home Buyer Assistance
<b>4. Private Resources/Financing Programs</b>		
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance

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<b>Table III-4517: Financial Resources</b>		
<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
	- Mortgages, which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

These financing programs are essential to facilitating affordable housing development by providing necessary financial relief. The County has established a number of programs in the Housing Plan to encourage affordable housing developments and encourage collaboration with non-profit agencies and affordable housing developers, and to assist affordable housing developers obtain Federal, State, and local grant funding.

# IV INVENTORY OF RESIDENTIAL SITES

## 56. ~~A.~~ INVENTORY OF HOUSING SITES

This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the unincorporated County for residential development. In addition to assessing the quantity of land available to accommodate the County's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

### 1 CRITERIA FOR IDENTIFYING HOUSING SITES

This Housing Element identifies vacant and underutilized sites that would accommodate residential uses within the unincorporated area of Glenn County. A countywide parcel database, aerial photos, and the County's General Plan and zoning GIS data were used to locate parcels for this update. Parcel acreages by land use designation are based on assessor and GIS data.

Parcels in the inventory fall into three categories:

- 1) Parcels with approved and proposed projects,
- 2) Parcels that are without structural improvements/vacant and designated or proposed for residential land uses, and

All identified developable lands zoned for residential use are considered available for residential development. These include lands designated Single Family Residential and zoned (R-1), Multiple Family Residential (RM), or proposed as Mixed Use. The methodology considered factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. It is noted that sites fully within the 100-year floodplain were not included in the analysis.

Methodology for calculating [realistic](#) capacity:

- 1) All sites are vacant, ~~or have and an improvement value of 0.~~
- 2) Multi-Family (R-M) were assumed to develop at [17.412](#) units per acre (80% of capacity to accommodate infrastructure and other site improvements<sup>4</sup>),
- 3) Single Family (R-1) sites were assumed to develop at 4.8 units per acre (80% of capacity to accommodate infrastructure and other site improvements<sup>4</sup>),

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<sup>4</sup> [Realistic capacity of 80% for sites designated R-M and R-1 reflects that: the County's development standards accommodate development at 100% of the maximum allowed density \(see Chapter III\), sites are in locations planned to be served by water, sewer, and dry utilities, and the majority of sites are adjacent existing right-of-way and would not require significant right-of-way dedication to meet County improvement standards. While County standards accommodate development at 100% of capacity, 80% is used to be conservative. Larger sites that would likely be divided through a parcel map or tentative subdivision map can accommodate required on-site utility infrastructure \(e.g., well, pump station, water treatment facility\) and the County's roadway improvement standards in less than 20% of total site area. Further, realistic capacity of sites designated R-M and MU reflects approved and built densities of housing projects in Glenn County, as discussed in the prior chapter.](#)



3)4) Mixed Use (MU) sites were assumed to develop at the required minimum density (14 units per acre);

4)5) Additionally, potential units as a result of density bonuses allowed by the General Plan and Development Code were not included, a

5)6) Multi-Family and Single Family residential sites are vacant, located in community areas and within the SOI or ULL boundaries to provide greater opportunities for services and planned growth.

None of the sites included in the inventory allow 100% nonresidential uses. There are no commercial or other nonresidential sites included in the inventory.

Recognizing that approved and built densities in the unincorporated County have been low historically, the Housing Plan includes Program HE.4 to require minimum densities in the R-M (10 units per acre) and MU (14 units per acre) zones to encourage more efficient use of land.

## 2 SUMMARY OF RESIDENTIAL SITES

Table IV-1 summarizes the County's inventory of sites with approved projects and sites that are vacant or without improvements. Available sites are shown in Figures IV-1A through IV-1E.

As described in the previous section, the County was allocated 229 housing units by Regional Housing Needs Allocation (RHNA) for 2021 through 2029. In addition to the 2021-2029 RHNA for the 6<sup>th</sup> Housing Element Cycle, the County also must accommodate carryover units from previous cycles. In its 5<sup>th</sup> Cycle Housing Element, the County identified a carryover of 168 lower income units from the 4<sup>th</sup> Cycle and 32 unaccommodated units for the 5<sup>th</sup> Cycle. The County rezoned adequate sites to accommodate the 4<sup>th</sup> Cycle carryover, but did not rezone adequate sites to accommodate the 5<sup>th</sup> Cycle carryover, which included 18 very low and 14 low income units.

As is shown in Table IV-1, the County has adequate sites to accommodate the RHNA for the moderate and above moderate income levels. For lower income units, including extremely low, very low, and low incomes, the County has a development remaining need to accommodate of 91–115 Multi-Family lower income units/sites as established by Government Code Section 65583.2(c)(3)(B)(iii).

The combined capacity of the Inventory of Residential Sites, Opportunity Sites, Approved and Permitted Projects, and ADUs identified to accommodate the RHNA for all income levels is 224-229-561 units. As shown in Table IV-1, the County has a surplus of sites and excess capacity for moderate and above moderate income levels. It should be noted that higher density categories included Multiple Family Residential were considered to accommodate lower income groups, however within Glenn County a large share of the development applications for single family residential uses are for manufactured homes. Approximately 60% of recent building applications for single family residential are for manufactured homes that are generally more affordable by design and may also accommodate lower income groups. Thus, the share of affordable housing in the following table underscores the important role the Single Family Residential zone has in housing lower income groups throughout the county. In addition to the listed sites, the vast majority of the county outside of the SOIs and ULLs of the cities and community areas has additional capacity for residential development as residential dwellings and second dwellings, but was not included as part of this analysis. Agricultural parcels, Rural Residential and other land uses accommodated by the General Plans Land Use Map allow residential uses by right. Therefore, this is consider an extremely conservative count that focuses only within the more developed portions of the county. Additionally, ADUs which can provide additional housing options for low income as well as elderly individuals are allowed on residential sites, but are not largely considered as part of the analysis.

<b>Table IV-1: Comparison of RHNA to the Inventory of Sites</b>						
Land Use/Zoning	Extremely Low, Very Low & Low <sup>1</sup>			Moderate/ Above Moderate <sup>1</sup>		
	Acres	Extremely Low/ Very Low Income Units	Low Income Units	Acres	Moderate Income Units	Above Moderate Income Units
2021-2029 RHNA Allocation (Table II-39)		10575	30		3688	88
5 <sup>th</sup> Cycle RHNA Carryover		32			0	0
<b>TOTAL RHNA to Accommodate</b>		107	30		36	88
<b>Approved and Proposed Development Projects</b>						
Permitted and Completed Units	=	1	12	8	14	35 <sup>2</sup>
Total Approved Projects (see Table IV-5 and related discussion)	-	0	1	-	12	12 <sup>2</sup>
<b>ADUs</b>						
ADUs	-	82	2	-	82	2 <sup>2</sup>
<b>Inventory of Residential Sites (Appendix A for detailed inventory)</b>						
<b>Willows Area - Unincorporated County</b>						
Single Family Residential/R-1	-	-		5.013.8	225	14
Multiple Family Residential /RM	0.56	6	3	2.731	1215	18
<b>Hamilton City - Unincorporated County</b>						
Single Family Residential/R-1	-	-		5.9532.8	315	2517
Multiple Family Residential/RM	--	--		-	-	
<b>Artois - Unincorporated County</b>						
Single Family Residential/R-1	-	-		21.8920.4	10041	63
Multiple Family Residential/RM	-	-		--	--	
<b>Elk Creek - Unincorporated County</b>						
Single Family Residential/R-1	-	-		8.287.45 1	3597	2516
Multiple Family Residential/RM	-	-		-	-	
<b>TOTAL Inventory</b>	0.56	146	3	70.9839.6 34.2	2107568	145128
<b>Total Capacity (Approved/Proposed Development, ADUs, and Inventory)</b>	=	9	18	=	9285	194265
<b>Excess Capacity/&lt;Shortfall&gt;</b>	=	<98>	<12>		5649	106177
<b>Opportunity Sites (Rezone for Shortfall)</b>						
Opportunity Sites (Table IV-4)	12.9	123	61	=	=	=
<b>Excess Capacity with Rezone</b>		-9125	49		865649	106177
Source: Glenn County Assessor Data, 2020; Glenn County 2021 Annual Progress Report; De Novo Planning Group, 2021-2023						
Notes: <sup>1</sup> Moderate/ and Above Moderate units were assumed to be accommodated under the SFR designation, while the very low categories would be accommodated by the multi-family and mixed use designations. It should be noted that many single family may also be viable for lower income categories due to the substantial percentage of single family uses being developed as modular homes.						

As shown in Table IV-2, the County's inventory of residential sites includes parcels in a range of sizes. Sites included within the lower income categories (EL,VL,L) ~~is limited to recluded~~ sites between 0.5 and 5-10 acres. Sites available for single family

development appropriate for moderate and above moderate income households range from small in-fill lots from less than 0.25 to ~~up to just~~ over ~~5-3~~ acres.

**Table IV-2: Inventory and Opportunity Parcels by Size**

Use /Zoning	<0.25 Acre	0.25-0.50 Acre	0.5 – 0.99 Acre	1-5 Acres	>5 Acres
Single Family Residential / R-1	<del>39</del> 29	48	<del>8</del> 3	<del>13</del> 9	0
Mixed Use and Multiple Family Residential / RM / MU	<del>0</del> 1	<del>0</del> 4	<del>2</del> 1	<del>8</del> 8	<del>1</del> 0

Source: Glenn County Assessor Data, 2020; De Novo Planning Group, 2021

**VARIETY OF HOUSING TYPES**

The County has varied housing typologies that provide both rental and owner opportunities in the rural communities as well as the unincorporated areas adjacent the cities. The County's inventory provides for a range of housing types, including single family dwellings, duplexes through fourplexes, manufactured homes, and mobile homes. While the County's mixed use and higher density residential zones are located in more populated areas, the Housing Element provides for a range of housing types in single family areas and rural areas. As discussed in the Housing Constraints section, Program HE.5 in the Housing Plan will remove barriers to the development of residential care homes, transitional housing, supportive housing, emergency shelters, and farmworker housing, including modifications that will allow development of residential care homes, transitional housing, supportive housing, and employee housing in areas zoned for single family uses. The County's code also allows for ADUs, mobile homes, and manufactured homes in single family areas.

Development trends in the County support the assumption that a variety of housing types, including a range of unit types and both renter and owner units, will occur in areas zoned primarily for single family uses. Examining the County's permitted units from 2018 through 2022 APR data indicates that 9 ADUs, 31 mobile homes (including 11 rental units), 4 duplex through fourplex units, and 49 single family homes were permitted. These units were distributed throughout the County, with the 4 duplex units located in the rural Glenn area, an ADU and mobile home in Elk Creek, 2 mobile homes in Hamilton City, 2 mobile homes in Artois, 4 mobile homes and an ADU in the rural regions near Artois, 1 ADU and 7 mobile homes in the community northwest of Orland, 3 ADUs and 4 mobile homes south of Orland, 2 mobile homes in the rural area northeast of Orland, a mobile home in the Capay area northwest of Hamilton City, a mobile home north of Willows, 2 mobile homes in the Codora area, a mobile home in the Wyo area, and 2 mobile homes and 2 ADUs in rural and agricultural areas.

**3 LOWER INCOME SITES**

**DETERMINATION OF SUITABILITY FOR LOW INCOME HOUSING DEVELOPMENT**

Sites that can accommodate densities of 10 or more dwelling units per acre are assumed to accommodate lower income (very low and low income) housing pursuant to HCD's Default Density Standard Option Memorandum (HCD, June 20, 2012) which implements Government Code Section 65583.2(c)(3)(B). The County's Multi-family land use and M-R zone requires a minimum of 8 units per acre and goes up to ~~15-21.78~~ units per acre, ~~as one unit is allowed per 2,000 s.f. of lot size; this does not include additional densities that would be accommodated with~~ ~~(excluding~~ any density bonus ~~or planned unit development)~~. Examples of uses which are ~~considered appropriate-allowed~~ under the ~~R-M~~is designation include, but are not limited to: attached housing; apartments; group housing; condominiums; mobile home parks; and planned residential developments.

Additionally, as part of the County's comprehensive General Plan update, the ~~county~~County is including a mixed use General Plan land use designation ~~and associated zoning district~~ which ~~will require~~also has a minimum of 8 units per acre and ~~goes allow~~ up to ~~15-25~~ units per acre (excluding any density bonus).

## INVENTORY OF LOWER INCOME SITES

As identified in Table IV-3 and Appendix A the County has only small amounts (0.56 acres) of land that [are between 0.5 and 10 acres in size](#) ~~meets site and size standards identified for this inventory~~ to accommodate multifamily uses at densities of 10 units or more per acre.

~~Based on the County's historical ADU production (2 average units per year), a total of eight ADU units are anticipated during the 6<sup>th</sup> Cycle — it is noted that this number is anticipated to increase as legislation over the past four years has reduced barriers to ADU production.~~

The County has designated sites for multifamily developments to accommodate lower income households. However, an additional need for 91 units has been identified to meet the County's RHNA.

**Table IV-3: Inventory Lower Income Inventory Sites**

Site/APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity	Status	TCAC Resource Area <sup>1</sup>	Included in Previous Housing Element(s)
<b>Unincorporated Glenn County – Willows Community Area</b>						
005-321-011-000	Multiple Family Residential/R-M	0.56	Very Low: 4-6 units Low: 2-3 units	Vacant. Located within SOI. Water and sewer service available; California Water Service Co-Willows and Northeast Willows CSD. This site could be developed in conjunction with adjacent smaller vacant parcel to provide a larger development opportunity. APNs 005-321-012-000) additionally; several smaller APNs (005-321-017-000; 005-321-016-000; 005-321-014-000; 005-321-015-000 (all just under the 0.5 acre threshold could be consolidated for a larger development opportunity.	Low	No
<sup>1</sup> See Chapter V, Affirmatively Furthering Fair Housing, for discussion of Tax Credit Allocation Committee (TCAC) resource areas are used to address distribution of housing sites relative to areas of opportunity, including how opportunities relate to the potential for lower income families to thrive. Source: Glenn County, 2021; De Novo Planning Group, 2021						

## Opportunity Sites

Program HE-4 in the Housing Plan ensures the County will rezone adequate sites to accommodate its very low and low income housing needs. These sites are included below in Table IV-4. As shown in Table IV-4, 19.4 acres are proposed as part of the comprehensive general plan update to convert from lower density single family residential uses to a multi-family [designation that allows up to 21.78 dwelling units per acre](#) or mixed use [use designation that requires a residential component with a minimum density of 14 and allows up to 15-25 dwelling units -per acre](#) (excluding density bonuses) to accommodate additional low and very low income housing opportunities. All sites are located within the adopted Urban Limit Lines of unincorporated community areas, or with the SOIs; of incorporated areas to offer additional opportunities for services.

As shown below the ~~opportunity~~ [Opportunity sites](#) ~~Sites~~ would accommodate an additional ~~223~~ [184](#) multifamily [or affordable](#) units which would meet the shortfall of inventory site units identified in Table IV-1. [The Opportunity Sites, along with the County's completed, permitted, and approved projects and projected ADUs,](#) ~~and~~ would provide an excess capacity of ~~132~~ [74](#) units within the low/very low categories.

The Housing Plan includes Program HE.4 to rezone a minimum of ~~2.5~~ [1.2](#) acres to RM, to accommodate at least ~~30~~ [21](#) very low and low income units, and a minimum of ~~10.2~~ [1.7](#) acres to MU, to accommodate at least ~~61~~ [163](#) very low and low income units). [The Opportunity Sites will greatly expand multifamily and mixed use housing opportunities in the unincorporated area. The requirement for a minimum density, Housing Plan Program HE.4, ensures that these sites will produce housing and assist in meeting the RHNA.](#)

**Table IV-4: Inventory Lower Income Opportunity Sites**

Site/APN(s)	Existing/ <del>Proposed</del> General Plan/ <del>Zoning</del> and Existing/ <del>Proposed</del> General Plan/ <del>Zoning</del>	Site Size (Acres)	Realistic Unit Capacity Very Low/Low Units	Status	TCAC Resource Area <sup>1</sup>	Included in Previous Housing Element(s)
<b>Unincorporated Glenn County - Orland Community Area</b>						
<a href="#">19/046-010-002-000</a>	Existing: Highway and Visitor Service Commercial/ <del>HVC</del>  Rezone: Multiple Family Residential/ <del>RM</del>  <del>HVC/RM</del>	1.23	<del>14-21</del> Total Units <del>10-14</del> Very Low/ <del>4-7</del> Low	Vacant. Located within SOI. Water and sewer services planned; Orland <del>Unit-Water Users</del> system Association, Orland wastewater collection system.	High Resource Area	No
<a href="#">C/045-140-025-000</a>	Existing: Service Commercial/ <del>SC</del>  Rezone: Mixed Use/ <del>MU</del> <del>SC/MU</del>	1.22	<del>14-17</del> Total Units <del>10-11</del> Very Low/ <del>4-6</del> Low	Vacant. Located within SOI. Water and sewer services planned; Orland <del>Unit-Water Users</del> system Association, Orland wastewater collection system.	Moderate Resource Area	No
<a href="#">A/045-140-027-000</a>	Existing: Suburban Residential/ <del>RE-2</del>  Rezone: Mixed Use/ <del>MU</del> <del>RE-2/MU</del>	2.21	<del>26-31</del> Total Units <del>18-21</del> Very Low/ <del>8-10</del> Low	Vacant. Located within SOI. Water and sewer services available; Orland <del>Unit-Water Users</del> system Association, Orland wastewater collection system.	Moderate Resource Area	No
<a href="#">B/045-140-024-000</a>	Existing: Service Commercial/ <del>SC</del>  Rezone: Mixed Use/ <del>MU</del> <del>SC/MU</del>	1.47	<del>17-21</del> Total Units <del>12-14</del> Very Low/ <del>5-7</del> Low	Vacant. Located within SOI. Water and sewer services planned; Orland <del>Unit-Water Users</del> system Association, Orland wastewater collection system.	Moderate Resource Area	No
<b>Unincorporated Glenn County - Willows Community Area</b>						
<a href="#">017-130-042-000</a>	Rural Residential /Mixed Use RE-5/ <del>MU</del>	5.03	<del>64</del> Total Units <del>45</del> Very Low/ <del>19</del> Low	Vacant within SOI. Water and sewer services not available; developer will need to work with County Environmental Health to identify ability	Low Resource Area	No



**Table IV-4: Inventory Lower Income Opportunity Sites**

Site/APN(s)	Existing/ <del>Proposed</del> General Plan/ <del>Zoning</del> and Existing/ <del>Proposed</del> General Plan/ <del>Zoning</del>	Site Size (Acres)	Realistic Unit Capacity Very Low/Low Units	Status	TCAC Resource Area <sup>1</sup>	Included in Previous Housing Element(s)
				<del>to connect to private water and septic infrastructure or to provide on-site services.</del>		
<b>Unincorporated Glenn County - Hamilton City Community Area</b>						
<a href="#">E/032-230-022-000</a>	Existing: Community Commercial/ <del>CC</del>  Rezoned: Mixed Use <del>MU</del>	2.06	<del>24-29</del> Total Units <del>17-19</del> Very Low/ <del>7-10</del> Low	Vacant. Located within ULL and SOI. Water and sewer services available; California Water Service Co-Hamilton City/ Hamilton CSD	Highest Resource Area	No
<del>032-230-020-000</del>	<del>Community Commercial /Mixed Use CC/MU</del>	<del>1.04</del>	<del>12</del> Total Units <del>8</del> Very Low/ <del>4</del> Low	<del>Vacant. Located within ULL and SOI. Water and sewer services available; California Water Service Co-Hamilton City/ Hamilton CSD</del>	<del>Highest Resource Area</del>	<del>No</del>
<a href="#">83/032-072-001-000</a>	Existing: Service Commercial/ <del>SC</del>  Rezoned: Mixed Use <del>MU</del> <del>SC/MU</del>	1.61	<del>19-22</del> Total Units <del>13-15</del> Very Low/ <del>6-7</del> Low	Vacant. Located within ULL and SOI. Water and sewer services available; California Water Service Co-Hamilton City/ Hamilton CSD	Low Resource Area	No
<a href="#">84/032-073-001-000</a>	Existing: Service Commercial/ <del>SC</del>  Rezoned: Mixed Use <del>MU</del> <del>SC/MU</del>	1.61	<del>19-22</del> Total Units <del>13-15</del> Very Low/ <del>6-7</del> Low	Vacant. Located within ULL and SOI. Water and sewer services available; California Water Service Co-Hamilton City/ Hamilton CSD	Low Resource Area	No
<del>032-082-002-000</del>	<del>Industrial /Multiple Family Residential M/RM</del>	<del>0.64</del>	<del>7</del> Total Units <del>5</del> Very Low/ <del>2</del> Low	<del>Vacant. Located within ULL and SOI. Water and sewer services available; California Water Service Co-Hamilton City / Hamilton CSD</del>	<del>Low Resource Area</del>	<del>No</del>
<del>032-083-001-000</del>	<del>Industrial/Multiple Family Residential M/RM</del>	<del>0.65</del>	<del>7</del> Total Units <del>5</del> Very Low/ <del>2</del> Low	<del>Vacant. Located within ULL and SOI. Water and sewer services available; California Water Service Co-Hamilton City / Hamilton CSD</del>	<del>Low Resource Area</del>	<del>No</del>

<sup>1</sup>See Chapter V, Affirmatively Furthering Fair Housing, for discussion of Tax Credit Allocation Committee (TCAC) resource areas are used to address distribution of housing sites relative to areas of opportunity, including how opportunities relate to the potential for lower income families to thrive.

**Table IV-4: Inventory Lower Income Opportunity Sites**

Site/APN(s)	Existing/ <del>Proposed</del> General Plan/ <del>Zoning</del> and <del>Existing</del> / <del>Proposed</del> General Plan/ <del>Zoning</del>	Site Size (Acres)	Realistic Unit Capacity Very Low/Low Units	Status	TCAC Resource Area <sup>1</sup>	Included in Previous Housing Element(s)
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Source: Glenn County, 2021; De Novo Planning Group, 2021

## 4 ACCESSORY DWELLING UNITS

Based on the County's historical ADU production (4 average units per year from 2010 through 2020 and an average of 4.7 units per year from 2018 through 2020), a total of eight ADU units are anticipated during the 6<sup>th</sup> Cycle – it is noted that this number is anticipated to increase as legislation over the past four years has reduced barriers to ADU production. Affordability of ADUs is based on market rents in the County (Table II-19), as well data on the affordability of ADUs and rental mobile home units from 2018 through 2022 (5% affordable to very low income households, 41% affordable to low income households, 45% affordable to moderate income households, and 9% affordable to above moderate income households). A shift from low to very low income units as well as an increase in the rate of ADU development is expected to result from Program HE.15, both as a result of encouraging and facilitating ADU production through outreach, establishment of an ADU amnesty program, and working to provide prototype ADU plans and homeowner assistance, as well as improving tracking of the affordability of ADU units as County staff often hears from applicants that ADUs and second units are intended to provide low cost housing to accommodate family members. Program HE.15 in the Housing Plan includes measures to promote and encourage ADU development and provides for tracking ADU development, including affordability of units. The Opportunity Sites will accommodate excess capacity in the event ADU production is less than projected at the very low and low income levels.

### 4.5. MODERATE INCOME AND ABOVE MODERATE INCOME SITES

As identified in Table IV-1 and Appendix A, the County can fully accommodate its moderate and above moderate income RHNA, which includes the capacity for 210 units.

A review of sales prices of recently built homes indicated that about 38% of new homes sold at prices affordable to moderate income households. Many of the recently built homes are owner-builder homes and were not put up for sale, so sales data is not available for these homes and it is anticipated that a portion of these homes are also affordable to moderate income households. Based on the affordability of new homes sold, the County's sites zoned R-1 are projected to develop with 38% of units affordable to moderate income households and 62% of units affordable to moderate income households. Sites where a single unit is accommodated are projected to develop with the unit affordable to above moderate income households.

Based on the 2020 Glenn County Housing Study market rent survey, market rents in Glenn County are affordable to moderate income households. The R-M sites less than 0.5 acres accommodate multifamily housing (3 to 8 units per site) and have conservatively been assumed to develop with 50% moderate and 50% above moderate income units.

Sites planned for single family uses were anticipated to be appropriate for moderate and above moderate income development. As described in Appendix A, all of the above moderate and moderate income sites are vacant or unimproved with structures. All of these uses are appropriate for development at residential densities and intensities and are anticipated to be developed with urban uses as planned by the County's General Plan.

### 5.6. DEVELOPMENT TRENDS AND APPROVED PROJECTS

#### Approved Projects

Recently approved residential projects in the County include ~~three-six~~ tentative parcel maps that would create a total of ~~12-14~~ parcels and accommodate 14 units, as summarized in Table IV-5. The units accommodated by these parcel maps are assumed to be above moderate income. However, it is noted that the sales prices of recently built homes in Glenn County as shown on Zillow in 2022 indicate that about 38% of new homes sold at prices affordable to moderate income households. As described in Chapter II, further examination of homes sales in 2023, including in the unincorporated communities of Hamilton City and Elk Creek, indicated that market rate sales prices in the County continue to include units affordable to lower and moderate income groups. In addition, many recently built homes are owner-builder homes and were not put up for sale, so sales data is not available for these homes. The County's APRs for 2018 through 2022 examined affordability of newly constructed units based on County staff research, including 1) conversations with permit applicants to determine use, price and rental of units, 2) valuations (mobile homes and manufactured homes with low valuations were assumed to be very low (valuations less than \$30,000) and low income units (valuations less than \$60,000) as the rental rates for these units would be similarly low, 3) review of sales and rental data

**6<sup>TH</sup> CYCLE HOUSING ELEMENT HOUSING PLAN**

on Zillow for units that were sold or rented, and 4) a County rental survey conducted in 2020. The 2018-2022 APRs showed that of 93 units permitted or constructed, there were 2 very low income units (2%), 25 low income units (27%), 31 moderate income units (33%), and 35 above moderate income units (38%). Therefore, it is anticipated that a portion of these homes in the County's approved projects would include units are also affordable to low and moderate income households.

Based on the 2020 Glenn County Housing Study market rent survey, market rents in Glenn County are affordable to moderate income households. Further, home sales data provided in Chapter II demonstrates that the market rates in Glenn County are generally affordable, including to extremely low, very low, low, and moderate income households. The R-M sites of less than 0.5 acres accommodate multifamily housing (3 to 8 units per site) and have conservatively been assumed to develop with 50% moderate and 50% above moderate income units.

An additional two units are accommodated by an approved administrative permit for a mobile home to be used as a residence and for an approved project with on-site manager's unit at a self-storage and truck yard facility. These projects have been approved and require building permits to be issued. These parcels are all developable and entitled, so it is realistic to assume that they can be developed during the 6<sup>th</sup> Cycle. While the parcels are fully entitled and available for development, actual development timing is based on market conditions. While most of the lots are anticipated to be affordable to above moderate income households, it is anticipated that the mobile home will be affordable to lower income households based on mobile home valuations observed as part of the 2018 through 2022 Annual Progress Reports and that the employee housing unit will be affordable to moderate income households based on market rents and the use of the unit by an on-site manager of the storage facility. The RM projects are assumed to be affordable to moderate income households; while no development plans have been submitted for these newly created parcels, the parcels will generally accommodate from a duplex to a small multifamily building of 8 to 12 units.

Project	Complete Application Date	Entitlement Approval Date	Location	Project Type	Number of Net Lots/Units
TPM2021-003	7/1/2021	<a href="#">10/20/2021</a> County?	APN: 047-050-042 - Lozano 6544 County Road 20, Orland	<del>Proposed</del> <u>Approved</u> Two Parcel Tentative Parcel Map. Designated for Suburban Residential and zoned RE-2" Rural Residential Estates Zone. <u>Building permit timing is at owner's discretion.</u>	2/2*
<a href="#">TPM 2021-004</a>	<a href="#">10/29/2021</a>	<a href="#">3/2022</a>	<a href="#">APN: 020-040-039 – County Road 39, Willows</a>	<u>Approved</u> Two Parcel Tentative Subdivision Map. <u>Building permit timing is at owner's discretion.</u>	<u>2/2*</u>
<a href="#">TPM 2021-005</a>	<a href="#">11/18/2021</a>	<a href="#">6/15/2022</a>	<a href="#">APN: 046-090-002 – 4483 County Road M, Orland</a>	<u>Approved</u> Two Parcel Tentative Subdivision Map to create two 4.25-acre parcels on a site designated Rural Residential by the General Plan and zoned RE-5. <u>Building permit timing is at owner's discretion.</u>	<u>2/2*</u>

**6<sup>TH</sup> CYCLE HOUSING ELEMENT HOUSING PLAN**

TPM 2020-005	10/14/2020	1/20/21	APN: 005-321-013-- Hillbers Second Street & Garden, Willows	Approved Four Parcel Tentative Parcel Map. 1.86-acre parcel designated Multifamily Residential and zoned RM. Created four 20,240 s.f. parcels. Parcel is remainder parcel from TPM 2017-006. Vacant; no existing residences.	4/22
<a href="#">TPM2022-001</a>	<a href="#">5/27/2022</a>	<a href="#">9/21/2022</a>	<a href="#">APN: 046-300-031 – County Road 18, Orland</a>	<a href="#">Approved Two Parcel Tentative Subdivision Map. Building permit timing is at owner's discretion.</a>	<a href="#">2/2*</a>
<a href="#">ADM 2022-002</a>		<a href="#">5/2022</a>	<a href="#">4307 County Road HH, Orland</a>	<a href="#">Approved mobile home used as residence. Permit has been issued and unit is assumed to be affordable to lower income households based on the mobile home valuation and 5<sup>th</sup> Cycle affordability of mobile homes.</a>	<a href="#">1/1</a>
<a href="#">SPR 2022-007</a>		<a href="#">7/2022</a>	<a href="#">6291 County Road 12, Orland</a>	<a href="#">Self-storage, truck yard, office building, manager's house. Employee housing unit is affordable to moderate income households based on market rents.</a>	<a href="#">1/1</a>
TPM 2019-005	--	10/16/2019	APN: 047-160-005	Approved Three Parcel Tentative Parcel Map. 6.7- acres designated Suburban Residential and zoned RE-1. Vacant; no existing residence. <a href="#">Building permit timing is at owner's discretion.</a>	3/3*
TPM 2019-002	--	9/18/2019	APNs: 047-160-057 & 047-160-058/ 6574 County Road 22, Orland	Approved Four Parcel Tentative Parcel Map. 20.05-acres designated Rural Residential and zoned RE-5. One existing residence. <a href="#">Building permit timing is at owner's discretion.</a>	3/3*

**6<sup>TH</sup> CYCLE HOUSING ELEMENT HOUSING PLAN**

FPM 2017-006	--	2/21/2018	APN: 005-321-007/ 2 <sup>nd</sup> -Street/Cherry Street, Willows	Approved Four Parcel + Remainder Tentative Parcel Map. 1.86-acre parcel designated Multifamily Residential and zoned RM. Created two 8,800 s.f. parcels and two 20,160 s.f. parcels plus 1.86-ac remainder. Vacant; no existing residences.	4/22
<p><small>*Assumed to be above moderate income units due to larger lot size and projected one unit per parcel. Source: Glenn County 2021</small></p>					

**Permitted and Completed Units**

In addition, there are 9 permitted units under construction (2 low, 3 moderate, and 4 above moderate income units with affordability based on local housing survey [Glenn County 2021 Annual Progress Report]), as well as 26 units completed in 2021 (1 very low income, 10 low income, 5 moderate income, and 10 above moderate income with affordability based on local housing survey [Glenn County 2021 Annual Progress Report]). The affordability of these units is based on County staff research, including 1) conversations with permit applicants to determine use, price and rental of units, 2) valuations (mobile homes and manufactured homes with low valuations were assumed to be very low (valuations less than \$30,000) and low income units (valuations less than \$60,000) as the rental rates for these units would be similarly low, and 3) review of sales and rental data on Zillow for units that were sold or rented.

**Figure IV-1A: Inventory of Residential Sites – Unincorporated Orland Area**



Figure IV-1B: Inventory of Residential Sites – Unincorporated Willows Area

**Figure IV-1C: Inventory of Residential Sites – Hamilton City**

Figure IV-1D: Inventory of Residential Sites - Artois

Figure IV-1E: Inventory of Residential Sites – Elk Creek

## V AFFIRMATIVELY FURTHERING FAIR HOUSING

### A. INTRODUCTION

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”. These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in their community. Pursuant to State Housing Element Law (Government Code section 65584, et seq.), the California Department of Housing and Community Development (HCD) is required to provide the determination of the region’s existing and projected housing need and a RHNA Plan to countywide regions not represented by council of governments (COGs). Increasing the availability of affordable homes, ending homelessness, and affirmatively furthering fair housing continues to be a priority for the State of California. As such, the County considers its role in addressing issues of regional concern like regional patterns of segregation, homelessness, and farmworker housing as part of this 6<sup>th</sup> Cycle Housing Element. This section also includes an analysis of sites pursuant to AB 686 which demonstrates that the identification of sites to accommodate the County’s RHNA affirmatively further fair housing in Glenn County and support the County’s long-standing commitment to ensuring that a variety of housing options are available to households of all income levels. It is noted that this is the County’s first document developed to address affirmatively furthering fair housing and there is limited data available at the County level on some of the topics. Where there are data gaps, the Housing Plan addresses collecting additional data to identify and track fair housing issues.

### B. FAIR HOUSING NEEDS ASSESSMENT

This section contains an analysis of demographic, housing, and specifically fair housing issues for Glenn County. While the County’s demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in previous sections of this Background Report, this section focuses on demographics and income related to protected classes, lower income and poverty-level households and also incorporates information from community engagement and outreach used to develop this Housing Element, including community outreach efforts completed during Housing Element preparation as well as other community outreach efforts recently completed by the County. Community outreach efforts completed as part of this Housing Element update are described in more detail in the Community Participation section of the Housing Plan.

The Glenn County Community Action Department serves as the lead agency for the Colusa-Glenn-Trinity Community Action Partnership (CGTCAP). In 2019, CGTCAP conducted a study of the needs of low-income people in its communities to assist the CGTCAP in planning, developing, and delivering community activities, services, and initiatives. As part of the study, CGTCAP conducted a survey of 494 individuals. Of the 494 individuals who indicated the community they live in, about 55% or 272 individuals reported living in Glenn County. The majority of those who completed the survey were between the ages of 25 and 54 and 86% of those surveyed spoke English most often with Spanish representing the majority of those speaking a language other than English. When asked “When you think about your family, neighbors, colleagues, and community members, what are the most pressing issues they face?”, the majority of residents identified income or job instability (152 residents) and Housing instability or affordability (145 residents). Additionally, when asked “What do you think is the main reason for poverty in your community?”, the top five responses were identified as 1) jobs are just not available, 2) substance abuse issues, 3) lack of training or specialized skills, 4) lack of child care, and 5) insufficient education. Those that completed the survey also noted that housing costs are not

affordable to people living in Glenn County, with most residents paying more than they can comfortably afford for housing each month<sup>5</sup>.

More recently, the CGTCAP prepared the 2021 Community Needs Assessment, which included additional community outreach efforts to identify the current needs in the community. In preparation for the 2021 Community Needs Assessment, the CGTCAP staff put together a small workgroup to assess community data, specifically that associated with community demographics for the tri-county region. As part of the 2021 Community Needs Assessment, the Glenn County Community Needs Assessment Team (GCCNA) facilitated a Glenn County Stakeholders Zoom Meeting on March 17, 2021. In attendance were representatives from private businesses, faith-based organizations, the education system, the County Government, the City Government, and the Board of Supervisors. The GCCNA team facilitated Zoom Breakout Rooms to discuss established questions regarding outreach services, challenges to providing services to the vulnerable population, and best coordinate assistance for the County. During the Zoom Breakout Rooms, the GCCNA team tracked the frequency of topics discussed to identify areas of most concern for the community, which included mental health and wellness, housing affordability and availability, youth homelessness and education, substance abuse and domestic violence, and instability in the workforce and skills needed. In addition, the GCCNA team conducted polls during the meeting to further identify community needs and concerns. When asked “What are the most pressing issues for the Community?”, the top five responses were identified as 1) housing affordability, 2) mental health/wellness, 3) income/job stability, 4) education/skills needed, and 5) substance use disorder, mirroring the frequency of topics discussed in the breakout groups. Additionally, when asked “When you think about youth in the community, what are the most pressing issues they face?”, the top five responses were identified as 1) education or skills needed, 2) housing instability and availability, 3) mental health and wellness, 4) assistance to live independently, and 5) income or job stability. Comparing the 2019 and 2021 outreach completed by CGTCAP, it appears that community needs remained the same, highlighting that community needs still have not been met; however, it is noted that the 2021 Community Needs Assessment identified that COVID-19 intensified the discussion of several issues such as suicide and substance abuse and created barriers to providing services<sup>6</sup>.

As described in the Housing Element Housing Plan, the Housing Element Update process began in 2021. While past Housing Elements have included public and stakeholder workshops to gather data, the novel coronavirus (also known as COVID-19) resulted in shelter-in-place and social distancing requirements that have precluded in-person workshops for the development of this 6<sup>th</sup> Cycle Housing Element. COVID-19 presented a number of challenges to the County’s public participation program and ultimately contributed to a lack of participation in the housing element process by all economic segments. In response to the increase in virtual activities, the County provided both in-person and virtual options for participation in the Housing Element Update. The County held ~~two~~ three in-person workshops to obtain community input on housing needs and priorities, provided an overview of the Housing Element Update on the General Plan Update website, and conducted a survey to obtain information from persons that may not attend a workshop but are interested in participating in the process.

The County conducted public outreach for meetings and activities through several methods, including notices posted at the Planning and Community Development Services Agency Office Department of Community Services office (inside and outside) and the Memorial Hall in Willows, notices on the County’s website, notices on the County’s General Plan Update website, and posts on the County’s social media accounts, including Facebook, Instagram, Health and Human Services Agency, Office of Emergency Services/Sheriff’s Department, and “What’s going on in Willows”.

Notices and announcements were sent to a range of stakeholders, including service providers and housing developers, to assist in reaching out to their organizations and clients. Notices for the Housing Element Update included a QR code linking to the survey. In addition to requesting stakeholder assistance, each notice identified a staff contact (e-mail and phone number) that could be contacted for more information or for special assistance or disability-related accommodation. While County staff,

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5 Glenn County. July 2019. 10-Year Plan to End Homelessness [Appendix 2]. Available at: [https://www.countyofglenn.net/sites/default/files/Glenn%20County%20Homelessness%20Plan\\_Final%20July%202019\\_0.pdf](https://www.countyofglenn.net/sites/default/files/Glenn%20County%20Homelessness%20Plan_Final%20July%202019_0.pdf)

6 Glenn County Community Action Department. 2021. 2022/2023 Community Needs Assessment and Community Action Plan. Available at: [https://www.countyofglenn.net/sites/default/files/2022-2023%20CGTCAP%20Community%20Action%20Plan%20-%20draft\\_0.pdf](https://www.countyofglenn.net/sites/default/files/2022-2023%20CGTCAP%20Community%20Action%20Plan%20-%20draft_0.pdf)

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including a Spanish-speaking staff member, were available to provide additional information or assistance, the County did not receive any requests for assistance. No translation services were requested for or at any of the meetings.

The workshops were held in multiple locations in the County and at different times of day to provide multiple and wide opportunities for participation:

- [Housing Workshop #1 – August 18, 2021, 4:45 p.m.](#)  
[Glenn County Planning Department Conference Room, Willows](#)
- [Housing Workshop #2 – September 1, 2021, 5:00 p.m.](#)  
[Glenn Success Square Conference Center, Orland](#)
- [Planning Commission Workshop – January 19, 2022, 9:00 a.m.](#)  
[Board of Supervisors Chambers, Willows](#)

The housing needs survey was designed as a detailed survey available in both English and Spanish that could be conducted on-line and a separate on-line survey was disseminated to housing stakeholders. The housing needs survey included questions related to whether the respondent had experienced housing discrimination and potential fair housing needs and concerns.

Of the 90 respondents, 11% of respondents indicating that they had been discriminated against when trying to rent housing and 6% of respondents indicating they had been discriminated against when trying to purchase housing. When asked to rank populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Glenn County, respondents identified the following as the highest priorities include the following, in order of importance:

- Seniors
- Single parent head of households
- Persons with a disability
- Large families
- Farmworkers
- Homeless persons or at-risk of homeless

Respondents identified their race/ethnicity as White/Non-Hispanic (80%), Hispanic (12%), Native American (5%), and Other (3%).

When asked to identify whether specific characteristics applied to their household, respondents identified: the presence of children under 18 (50%), adults 55-64 (35%), age 65 or older (27%), large families of 5 or more people (24%), household member with a non-developmental disability (16%), single female head of household with children (14%), household member with a developmental disability (6%), and single male head of household with children (4%).

When asked to identify housing challenges, survey respondents identified the following:

Issue	Yes	No
I am concerned about my rent going up to an amount I can't afford.	32.79%	67.21%
I struggle to pay my rent or mortgage payment.	23.81%	76.19%
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	11.29%	88.71%
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	20.97%	79.03%
I am concerned that I may be evicted.	14.52%	85.48%
I need assistance finding rental housing.	19.67%	80.33%



My home is not big enough for my family or household.	19.67%	80.33%
My home is in poor condition and needs repair.	32.26%	67.74%
There is a lot of crime in my neighborhood.	14.29%	85.71%
I have been discriminated against when trying to rent housing.	11.29%	88.71%
I have been discriminated against when trying to purchase housing.	6.45%	93.55%
I need assistance with understanding my rights related to fair housing.	11.29%	88.71%

In addition to the public outreach workshops and survey, key stakeholders, agencies, and organizations were contacted for input to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately. Understanding the potential lack of participation from community members of protected classes, Glenn County targeted stakeholders, agencies, and organizations that represent protected class members, such as lower income households, persons with disabilities, persons 65 years of age or older, female-headed households, farmworkers, and residents experiencing homelessness, to gain a better understanding of fair housing concerns. This included community-based and other organizations that represents protected class members and that serve special needs groups, including:

- California State University, Chico
- Capay Joint Union Elementary School District
- First 5 Glenn County
- Homeless Management Information Support Contractor
- Glenn County McKinney-Vento/ Foster Youth Services
- Glenn County Veterans Services
- Glenn County Behavioral Health
- Glenn County Community Action Department
- Glenn County Agricultural Department
- Glenn County Environmental Health
- Glenn County Health & Human Services Agency
- Glenn County Office of Education
- Glenn County Farm Bureau
- Habitat for Humanity
- Hamilton Unified School District
- Housing Developer - CHIP Housing
- Housing Developer - DHI Holdings Inc
- Housing Developer - Rural Community Housing Development
- Lake Elementary School District
- Nation's Finest (formerly Veterans Resource Center)
- North Valley Indian Health
- Orland Unified School District
- Plaza Elementary School District
- Princeton Joint Unified School District
- Realtor
- Stony Creek Joint Unified School District
- TriCounties Community Action Partnership (nonprofit)
- UC Cooperative Extension Glenn County
- Unity House/Unity in Recovery
- Veteran Resource Center
- Volunteer with Public Health
- Westside Domestic Violence Shelter (WDVS)
- Willows Chamber of Commerce
- Migrant Education - BCOE Oroville Area
- Willows Unified School District

These key stakeholders, agencies, and organizations were asked to participate and assist in two ways. First, to provide outreach assistance by sharing information about the Housing Element Update and community survey with their service population. Second, by identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community. Stakeholders expressed concern regarding a variety of fair housing issues, with low income, bad credit, evictions, bad rental history identified as the primary barriers identified to finding or staying in housing. Other barriers identified as physical disabilities, mental health, and alcohol or drug issues. Please see the Community Participation discussion in the Housing Plan for a detailed overview of stakeholder input related to housing needs by special needs population, services and actions needed to provide or improve housing and human services, and actions needed to improve access to regional services.

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In addition, the Glenn County Community Action Department serves as the lead agency for the Colusa-Glenn-Trinity Community Action Partnership (CGTCAP), which . In preparation for the 2021 Community Needs Assessment, the agency staff put together a small workgroup to assess community data, specifically that associated with community demographics for the tri-county region.

As described in the Housing Plan, the Public Review Draft Housing Element was made available for public review and comment on December 21, 2021 for a 38-day period. Notices were sent to key stakeholders, agencies, and organizations identifying the length of the public review period-(comments requested by January 28, 2022), requesting their input on housing needs and constraints, and sharing flyers (provided in English and Spanish) with their clients, organizations, and other parties. The County also posted the flyer as previously described for the posting of notices and information for the Housing Element Update. In addition to providing the Draft Housing Element on the County's General Plan Update website and a link to the information on the County's website, the County posted physical copies of the notice of availability of the Draft Housing Element and provided a physical copy of the Draft Housing Element for review at locations throughout the County to encourage wide participation and input:

- [Glenn County Planning & Community Development Services Agency -225 North Tehama Street, Willows](#)
- [Glenn County Board of Supervisors Office - 525 West Sycamore Street, Willows](#)
- [Elk Creek Branch Library - 120 Church Street, Elk Creek](#)
- [Bayliss Branch Library - 7830 Road 39, Glenn](#)
- [Hamilton City CSD Office - 211 Main Street, Hamilton City](#)
- [Orland Free Library - 333 Mill Street, Orland](#)
- [Willows Public Library - 201 N. Lassen Street, Willows](#)

No public comments were received on the Draft Housing Element.

To ensure meaningful, frequent, and ongoing community outreach is fostered and continued during this 6<sup>th</sup> Cycle planning period, Glenn County has included Program HE.2 to encourage community participation in updates to community plans, the zoning code, other planning and development regulations, and in housing-related activities. Outreach and efforts to affirmatively further fair housing are addressed in Program HE.6.

### **1 FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY**

Fair housing for the unincorporated communities of Glenn County is addressed at both the local and regional level. Resources for enforcement and outreach are discussed below.

#### **Enforcement**

The Glenn County Community Action Department (CAD) [of the Glenn County Health and Human Services Agency \(HHSA\)](#) serves as the Lead Agency for the Colusa-Glenn-Trinity Community Action Partnership and the Dos Rios Continuum of Care, which serves the counties of Colusa, Glenn, and Trinity. [The CAD inform individuals to contact Legal Aide of Northern California for any fair housing issues or, if applicable, they are referred to the Environmental Health Division of the Planning & Community Development Services Agency. The County has not had any fair housing complaints during 5th Cycle. Further, the County does not have any enforcement actions, lawsuits, or judgements related to fair housing.](#)

The Glenn County CAD manages a variety of grant-funded programs, including emergency services, housing services, income and employment, and community services and development for vulnerable, low-income seniors, youth, and families. The Glenn County CAD provides the staffing and resource support for housing and homelessness programs within Glenn County and provides open lobby hours from 10:00 am to 4:00 pm Monday through Friday at the Business and Resource Center located at 125 E Walker Street in the City of Orland. During open lobby hours, residents may meet with Glenn County CAD staff to discuss fair housing concerns, report substandard housing, and apply for housing programs, such as the Housing Rehabilitation, Housing Weatherization, Utility Assistance, and First-Time Homebuyers programs. The Glenn County Environmental Health Department and Code Enforcement Officer generally respond to substandard housing complaints to determine whether an existing structure meets Health and Safety Standards and is therefore suitable for living. It is noted that unincorporated residents, especially lower-income residents,

may have a difficult time accessing services or receiving fair housing information from the Glenn County CAD due to open lobby hours occurring during typical work hours.

Additionally, Glenn County implemented a 211 Helpline to connect people with essential health and human services and provide help to all Glenn County residents. [The County performs outreach to let residents know about the County's 211 number. 211 outreach is conducted online through the social media platforms of HHS and linked on the Glenn County Website. Also, there are hard copy materials such as mailers, flyers, and posters throughout HHS and its Community Action Department facilities and are made available for any agency partner. When present at community events, the materials and information are presented to the public/community.](#)

The 211 Helpline provides information on the following topics: housing and shelter mental health and addiction, health insurance, prevention programs, family services, veteran services, food and basic needs, legal services, disaster services, transit trip planning, and medical care. The 211 Helpline is available 24-hours a day, 7 days a week<sup>7</sup>. The 211 Helpline provides fair housing educational materials and provides contact information for the LSNC, County Code Enforcement, Glenn County Housing, and State Department of Housing and Community Development to ensure residents in the unincorporated communities have access to available fair housing resources. However, it is noted that residents may not be aware of the 211 Helpline, which limits a resident's ability to access fair housing information. Additionally, County staff does not receive regular training related to fair housing rights and requirements.

Fair housing inquiries at the County are typically referred to Legal Services of Northern California's (LSNC's) Butte Regional Office, which serves the Counties of Butte, Colusa, Glenn, and Plumas. The LSNC is a non-profit organization that provides free civil legal assistance to low-income and other vulnerable populations in 23 counties, including Glenn County and the residents of the unincorporated communities. In addition, the California Department of Fair Employment and Housing (DFEH) is the state agency charged with enforcing California's civil rights laws and handles discrimination complaints, providing independent investigation of the facts and legal issues and working to resolve disputes, where appropriate.

The LSNC engages in complex, sophisticated advocacy—through litigation, legislation, administrative advocacy, and community development work—which has a significant positive impact for their entire client community. LSNC's service priorities are the preservation of housing, health care, enhancing economic stability, support for families, family safety and stability, civil rights, education, and serving populations with special vulnerabilities. For housing cases, LSNC assists clients with the creation and preservation of low-income housing, tenants rights, evictions and lock outs, foreclosures, quality of housing, mobile homes, mitigation of homelessness, termination of utilities, unsafe housing, and loss of shelter because of natural disasters. Unincorporated Glenn County's residents who are 60 years old or older or meet LSNC's income threshold are eligible to receive free fair housing legal services from LSNC. To meet LSNC's income threshold, unincorporated Glenn County's residents would need to be below the asset limit and below 125% of the Federal Poverty Guidelines (or \$15,950 for a single-person and \$32,750 for a family a four) or below 200% of the Federal Poverty Guidelines with monthly deductions. According to LSNC's 2020 Annual Report, the LSNC managed 11,054 total cases in 2020, which included 5,340 housing cases. LSNC does not provide the County with a report that identifies the number of inquiries, specific concerns, and resolution to inquiries made by residents and landlords in the unincorporated communities.

The HCD Affirmatively Furthering Fair Housing Data Viewer (AFFH Viewer) provides information regarding federal Fair Housing and Equal Opportunity (FHEO) cases by County for the 2006 to 2020 period. The AFFH Viewer indicates that there were ~~zero~~<sup>4</sup> cases filed in Glenn County in the 2006-2010 period. Additionally, in the 2020 period (which is indicated to reflect 2006-2020), there were zero cases filed. Additionally, according to the California Department of Fair Employment and Housing 2019 Annual Report, 934 housing complaints were filed in 2019, with the top basis for housing complaints surrounding disability (35%),

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<sup>7</sup> Glenn County. 2018. Glenn County Health and Human Services 2017-2018 Annual Report. Available at: [https://www.countyofglenn.net/sites/default/files/Health\\_%26\\_Human\\_Services/Annual%20Report%20Fiscal%20Year%202017-18.pdf](https://www.countyofglenn.net/sites/default/files/Health_%26_Human_Services/Annual%20Report%20Fiscal%20Year%202017-18.pdf)

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retaliation (12%), and race (12%)<sup>8</sup>. Of the 934 housing complaints filed in 2019, zero were from Glenn County residents. The majority of housing complaints filed in 2019 were from more metropolitan counties, including the counties of Los Angeles (222), San Diego (72), and Sacramento (66). Therefore, there appears to be adequate capacity to respond to the complaints made. However, additional outreach and education is needed, and annual training of County staff should occur to ensure fair housing practices are maintained in Glenn County.

It is noted that the California DFEH does not make data readily available related to fair housing inquiries, specific concerns, and outcomes; if made available, this information would be invaluable to local jurisdictions, residents, and landlords in identifying areas with high incidences of fair housing concerns and opportunities for community education regarding specific topics of concern. The County has requested that the HCD coordinate with the California Department of Fair Employment and Housing to include this information at the local level in HCD’s AFFH Viewer to assist local jurisdictions with better understanding fair housing needs.

The County implements policies and practices to further fair housing. The County’s prior Housing Elements have included programs and policies to provide fair housing opportunities to all people, for example Program HE.O.41 addressed reasonable accommodation to ensure access to housing for persons with a disability and Program HE.O.45 addressed how to handle discrimination complaints. The County’s fair housing practices include compliance with fair housing laws and regulations as described in Table V-1 below:

<b>Table V-1. Compliance with Fair Housing Laws</b>		
<b>Law</b>	<b>Description</b>	<b>Compliance</b>
<a href="#">FEHA</a>	<p><a href="#">The FEHA applies to public and private employers, labor organizations, and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics.</a></p> <p><a href="#">The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners on the basis of protected characteristics.</a></p> <p><a href="#">It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.</a></p>	<p><a href="#">In its local practices, the City requires all development projects assisted with City funding to comply with the FEHA. The City achieves compliance with employment requirements through strict enforcement in hiring practices and regular training of and by Human Resources staff.</a></p> <p><a href="#">Through the Urban County CDBG annual funding, the City obtains fair housing enforcement, education, and outreach services through Fair Housing Advocates of Northern California (FHANC). The City refers all parties with concerns related to housing discrimination to FHANC.</a></p>
<a href="#">Government Code Section 65008</a>	<a href="#">Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the</a>	<a href="#">Compliance is achieved by uniform application of the City’s codes, regulations, policies, and practices,</a>

8 California Department of Fair Employment and Housing. 2020. 2019 Annual Report. Available at: [https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2020/10/DFEH\\_2019AnnualReport.pdf](https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2020/10/DFEH_2019AnnualReport.pdf)

<b>Table V-1. Compliance with Fair Housing Laws</b>		
<b>Law</b>	<b>Description</b>	<b>Compliance</b>
	<p>enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.</p> <p>For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.</p>	<p>including development standards, design guidelines, application submittal requirements, fees and approval findings.</p>
<p><a href="#">Government Code Section 8899.50</a></p>	<p>Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.</p>	<p>Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 2023-2031 Housing Element Housing Plan describes how each Program addresses fair housing issues and contributing factors.</p>
<p><a href="#">Government Code Section 11135 et seq.</a></p>	<p>Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.</p>	<p>Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.</p>
<p><a href="#">Density Bonus Law (Gov. Code, § 65915.)</a></p>	<p>Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.</p>	<p>Compliance is achieved by administration of Martinez Municipal Code Chapter 17.570 – Affordable Housing Density Bonuses, which provides for compliance with Government Code Section 65915 et seq.</p>
<p><a href="#">Housing Accountability Act (Gov. Code, § 65589.5.)</a></p>	<p>Provides that a local agency shall not disapprove a housing development project, for very low-, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low-, low-, or moderate-income</p>	<p>Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the City is in the process of preparing objective development</p>

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<b>Table V-1. Compliance with Fair Housing Laws</b>		
<b>Law</b>	<b>Description</b>	<b>Compliance</b>
	<u>households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.</u>	<u>standards to facilitate an objective and equitable review of applicable projects.</u>
<u>No-Net-Loss Law (Gov. Code, § 65863)</u>	<u>Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's RHNA allocation, especially for very low-, low-, and moderate-income households.</u>	<u>The City's 2023-2031 Housing Element identifies a surplus of sites with a capacity to accommodate the City's RHNA allocation. The City also identified additional sites for accommodating any shortfall that may occur with respect to anticipated development density capacity, that may be added to the site list if necessary.</u>
<u>Least Cost Zoning Law (Gov. Code, § 65913.1)</u>	<u>Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.</u>	<u>Compliance is achieved through adoption of the City's comprehensive General Plan Update and the implementation of Housing Element Housing Plan Programs which commit the City to completing the rezoning of sites identified to accommodate the City's RHNA at densities and intensities consistent with those specified by site in Appendix A.</u>
<u>Excessive Subdivision Standards (Gov. Code, § 65913.2.)</u>	<u>Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: (a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. (b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated.</u>	<u>Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.</u>

Table V-1. Compliance with Fair Housing Laws		
Law	Description	Compliance
	<p><u>(c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.</u></p>	
<p><u>Limits on Growth Controls (Gov. Code, § 65302.8.)</u></p>	<p><u>Provides that, if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the housing opportunities of the region. The findings shall include all of the following:</u></p> <p><u>(a) A description of the city's or county's appropriate share of the regional need for housing.</u></p> <p><u>(b) A description of the specific housing programs and activities being undertaken by the local jurisdiction to fulfill the requirements of subdivision (c) of Section 65302.</u></p> <p><u>(c) A description of how the public health, safety, and welfare would be promoted by such adoption or amendment.</u></p> <p><u>(d) The fiscal and environmental resources available to the local jurisdiction</u></p>	<p><u>The City's draft Housing Element and the elements in the City's adopted General Plan do not include any provisions which further limit (relative to the current Housing Element and prior General Plan) the development of housing, except such provisions as may be required by state or federal laws.</u></p>
<p><u>Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)</u></p>	<p><u>Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.</u></p> <p><u>Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further</u></p>	<p><u>Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.</u></p>



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<b>Table V-1. Compliance with Fair Housing Laws</b>		
<b>Law</b>	<b>Description</b>	<b>Compliance</b>
	<a href="#">fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</a>	

**Public Education**

Fair housing outreach and education efforts are currently limited in Glenn County, representing a potential impediment to fair housing. While the County provides information regarding substandard housing and fair housing services on their website, the information may be difficult to find and information regarding fair housing rights is not regularly maintained at various County offices that regularly serve lower income and potentially disadvantaged members of the community. Further, the public education provided by LSNC may not be adequate to disseminate information related to fair housing rights and methods to file a complaint among the County’s unincorporated communities. In addition to general outreach and education efforts to ensure community, stakeholder, developer, and landlord awareness of fair housing laws, it is also important to ensure that assisted units in the County are made aware of fair housing requirements. Federal and state funding programs, such as CDBG, HOME, LIHTC, and other programs, require that any assisted residential projects comply with fair housing laws as part of the funding agreement. While much of the County’s affordable housing receives federal or state assistance and is made aware of fair housing requirements through the agreement, additional moderate and lower income units would not be subject to a standard agreement associated with state and federal funding. This may inadvertently reduce fair housing outreach and compliance efforts ~~associated with inclusionary units.~~

**Findings**

While appears to be adequate capacity for LSNC and DFEH to respond to fair housing inquiries, based on the data available ~~regarding identifying very few~~ Countywide fair housing ~~complaints (0 made to the County and 4 cases filed by FHEO from 2006 through 2020)ases,~~ additional outreach and education is needed, particularly at the local level. ~~While the County has capacity for outreach through its 211 Helpline, a~~Annual training of County staff should occur to ensure fair housing practices are maintained in the unincorporated communities and ~~outreach should be performed. To ensure the community is educated regarding fair housing laws, the County should perform outreach through making~~ information ~~should be made~~ available at County buildings in the unincorporated communities, such as libraries or community centers, on the County’s website, and via the County’s social media on a regular basis to ensure the community is aware of fair housing rights and methods to address fair housing concerns. Fair housing information should be provided on the County’s website separately from information on substandard housing as fair housing issues may be related to discrimination or other concerns that do not relate to substandard housing. ~~The County should also coordinate with LSNC to provide an annual fair housing workshop to provide adequate outreach and education directly to the community. The County’s inclusionary housing program should also be revised to ensure that fair housing requirements are included in each inclusionary housing agreement.~~

Additionally, as discussed in Section II (Housing Needs), agriculture is the largest industry in Glenn County and the incorporated cities have multiple affordable farmworker housing projects, resulting in a large farmworker population. Due to the high percentage of farmworkers and Hispanic populations in the County, it is also essential that future outreach is provided in both English and Spanish to ensure equal access to resources and opportunities. Language barriers result in substantial challenges for residents to access fair and adequate housing. As described in Program HE.6, the County will continue to affirmatively further fair housing through conducting fair housing enforcement and regular community outreach and education to promote understanding of, and

compliance with, fair housing laws. The County will train staff regarding fair housing laws and will encourage community involvement in County planning efforts.

## 2 ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Glenn County. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Glenn County and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

### LOCAL DATA AND KNOWLEDGE

It is recognized that segregation and discriminatory practices have occurred throughout the nation. County staff and local/regional service providers were surveyed to identify housing issues, including fair housing concerns, for Glenn County. Very little data regarding fair housing issues relevant to Glenn County has been collected historically. A number of factors can affect the demographic and socio-economic makeup of a community.

### Zoning, Second Units, and Minimum Unit Sizes

Glenn County has allowed residential development by-right for many years, with zoning for residential uses based primarily on the availability of water and sewer service (traditionally areas without community water and sewer systems have had predominantly agricultural and low density residential zoning) and communities served by water and sewer systems have had a range of single family and multifamily zoning. Historically, Glenn County's zoning requirements included a minimum unit size of 700 s.f. for single family units. Recognizing that this may be an impediment to providing smaller, affordable units, the County decreased the minimum size for residential units in 2017 to that efficiency unit size required by Health and Safety Code Section 17958.1, which requires a minimum floor area of 150 s.f. for efficiency units.

To accommodate a range of incomes in areas with less water and sewer service, Glenn County has allowed development of a second residential unit by-right and updated its Development Code in 2017 to allow second units with minimal standards. Second units include an efficiency unit as defined by Health and Safety Code Section 17958.1, which provides for small units, and manufactured homes in order to accommodate inexpensive housing options. The County does not impose a maximum size and waives parking if there is not space to park one vehicle. The County's provisions for these lower-cost units have resulted in development of second units, mobilehomes, and manufactured homes that provide affordable housing opportunities. The County's APRs have identified these types of units with affordability at the very low, low, and moderate income levels, based on local surveys conducted of housing costs.

As part of its recent General Plan Update, adopted in 2023, the County identified additional areas to accommodate higher density mixed use development and multifamily residential development in order to expand the variety of unit types in the County and encourage deed-restricted affordable units. Several of these sites will be used to accommodate the County's RHNA, as discussed in Chapter IV and in Housing Plan Program 4.

### Community Investments

Through its capital improvement program, the County invests in areas in need of improved services, transportation, and accessibility. In each capital improvement cycle, the County identifies areas in need of accessibility improvements, typically sidewalk connectivity as well as ramps for community locations, to ensure community roads and facilities, including parks, are accessible to all persons and also ensures roads and public facilities are maintained and operational.

The County funds fixed route transit service from Willows to Chico, with transit services focused on areas with larger population centers including Willows, Artois, and Hamilton City. In order to improve access to transit, jobs, and services, the service also allows users to request a deviation of up to ¼ of a mile from the fixed route provided arrangements are made with the transit

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operator in advance of the trip. Transportation assistance is also available for low income persons, seniors, and persons with a permanent disability through Dial-a-Ride and Volunteer Medical Transit.

Glenn County has worked with local districts providing water and sewer service to ensure that the districts can accommodate existing and planned housing. The County recently worked with the Artois CSD to obtain a grant to rehabilitate one of its wells and to extend water services to existing homes served by wells, to increase water supply reliability. The system improvements will also assist the CSD with accommodating water service to new development.

The County has not traditionally tracked its capital improvements and community investments through the lens of fair housing. Program 21 in the Housing Plan addresses this issue and ensures that the County's programs will include investments to improve place-based resources and access to opportunity in lower resource areas.

### Service Providers

Twelve service providers, non-profits, and housing providers responded to the Housing Element Stakeholders Survey. While the majority did not identify fair housing issues (assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues) as a primary need of the general population, fair housing assistance was identified as a higher need for persons with a disability, female-headed households, and persons in need of emergency shelter. The primary barrier to housing identified in the Stakeholder and Service Provider Survey was a shortage of affordable housing, the need for safe and sanitary housing, and housing with reduced barriers for persons with mental health, addiction, and homeless issues.

### Racially Restrictive Covenants

Restrictive covenants were used to stabilize the property values of white families and caused segregation of neighborhoods. Beginning in 1934, the Federal Housing Authority recommended the inclusion of restrictive covenants in the deeds of homes it insured. Racially restrictive covenants made it illegal for African Americans, as well as other people of color, to purchase, lease rent, or use homes (unless as a servant).

In a landmark 1948 ruling, the Supreme Court deemed all racially restrictive covenants unenforceable. While Titles VIII and IX of the 1968 Civil Rights Act, also known as the Fair Housing Act, prohibited discrimination in the sale, rental, and financing in housing-related transactions based on race, color, national origin, religion, sex, disability, marital status, and familial status, it is anticipated that restrictive covenants continue to remain in property deeds throughout Glenn County, including its cities.

To address this issue, the Glenn County Clerk-Recorder has implemented a Restrictive Covenant Modification (RCM) program, which includes review of documents to identify unlawful language and provides for a modification document to be recorded with the unlawful covenant language stricken, where a property owner submits their title documents for such a change and the existence of unlawfully restrictive language is confirmed by County Counsel. However, most people are not even aware that these covenants exist. Through the RCM program, the County will:

- Identify unlawfully restrictive covenants
- Redact unlawfully restrictive covenants
- Track identified illegal restrictive covenants
- Establish a timeline to identify, track, and redact unlawfully restrictive covenants
- Make index of recorded RCM documents available to the public
- Maintain original non-redacted recording
- Provide status reports to the County Recorders Association of California

### REDLINING

Separate from racially restrictive covenants, the Home Owners Loan Corporation mapped regions and "redlined" areas, depicting "best" areas in green, "still desirable" in blue, "definitely declining" in yellow, and "hazardous" in red. This practice was known as "redlining". The County and consultant team are not aware of any known redlining maps that include Glenn County.

## FINDINGS

The County's efforts to reduce barriers to development in predominantly single family areas with limited water and sewer service have resulted in a greater variety of housing typologies, including second units, mobilehomes, and manufactured homes which have resulted in providing housing accessible to persons at a range of income levels and with a variety of housing needs. The Housing Plan includes programs to further remove barriers to housing, including housing for persons with a disability, farmworker housing, and accessory dwelling units, that will continue to support a variety of housing types throughout the County. Equal and fair housing access is hampered by the need for households to have access to information regarding available services; the Housing Plan includes measures to increase access to fair housing services, affordable housing opportunities, and access to housing for persons with special housing needs. There is a need to ensure that capital improvements and County investments are made in lower resource areas that improve place-based resources and access to opportunities; Programs 6 and 21 in the Housing Plan address this issue. The County is in the process of addressing RCMs and no further action is needed in this area.

## INTEGRATION AND SEGREGATION PATTERNS AND TRENDS

To inform priorities, policies, and actions, Glenn County has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in unincorporated Glenn County that experience the highest levels of segregation.

### Dissimilarity Index

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number between 30 and 60 indicates moderate similarity and community segregation while an index number above 60 is considered to show high similarity and a segregated community.

There are a number of reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, discussions regarding segregation are complicated and there is not a "one size fits all" approach to addressing patterns of racial segregation.

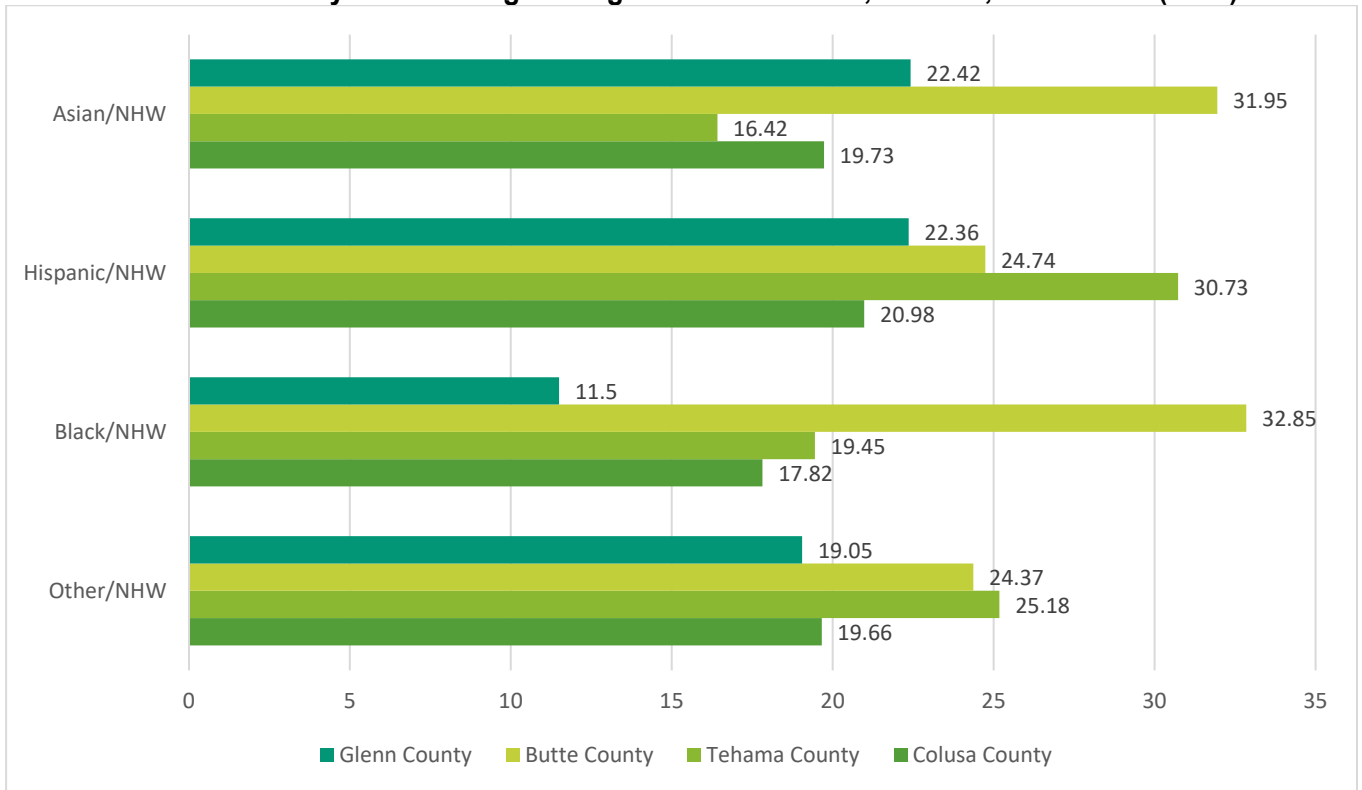
Figure V-1 compares the dissimilarity between each of the identified race and ethnic groups and Non-Hispanic White population in 2010 in Glenn County to the dissimilarity of the neighboring counties of Butte (to the east), Tehama (to the north) and Colusa (to the South). In 2010, the White (not Hispanic or Latino) population within Glenn County made up over half (57.4%) of the County's population. The higher scores indicate higher levels of segregation among those race and ethnic groups. The County does not have any racial or ethnic groups with scores higher than 60 (indicating high similarity and segregation). All identified race and ethnic groups exhibit low levels of dissimilarity and segregation in Glenn County (scores less than 30). The highest levels of segregation within Glenn County are Hispanic (22.36%), but it is noted this dissimilarity score still points to low levels of overall dissimilarity and segregation in Glenn County (scores less than 30).

When compared to the neighboring county of Butte, Glenn County exhibits lower levels of dissimilarity and segregation than Butte County for all populations, which could be due in part to CSU Chico attracting a diverse student population to Butte County. Additionally, compared to Tehama County, Glenn County exhibits lower levels of dissimilarity and segregation, when considering the populations identifying as Hispanic, Black, and Other. The Asian population in Glenn County exhibits a higher level of dissimilarity than Tehama County, which could be due in part to Glenn County having a larger percentage of Asian residents in Glenn County than in Tehama County. However, the index is still on the lower level of moderate segregation (less than 30).

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Conversely, when compared to the neighboring county of Colusa, Glenn County generally exhibits similar levels of dissimilarity and segregation for populations identifying as Asian, Hispanic, and Other, but lower levels of dissimilarity and segregation for populations identifying as Black, which could be due in part to the very small population of Black residents in Glenn County. Overall, these patterns indicate that in general, Glenn County is less dissimilar and more integrated for most of the identified racial and ethnic groups, and the County’s most dissimilar communities (Asian and Hispanic) still exhibit low levels segregation (less than 30).

**Figure V-1: Dissimilarity Index for Race and Ethnic Groups with Non-Hispanic Whites (NHW) – Glenn County and the Neighboring Counties of Butte, Tehama, and Colusa (2010)**



Source: HCD, AFFH GIS Map 18 – Racial/Ethnic Dissimilarity Trends (2010). Access <https://egis.hud.gov/affht/>

The Dissimilarity Index is not available at the Census tract level, so Neighborhood Segregation data has also been reviewed to identify areas of dissimilarity or segregation. As shown in Figure V-2, the County does not have any areas that are mostly a single race. The unincorporated communities generally west of (i.e., Elk Creek, Fruto, etc.) and along (i.e., Artois, Bluegum, Logandale, Norman) Interstate 5 have predominately Other-White populations, while areas around the incorporated cities of Orland and Willows and the unincorporated communities generally along State Routes 32 (i.e., Hamilton City) and 45 (i.e., Ord Bend, Glenn, Codora, Butte City, etc.) have predominately Latinx-White populations. There are no regional averages for the Neighborhood Segregation data. While there are no mostly White areas in Glenn County or the neighboring counties of Tehama and Colusa, Butte County to the east contains over 10 census tracts that are mostly White, generally located around the unincorporated communities of Magalia and Paradise, as well as areas east of Chico and Oroville. While Butte County contains the majority of mostly White census tracts in the region, it also exhibits the most diversity with multiple neighborhoods and areas with three or more races as well as one area labeled as four or more races.

**Diversity Index**

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri’s Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity,

and 70-85 represent high diversity. As shown in Figure V-3, Countywide Diversity Index, there generally appears to be higher diversity index scores throughout the unincorporated County, with the highest diversity index scores (>85) located in an area just outside of the City of Willows to the northwest. The lowest diversity index scores within the unincorporated areas include census block groups that contain the unincorporated communities along Interstate 5 between the incorporated cities (Gravit, Artois, Bluegum), the unincorporated communities along State Route 45 north of Glenn and south of Ord Bend and Jaocinto, Bayliss, and the unincorporated area of the County in the northeast corner north of the intersection of State Route 32 and 45. All of these census block groups scored 40-55 and are considered to have low diversity. Compared to the incorporated cities, the unincorporated areas have a slightly lower overall diversity index score, with the majority of the unincorporated County scoring between 55 – 70 while the majority of the incorporated cities scored 70-85. However, it is important to note that no census blocks within the County scored the below 40 on the diversity index.

Additionally, as shown on Figure V-2, Glenn County generally has higher diversity index scores than the neighboring counties, with the exception of Colusa County to the south. For example, Lake County to the southwest, Tehama to the north, and Butte County to the east all have multiple areas with scores below 40 on the diversity index. Additionally, Butte County appears to have a stark contrast in diversity with the areas generally west of and along Interstate 99 containing higher levels of diversity (greater than 55) and areas generally east of Interstate 99 and the incorporated cities of Chico and Oroville containing lower diversity (mostly less than 40). Comparing Glenn County's diversity index scores to nearby Tehama, Butte, and Lake Counties, it appears that Glenn County generally has a more diverse population spread throughout the County; however, comparing Glenn County's diversity index scores to nearby Colusa County, it appears the Colusa County has a more diverse population with the majority of the County scoring 70 – 85.

### **Mapped Patterns of Integration and Segregation**

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups. Table V-1-2 identifies the various census tracts and block groups in Glenn County, as well as the incorporated and unincorporated communities located within them, as shown in the Figures of this chapter.



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<b>Table V-42. Glenn County Census Tracts and Block Groups</b>		
<b>Census Tract (General Location)</b>	<b>Block Group</b>	<b>Portions of the County</b>
<b>Census Tract 101</b> <i>(Orland)</i>	Block Group 1	Western portion of Orland and Unincorporated Areas along Interstate 5 north and south of Orland
	Block Group 2	Northeast portion of Orland, adjacent Unincorporated Areas
	Block Group 3	Southeast portion of Orland, adjacent Unincorporated Areas
	Block Group 4	Central and southern portions of Orland, adjacent Unincorporated Areas to the south
<b>Census Tract 102</b> <i>(Northern Portion of the County Surrounding of Orland)</i>	Block Group 1	Unincorporated Area Outside Orland
	Block Group 2	Wyo, Unincorporated Area Outside of Orland
	Block Group 3	Cory, Unincorporated Area Outside of Orland
<b>Census Tract 103</b> <i>(Western and Central Portions of the County)</i>	Block Group 1	Logandale, Norman, Fruto, Elk Creek, Dogtown, and Alder Springs
	Block Group 2	Grapit, Artois, Bluegum
	Block Group 3	Copper City, Fiddlers Green, Chrome, Newville
<b>Census Tract 104</b> <i>(Willows)</i>	Block Group 1	Eastern portion of Willows, adjacent Unincorporated Areas to the north and northeast
	Block Group 2	Northern portion of Willow, adjacent Unincorporated Area to the north
	Block Group 3	Northwest portion of Willows, adjacent Unincorporated Areas to the west and north
	Block Group 4	Southwest portion of Willows, adjacent Unincorporated Areas to the west and south
	Block Group 5	Central area of Willows
	Block Group 6	Central area of Willows
	Block Group 7	Southern portion of Willows, adjacent Unincorporated Area to the east
<b>Census Tract 105.1</b> <i>(Northeastern Portion of the County)</i>	Block Group 1	Hamilton City
	Block Group 2	Capay
	Block Group 3	Rotavele
<b>Census Tract 105.2</b> <i>(Southeastern Portion of the County)</i>	Block Group 1	Glenn, Butte City, Codora, Afton
	Block Group 2	Ordbend, Bayliss, Jacinto
Source: HCD, Affirmatively Furthering Fair Housing Data Viewer.		

Glenn County is home to a number of persons with disabilities, and persons with disabilities are represented throughout Glenn County with discernible patterns of segregation, as illustrated on Figure V-4. The higher concentrations are identified in Census Tract 103 within the unincorporated County consisting of areas generally west of Interstate 5, as well as areas adjacent to Willows and along Interstate 5 between the cities of Willows and Orland. As shown in Figure V-4 and Table V-24, this large census tract contains 20 – 30% of the population with a disability and consists of the unincorporated communities of Copper City, Fiddlers



Green, Alder Springs, Dogtown, Chrome, Newville, Chrome, Elk Creek, Fruto, Artois, Bluegum, Logandale, and Norman. Conversely, the remaining five census tracts in Glenn County only contain 10 – 20% of the population with a disability. Due large size of Census Tract 103, it is difficult to identify the exact concentrations of populations with a disability in the unincorporated communities. However, projects that cater to persons with disabilities are typically located along transit lines and around activity centers because these facilities provide safe and secure access to facilities for persons with disabilities. More geographically isolated areas or areas with steep topography or rural terrain, like the unincorporated County's western communities located in the Mendocino National Forest (i.e., Copper City, Fiddlers Green, Alder Springs, Dogtown, Chrome, Newville), are less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. For this reason, it is assumed that the large majority of persons with a disability in Census Tract 103 would be located in the unincorporated communities of Artois or Elk Creek. Further, while Figure V-4 identifies the census tracts for the unincorporated communities contain either higher or similar concentrations of persons with a disability compared to the census tracts for the incorporated cities, the unincorporated communities generally have a lower share compared to the total County population. For example, while Census Tract 103 contains a higher concentration of persons with a disability, it is important to note that the number of persons with a disability in Census Tract 103 (449 persons) represents 10.6% of the total number of persons with a disability (4,217) in the County (source: 2019 ACS 5-Year Estimates TableID S1810). Looking at the ACS 5-Year Estimates for the census tracts in Glenn County, the incorporated cities of Willows (Census Tract 104) and Orland (Census Tract 101) contain approximately 55.56% (or 2,343) of total people with a disability in the county, meaning the majority of people with a disability are located within or adjacent to the incorporated cities. It is anticipated that a larger share of persons with a disability would be located in the cities of Willows and Orland, as incorporated cities typically have larger transit and activity centers and more access to goods and services, including medical care and assistance. With such a small concentration of the total persons with a disability located within the unincorporated areas, the County finds that there are not significant patterns of segregation impacting persons with disabilities living in unincorporated Glenn County.

Similar to persons with a disability, the unincorporated County's older residents, specifically persons 65 years of age or older, appear to be concentrated in Census Tract 103. As shown in Figure V-4, this large census tract contains 25 – 30% of the population age 65 years or older. Conversely, it appears that Census Tract 101, consisting of the City of Orland, and Census Tract 105.1, consisting of the northeast portion of the County and the unincorporated communities of Hamilton City, Rotavele, and Capay, contain the lowest concentrations of persons age 65 years or older, with only 10—15 % of the population age 65 years or older. However, upon a deeper dive into the data, it appears that, while a larger share of the total population within Census Tract 103 is 65 years or older, the total population persons 65 years or older within this census tract (532) represents approximately 11.9% of the total population age 65 years or older (4,460) in the County (source: 2019 ACS 5-Year Estimates Table ID S0101). Looking at ACS 5-Year Estimates for the census tracts in Glenn County, the incorporated cities of Willows (Census Tract 104) and Orland (Census Tract 101) contain approximately 52.6% (or 2,348) of total persons 65 years or older in the county, meaning the majority of County's older residents appear to be located within or adjacent to the incorporated cities. Because incorporated cities typically contain a larger share of the County population than unincorporated areas, it is anticipated that a larger number of persons age 65 years or older would be located in the cities of Orland and Willows. These areas generally correspond with the County's affordable rental apartments and senior housing facilities, including age-restricted mobile home communities, which provide affordable housing options for senior residents. With that said, the senior (65+) population of the unincorporated area has been growing steadily over the past two decades, increasing from 12.6% (or 1,752) of the total unincorporated population in 2000 to 14.6% (or 2,131 persons) in 2010 to 17.0% (or 2,443 persons) in 2019. This continual increase in persons 65 years of age or older indicates a need to provide more services for this segment of the community. Therefore, there is a need to provide affordable rental apartments and senior housing in the cities as well as throughout the unincorporated areas to assist the growing population of older residents in the County.

[Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. As shown in Figure V-17, the majority of Glenn County contains 60-80% of married households with children, with higher concentrations of married households with children \(over 80% of total households\) in](#)

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Willows (Census Tract 104) and the surround area, as well as the area surrounding Orland (Census Tract 101). The unincorporated County contains approximately 3,835 family households compared to 5,221 total households, representing approximately 73.5% of the total households in the unincorporated area. Compared to the City of Orland, the unincorporated area of the County contains a lower percentage of family households, as the approximately 83.5% of the total households in the City of Orland (or 2,130 households) are family households. In comparison, approximately 61.6% of the total households in the City of Willows (or 1,425 households) are family households (source: 2019 ACS 5-Year Estimates Table ID S2501). In comparison to Tehama County to the north and Mendocino County to the west, Glenn County has a higher concentration of married households with children. The pattern of familial status in Glenn County is similar to Colusa County to the south and Butte County to the east. Looking at the presence of families with children and contrasting that with the very low- and low-income populations by block group (Figure V-16), families with children present do not correlate with the highest percentages of very low and low income populations. While there are concentrations of families with children present include areas with mid-range very low and low income populations (25-50%) and upper mid-range (50-75%), distribution is similar to the income levels across block groups in the County and not correlated with lowest income areas. Based on the above, it appears that there are not significant patterns of segregation impacting family households.

As shown in Figure V-6, the majority of Glenn County contains less than 20% of households with a female head. It is important to note that Census Tract 104 for the City of Willows contains a significantly higher number of total households than the census tracts for the unincorporated areas also identified as containing less than 20% of households with a female head. For this reason, it is anticipated that Census Tract 104 would contain a larger number of female-headed households than the census tracts for the unincorporated areas. Additionally, as shown on Figure V-6, the highest concentration of female-headed households in the County is located in Census Tract 101 consisting of the City of Orland and portions of the unincorporated County, with 20 – 40% of households with a female head. This results in a larger percentage of female-headed households located in and immediately adjacent to the incorporated cities, as identified on Figure V-6. Upon a deeper dive into the data, the unincorporated County contains approximately 416 households with female heads compared to 5,221 total households, representing approximately 8.0% of the total households in the unincorporated area. Compared to the incorporated cities, the unincorporated area of the County contains a lower percentage of female-headed households, as the approximately 21.6% of the total households in the City of Orland (or 550 households) are female headed households and approximately 11.9% of the total households in the City of Willows (or 275 households) are female-headed households (source: 2019 ACS 5-Year Estimates Table ID S2501). Based on the above, it appears that there are not significant patterns of segregation impacting female-headed households.

Figure V-7 identifies the 2019 median household income for Glenn County. As shown, it appears that the whole County has 2019 median household incomes below the AMI (\$87,100 per year), with the rural unincorporated areas in the northwestern portion of the County and areas within and adjacent to the City of Willows having the lowest AMIs (less than \$30,000 per year) in the County. The remaining areas of the County appear to have 2019 median household incomes between \$55,000 to \$87,100 per year, with the exception of the Census Block Groups for Hamilton City/Rotavele and areas within and adjacent to the Cities of Orland and Willows, which have 2019 median household incomes between \$30,000 to \$55,000 per year. It appears that the areas of the County with lower levels of household income contain the highest concentrations of very-low and low-income households. As shown on Figure V-16, it appears that the highest concentrations of very low- and low-income populations in Glenn County are located in and adjacent to the City of Orland, with one Census Block Group consisting of over 75% of the total population with very low- and low-incomes and three Census Block Groups consisting of between 50% to 75% of the total population with very low- and low-incomes. Additionally, the Census Block Group for the unincorporated communities of Hamilton City and Rotavele as well as the Census Block Group for the northwestern portion of the County consist of between 50% to 75% of the total population with very low- and low-incomes. Breaking out the income between homeowner and renter households in Glenn County, it appears that among homeowners, 73% had incomes over \$35,000, and 60% had incomes over \$50,000. Conversely, among renter households, 53% had incomes under \$35,000, and 71% had incomes under \$50,000. As such, it appears the majority of homeowner households in Glenn County have incomes over \$50,000, while the majority of renter households have incomes under \$50,000. Based on the above, it appears that there are slight patterns of segregated wealth between homeowner and renter households.

As discussed in the Employment section of Chapter II, the largest industry in Glenn County in 2018 was Agriculture, Forestry, Fishing and Hunting, and Mining with 26% of employees. Glenn County has a large agricultural industry and is a significant producer of agricultural commodities. As shown in Table II-6, the median wage for farming, fishing, and forestry occupations was \$26,658 and the wage at the 90% percentile was \$31,645 and the median wages for occupations in the next largest industry (Educational Services, and Health Care and Social Assistance) were \$57,201 (education, training, and library) and \$46,752 (community and social services). The income disparity throughout the County and larger region is due to employment opportunity and job proximity, as well as lower wages in general. Areas with more diversity of employment opportunities and job access to major employment centers are generally located in the southern and western portions of the County, more proximate to Highway 5 south and the Highway 99 corridor. This is consistent with the County's lowest income area, located in the less accessible northwest portion of the County. In general, the areas of higher incomes are located with better access to regional jobs, including the western area of the County and the southern area of the County – these areas are generally more proximate to Highway 5, State Rote 45, and Chico, a regional jobs center. This pattern continues in the surrounding counties of Mendocino and Colusa as shown in Figure V-7, with an increase in income levels most prevalent in the areas around Chico, a strong regional employment center.

### Findings

As previously discussed, the higher dissimilarity scores indicate higher levels of segregation among those race and ethnic groups. The County does not have any racial or ethnic groups with scores higher than 30 (indicating moderate similarity and segregation). Overall, these patterns indicate that in general, Glenn County is less dissimilar and more integrated for most of the identified racial and ethnic groups, and the County's most dissimilar communities (Asian and Hispanic) still exhibit low levels segregation (less than 30). Additionally, as shown in Figure V-2, the County does not have any areas that are mostly a single race. The unincorporated communities generally west of (i.e., Elk Creek, Fruto, etc.) and along (i.e., Artois, Bluegum, Logandale, Norman) Interstate 5 have predominately Other-White populations, while areas around the incorporated cities of Orland and Willows and the unincorporated communities generally along State Routes 32 (i.e., Hamilton City) and 45 (i.e., Rotavele, Glenn, Codora, Butte City, etc.) have predominately Latinx-White populations. Based on the above analysis, the County finds that there are no known historic patterns of segregation by race and ethnicity.

While the incorporated cities generally contain a higher number of persons age people 65 years or older and persons with a disability, it is important to note that no discernable or historical patterns of segregation appear to exist in the unincorporated County. Instead, it appears that the higher concentration of the unincorporated County's older residents in Census Tract 103 is more related to the year residents moved into housing units. Looking at the 2019 ACS 5-Year Estimates for the census tracts in Glenn County, it appears that approximately 38.8% of households moved into their housing units before 2000 in Census Tract 103, compared to 21.9% of households in Census Tract 101 (Orland), 28.8% of households in Census Tract 102, 24.4% of households in Census Tract 104, 29.1% of households in Census Tract 105.1, and 36.9% of households in Census Tract 105.2 (source: Table ID DP04). This represents that a large percentage of the households in Census Tract 103 have lived there for over two decades, some for over three decades, which would contribute to the high concentration of persons age 65 years or older within this census tract. Additionally, this large concentration of persons age 65 years or older could also contribute to the high concentration of persons with a disability being also located within Census Tract 103. As people get older, many start to develop problems with hearing, seeing, or getting around. Others experience chronic illnesses like hypertension, diabetes, arthritis, or memory loss. As such, more than 30 percent of Americans over age 65 have some kind of disability, and over 50 percent of those over age 75.<sup>9</sup> Upon a deeper dive into the data, out of the 532 persons age 65 years or older in Census Tract 103, 240 or 45.1% have some kind of disability. Further, persons 65 years or older with some kind of disability make up 53.4% of the total number of persons with a disability in this census tract. For this reason, there does not appear to be a discernable or historical patterns of segregation for persons with a disability in the unincorporated County.

As shown in Figure V-17, there is not any concentrations of households with children in Glenn County.

9 ADA Knowledge Translation Center. 2018. Aging and the ADA Fact Sheet. Available at: <https://adata.org/factsheet/aging-and-ada>

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With respect to female-headed households, the majority of Glenn County contains less than 20% of households with a female head. The exception to this is Census Tract 101 for the City of Orland and portions of the unincorporated County with 20 – 40% of households with a female head. Overall, a higher percentage of female-headed households are anticipated to be located within the incorporated cities, as these areas have better access to transit and major activity and employment centers. As such, there are no known historic patterns of segregation by familial status, including by household gender, which the County finds as contributing factors to continued segregation in Glenn County. However, it is important to note that although female-headed households made up only 12.3% of all families in the County in 2019, they accounted for approximately 44.2% of families in poverty. Looking at just the unincorporated County, this trend continues with female-headed households making up only 8.0% of all families in the unincorporated area, but accounting for 34.3% of families in poverty. For this reason, it is expected that female-headed households are more likely to be located in the less rural and more urbanized unincorporated communities with existing assisted housing, such as Hamilton City, and unincorporated areas adjacent to the incorporated cities, as these areas have more access to transit and major activity centers than the other areas of the County. Additionally, comparing Figure V-6b with Figure V-9 indicates that female-headed households are located in a variety of census tracts with different incomes, access to opportunities, and resource levels throughout the County.

Overall, it is important to note that County has extremely large census tracts, so it is difficult to identify the exact concentrations of persons 65 years or older, persons with disabilities, or female-headed households in the individual unincorporated communities. However, it is anticipated that the concentrations of populations with a disability would be in the less rural and more urbanized unincorporated communities and communities with assisted housing, such as Artois (in Census Tract 103), Hamilton City (in Census Tract 105.1), and unincorporated areas adjacent to the incorporated cities of Willows and Orland, as these communities have more access to services, transit, and major activity centers than the other unincorporated communities. Based on the above analysis, the County finds that there are no known historic patterns of segregation by race and ethnicity, persons 65 years or older, persons with disabilities, or familial status.

With respect to economic wealth, it appears that every area of the County has 2019 median household incomes below the AMI (\$87,100 per year), with the rural unincorporated areas in the northwestern portion of the County and areas within and adjacent to the City of Willows having the lowest AMIs (less than \$30,000 per year) in the County. The next lowest AMIs in the County are located within Census Block Groups for Hamilton City/Rotavele and areas within and adjacent to the Cities of Orland and Willows that have 2019 median household incomes between \$30,000 to \$55,000 per year. Reviewing ACS 2010 – 2014 median income data, it appears that patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Glenn County. These patterns are largely a result of the County's existing rental units and affordable housing sites, with the County's incorporated cities and the unincorporated areas adjacent to the cities as well as the unincorporated community of Hamilton City having lower levels of household income when compared to other unincorporated areas of the County. The exception to this is the Census Block Group for the northwestern portion of the County within the Mendocino National Forest, as it contains rugged terrain and is isolated from the major activity centers and transit. While it may appear that moderate segregated economic wealth exists within the County, it is important to note that no areas of the County exceed the AMI, revealing that the County as a whole has less economic wealth than adjacent counties. For example, reviewing HCD's Affirmatively Furthering Fair Housing GIS tool, it appears that areas within the neighboring counties of Butte, Tehama, and Colusa all have areas where 2019 median household incomes exceed the AMI. This reveals a potential impediment to fair housing, as lower median household incomes typically correlates with a higher concentration of cost-burdened and lower income households. Additionally, median household incomes below the AMI has the potential to act as an impediment to obtaining rental housing. As noted above, the majority of homeowner households in Glenn County have incomes over \$50,000, while the majority of renter households have incomes under \$50,000. Renters with incomes below \$50,000 may have a difficult time obtaining housing, as standard management practices typically requires a household make three times the monthly rent in income to qualify. As such, it appears that there is a generally need to increase the amount of rental units that are affordable to low-income households to meet the needs of residents making incomes below \$50,000.

### **RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAP)**

To assist communities in identifying racially/ethnically concentrated areas of poverty (RECAPs), HUD has developed a census tract-based definition of RECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The

racial/ethnic concentration threshold is straightforward: RECAPs must have a non-white population of 50% or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40% or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a RECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

No RECAPs are identified in Glenn County, as no areas of the County have a non-white population of 50% and a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area. [Additionally, no RECAPs are identified in the surrounding counties. This is consistent with the County's diversity trends – as shown in Figure V-3, the County is generally diverse with no areas of lower diversity. Looking at data from 2010, there was a more concentrated area of people of color in the vicinity of Hamilton City – this area has become more diverse and no concentrated areas of high people of color segregation were identified in 2020. While there are not racially concentrated areas that correspond with areas of poverty. However,](#) it is noted that the County has a poverty rate higher than the regional and national average. Overall, [as shown in Figure V-20, all of the Census Tracts in the County have a poverty rate ranging between 10 – 20%, with the exception of Census Tract 101 for the City of Orland and adjacent unincorporated areas, which has a poverty rate of approximately 22.2%. In comparison, as shown in Figure V-21, the northeastern area of the County, including Census Tract 101 for the City of Orland and adjacent unincorporated areas, had a higher poverty rate ranging from 20 – 30% based on estimates from the ACS- 2010-2014. There was an increase in poverty rate from less than 10% to the 10 – 20% range in Census Tract 105.2 in the southeastern corner of the County. The overall decrease in the poverty rate is probably due to the continued recovery of the region from the Great Recession and the decrease of the unemployment rate over this time. Figure V-22 shows that Diversity Index in the County in 2010. Comparing Figure V-22 with Figure V-3 shows there has been an increase in the Diversity Index in most of the Census Block Groups in the County from 2010 to 2018. In the southeastern area of the County where there was a slight increase in the poverty rate over this period, there was no significant change in the Diversity Index. The County has had little population growth since 2010, with no significant demographic shifts.](#)

[Figure V-23 shows the concentration of Housing Choice Vouchers recipients in Glenn County. As shown in Figure V-23, there are less than 5% of renter occupied housing units that are Housing Choice Voucher recipients in Census Tract 101 in the City of Orland and Census Tract 104 in the City of Willows. In comparison, there are much higher concentrations of Housing Choice Voucher recipients in population centers in the surrounding counties to the east, including Chico, Oroville and Live Oak. Beginning January 1, 2020, under California Government Code Section 12927\(i\), landlords must accept Housing Choice Vouchers as an acceptable source of income for tenants. Therefore, the lack of voucher recipients may be due to the availability of housing that is affordable with a voucher, meets the condition requirements of the voucher, or that landlords in other areas of the city are unaware of the requirement to accept vouchers. As discussed in Section D, Household Profile, individuals in Orland followed by the Willows have the highest rates of people living in the poverty while families in the unincorporated county are least likely to be living in poverty. In 2018, 13% of families were listed as living below the poverty level in the unincorporated areas compared to 21% of individuals countywide. The County has included Program HE.6 to provide annual seminars to landlords on requirements under fair housing law, Program HE.12 to assist low and moderate-income households in obtaining affordable housing, Program HE.17 to support the continued implementation of the Housing Choice Vouchers and Family Self-Sufficiency Existing rent subsidy program, and Programs HE.4, HE.9, and HE.14 to expand the supply of affordable housing so there are more options for lower-income households throughout the County.](#)

Further analysis using the U.S. Department of Housing and Urban Developments RECAP GIS mapping tool confirms that all census tracts within the unincorporated areas have a RECAP value of 0, indicating that the census tracts within unincorporated Glenn County do not meet the defined parameters for a racially or ethnically concentrated area of poverty as defined by HUD. Additionally, Figure V-11 identifies areas of High Segregation and Poverty, as identified on California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Area maps. As shown, no areas classified as High Segregation and Poverty exist in the County. In the greater region, High Segregation and Poverty areas are identified in the neighboring counties of Butte and Tehama.



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While the unincorporated County does not have any racially or ethnically concentrated areas, RECAPs, or TCAC High Segregation and Poverty Areas, concentrations of very-low and low-income populations are spread throughout the county in varying levels. As shown on Figure V-16 (Very Low and Low-Income Population), it appears that the highest concentrations of very low- and low-income populations in Glenn County are located in and adjacent to the City of Orland, with one Census Block Group consisting of over 75% of the total population with very low- and low-incomes and three Census Block Groups consisting of between 50% to 75% of the total population with very low- and low-incomes. Additionally, the Census Block Group for the unincorporated communities of Hamilton City and Rotavele as well as the Census Block Group for the northwestern portion of the County within the Mendocino National Forest all consist of between 50% to 75% of the total population with very low- and low-incomes. Lastly, the majority of the City of Willows consists of 25% to 50% of the total population with very low- and low-incomes, with the exception of two Census Block Groups located in the southern portion of the City that also contains portions of the unincorporated area with 50% to 75% of the total population having very low- and low-incomes. Overall, comparing Figure V-12 to Figure V-16, it does not appear that there is correlation between higher concentrations of non-white populations to higher concentrations of very-low- and low-income populations.

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States<sup>10</sup>. RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016). While the majority of the County contains a white majority racial concentration, the whole County has 2019 median household incomes below the AMI (\$87,100 per year). As such, there are no RCAAs located in Glenn County. Additionally, there are no areas of affluence or wealth, as the highest income in the County is a median annual income of \$55,000 -- \$87,100. As shown on Figure V-7, the highest income (median annual income of \$55,000 -- \$87,100) Census Block Groups in the County are located in the unincorporated areas generally south of State Route 162, as well as north of State Route 162 east of Interstate 5. The exception to this includes Census Block Groups for portions of the incorporated cities and adjacent unincorporated areas, which have median incomes ranging from less than \$30,000 to \$55,000, as well as the Census Block Group for the unincorporated communities of Hamilton City and Rotavele, which has a median income of \$30,000 -- \$55,000. The lowest incomes (median annual income of less than \$30,000) in the County are within the Census Block Groups generally located north of State Route 162 and west of Interstate 5.

Comparing Figure V-3 (Diversity Index) to Figure V-7 (Median Household Income), it appears that, generally, areas ranking in the high (70-85) and highest diversity index categories appear to have the lowest median household incomes in the County. Conversely, areas ranking in the low (40-55) and moderate (55-70) diversity index categories appear to have the highest median household incomes in the County. While it may appear that moderately segregated economic wealth exists within the County based on diversity, the areas of the County with the lowest median household incomes (less than \$30,000 annually) actually contain a white majority racial concentration. Figure V-12 provides an ethnicity analysis identifying the majority racial concentrations in Glenn County. As shown, the majority of the County contains a white majority racial concentration, with a slim (<10%) to sizeable (10 – 50%) white majority racial concentration generally located in and adjacent to the incorporated cities and a predominant (>50%) white majority racial concentration generally located in the unincorporated communities. The exception to this is the Census Tract in the northeast corner of the County, containing the unincorporated communities of Hamilton City, Capay, and Rotavele, with a sizeable (10 – 50%) Hispanic majority racial concentration. Comparing Figure V-12 (Ethnicity Analysis) to Figures V-7 (Median Household Income) and V-16 (Very Low- and Low-Income Populations), it appears that this Census Tract with sizeable (10 – 50%) Hispanic majority racial concentration does not have the lowest median household income in the County (less than \$30,000 -- \$55,000 annually) or the highest concentration of very low- and low-incomes. Overall, it appears that the County does not exhibit significant patterns or trends of greater racial/ethnic concentrations correlating to increased poverty. As previously noted, the highest poverty rate (22.2%) in the County is located within Census Tract 101 for the City of Orland, which has a (slim) White majority racial concentration. As such, it appears that the concentrations of lower median household incomes

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10 Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, Volume 21(1) [pages 99–124]. Available at: <https://www.huduser.gov/portal/periodicals/cityscape/vol21num1/ch4.pdf>

and very-low and low-income populations is more related to the locations of existing affordable housing or older developments than it is too racial/ethnic concentrations.

As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities in the unincorporated County and to provide education related to fair housing rights. However, it is noted that many of these areas are solely or predominantly agricultural land. Therefore, the Housing Plan Program HE.21 focuses on increasing opportunities for multifamily or mixed income development in high resource areas to increase accessibility for lower income and other potentially disadvantaged households in high resource areas.

### DISPARITIES IN ACCESS TO OPPORTUNITIES

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident’s access to key opportunity assets in the County. Table V-35 provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- Low Poverty Index: The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- School Proficiency Index: The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- Environmental Health Index: The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block group.*

Opportunity indicators were obtained for Glenn County from the HUD Affirmatively Furthering Fair Housing GIS tool. Table V-35 identifies the opportunity indicators by race and ethnicity for the total population of Glenn County.

Race/Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White*	33	11.1	16.9	7.8	10.4	58.7	30.2
Black*	33.7	10.1	17.2	4.8	11	54.2	30.6



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Hispanic	28.8	7.4	19.3	7.2	10.5	54.7	27.4
Asian or Pacific Islander*	32.7	12.4	18.8	3.7	11.8	56.8	27.2
Native American*	36.1	9.7	15.6	7.1	9.8	67.4	34.2
<b>Total Average</b>	<b>31</b>	<b>10</b>	<b>18</b>	<b>7</b>	<b>10</b>	<b>57</b>	<b>29</b>

Source: HUD Affirmatively Furthering Fair Housing GIS Explorer, <https://egis.hud.gov/affht/>

As shown in Table V-35, all residents of Glenn County appear to have relatively low access to opportunity and appear to have fairly similar values. Specifically, all residents had values below 25 in the school proficiency index, labor market index, transit index, and low transportation cost index, which could indicate some more systemic issues related to opportunity access in the County. Additionally, all residents had values between 25 to 37 in the low poverty index and environmental health index, indicating that these areas should receive special attention to ensure that the opportunity levels do not dip lower into the lowest quadrant (25 or lower). As such, access to opportunity does not appear to be significantly influenced by race or ethnicity. However, the analysis does indicate that there may be a substantial issue with access to opportunities in Glenn County due to the number of values below 25 for residents of all races.

### Regional Opportunity Index

The UC Davis Center for Regional Change and Rabobank, N.A. partnered to develop the Regional Opportunity Index (ROI) intended to help understand social and economic opportunity in California's communities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI integrates a variety of data topics, including education, economic development, housing, mobility, health/environment, and civic life, and "maps" areas of potential investment by identifying specific areas of urgent need and opportunity. The ROI relies on many of the same data sources analyzed in the Housing Element, including the American Community Survey (ACS), the Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data, the California Department of Education, the California Department of Public Health, among others (data points are from 2014).

There are two ROI "maps"; the "people" ROI illustrates the relative measure of the **people's** assets in education, the economy, housing, mobility/transportation, health/environment, and civic life) while the "place" ROI illustrates the relative measure of a **place's** assets in those same categories. The tool analyzes different specific indicators for each of the six data topics, as summarized in Table V-42 below.

	<b>People-Based Data Points</b>	<b>Place-Based Data Points</b>
Education	<ul style="list-style-type: none"> <li>Elementary School Truancy</li> <li>English Proficiency</li> <li>Math Proficiency</li> <li>College Educated Adults</li> </ul>	<ul style="list-style-type: none"> <li>High School Discipline rate</li> <li>Teacher Experience</li> <li>UC/CSU Eligible</li> <li>High School Graduation Rate</li> </ul>
Economic Development	<ul style="list-style-type: none"> <li>Minimum Basic Income</li> <li>Employment Rate</li> </ul>	<ul style="list-style-type: none"> <li>Bank Accessibility</li> <li>Job Quality</li> <li>Job Growth</li> <li>Job Availability</li> </ul>
Housing	<ul style="list-style-type: none"> <li>Housing Cost Burden</li> <li>Homeownership</li> </ul>	<ul style="list-style-type: none"> <li>Housing Affordability</li> <li>Housing Adequacy</li> </ul>
Mobility	<ul style="list-style-type: none"> <li>Internet Access</li> <li>Commute Time</li> <li>Vehicle Availability</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
Health/Environment	<ul style="list-style-type: none"> <li>Years of Life Lost</li> <li>Births to Teens</li> </ul>	<ul style="list-style-type: none"> <li>Air Quality</li> <li>Health Care Availability</li> </ul>

	<ul style="list-style-type: none"> <li>• Infant Health</li> </ul>	<ul style="list-style-type: none"> <li>• Access to Supermarket</li> <li>• Prenatal Care</li> </ul>
Civic Life	<ul style="list-style-type: none"> <li>• English Speakers</li> <li>• Voting Rates</li> </ul>	<ul style="list-style-type: none"> <li>• Neighborhood Stability</li> <li>• US Citizenship</li> </ul>
Source: UC Davis Center for Regional Change, 2020		

As shown in Figures V-6 and V-7, unincorporated Glenn County has significant differences between the relative measure of people-based assets versus place-based assets, with people-based opportunities scoring better than place-based opportunities as shown in Tables V-4 and V-5.

Census Tract	Opportunity Level	Average or Higher Opportunities	Lower Opportunities
<b>Census Tract 101</b> <i>(Orland)</i>	<b>Average Opportunity</b>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Mobility/Transportation</li> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Education</li> <li>• Economy</li> </ul>
<b>Census Tract 102</b> <i>(Northern Portion of the County Surrounding of Orland)</i>	<b>Average Opportunity</b>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Housing</li> <li>• Education</li> </ul>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Mobility/Transportation</li> <li>• Economy</li> </ul>
<b>Census Tract 103</b> <i>(Western and Central Portions of the County)</i>	<b>Average Opportunity</b>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Health/Environment</li> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Mobility/Transportation</li> <li>• Economy</li> <li>• Education</li> </ul>
<b>Census Tract 104</b> <i>(Willows)</i>	<b>Average Opportunity</b>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Mobility/Transportation</li> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Education</li> <li>• Economy</li> </ul>
<b>Census Tract 105.1</b> <i>(Northeastern Portion of the County)</i>	<b>Average Opportunity</b>	<ul style="list-style-type: none"> <li>• Mobility/Transportation</li> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Health/Environment</li> <li>• Economy</li> <li>• Education</li> </ul>
<b>Census Tract 105.2</b> <i>(Southeastern Portion of the County)</i>	<b>Average Opportunity</b>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Housing</li> <li>• Economy</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Mobility/Transportation</li> <li>• Education</li> </ul>
Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)			

As shown in Table V-54, the results of this analysis indicates that all areas of the County have an average-level of people-based opportunities. However, the issues facing each area of the County slightly differs by tract, with the majority of Census Tracts identifying the most significant issues revolving around education (Elementary School truancy, English proficiency, math proficiency, college-educated adults) and the economy (minimum basic income, employment rate). For example, Census Tracts 101 and 104 for the incorporated cities of Orland and Willows also identify issues revolving around health/environment (years of life lost, births to teens, infant health), while the tracts for the unincorporated areas also identify issues revolving around transportation/mobility (internet access, commute times, vehicle availability) and civic life (English fluency, voting rates).

Census Tract	Opportunity Level	Average or Higher Opportunities	Lower Opportunities
Census Tract 101 <i>(Orland)</i>	Lower Opportunity	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Economy</li> <li>• Education</li> </ul>
Census Tract 102 <i>(Northern Portion of the County Surrounding of Orland)</i>	Lowest Opportunity	<ul style="list-style-type: none"> <li>• Civic Life</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Housing</li> <li>• Economy</li> <li>• Education</li> </ul>
Census Tract 103 <i>(Western and Central Portions of the County)</i>	Not Enough Information	N/A	N/A
Census Tract 104 <i>(Willows)</i>	Lower Opportunity	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Housing</li> <li>• Economy</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Education</li> </ul>
Census Tract 105.1 <i>(Northeastern Portion of the County)</i>	Lowest Opportunity	<ul style="list-style-type: none"> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Health/Environment</li> <li>• Economy</li> <li>• Education</li> </ul>
Census Tract 105.2 <i>(Southeastern Portion of the County)</i>	Lowest Opportunity	<ul style="list-style-type: none"> <li>• Civic Life</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Housing</li> <li>• Economy</li> <li>• Education</li> </ul>

Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)

When considering place-based opportunities, which the County arguably has more control over, the County generally has low-levels of opportunity. Specifically, the unincorporated communities have the lowest-level of opportunities the level of place-based opportunities while the incorporated cities and portions of the unincorporated area adjacent to the cities has lower-level of opportunities. The exception to this is the majority of the western unincorporated County, as there is not enough information to determine the level of place-based opportunities in this area of the County.

As identified in Table V-65, the unincorporated area surrounding the City of Orland and the unincorporated communities of Hamilton City, Capay, Wyo, Cory, Rotavele, Butte City, Glenn, Ordbend, Bayliss, Jacinto, Codora, and Afton have the lowest-level of place-based opportunities. The most significant issues related to place-based opportunities in these unincorporated communities revolve around civic life, housing, health/environment, economy, and education. The most pressing civic life issues facing the unincorporated communities revolve around neighborhood stability and US citizenship while the most pressing health and environment issues are related to access to health care, supermarkets, and adequate prenatal care. Upon a deeper dive into the data, there are no existing medical centers or hospitals in the unincorporated communities and the nearest medical centers or hospitals are located in the City of Chico (i.e., Fountain Medical Plaza, Chico Heart Medical Center, Shasta Community Health Center, Enloe Medical Center, Immediate Care Medical Center Chico, etc.) approximately 8.2 miles east of Hamilton City, in the City of Orland (i.e., Immediate Care Medical Center Orland) approximately 9.7 miles west of Hamilton City, and in the City of Willows (i.e., Glenn Medical Center, Glenn Family Medical Group) approximately 10.2 miles west of Glenn or 12.2 miles west of Butte City. Moreover, each unincorporated community has smaller neighborhood grocery stores/markets, but no large supermarkets, which provide a wider-range of products.

### TCAC/HCD Opportunity Area Maps

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20% to the "High Resource" designation. Each region then ends up with 40% of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into "Low Resources" and "Moderate Resource".

It is important to note that the TCAC/HCD Opportunity Map measures opportunity in rural parts of the state at the block group level, rather than at the tract level as in the rest of the state. Since tracts in rural areas of California are approximately 37 times larger in land area than tracts in non-rural areas, tract-level data in rural areas may mask over variation in opportunity and resources within these tracts. Assessing opportunity at the block group level in rural areas reduces this difference by 90 percent (each rural tract contains three block groups), and thus allows for finer-grained analysis. According to the methodology for the 2021 TCAC/HCD Opportunity Maps, all Census Tracts within Glenn County are designated as a "Rural Area", and as such, the TCAC/HCD Opportunity Map analysis has been completed at the block group level. For block groups that are designated as "Rural Area", the maps take a slightly different approach to allocating resource categories. Because rural areas span the state (including both poorer and wealthier regions), rural block groups are ranked in comparison to other rural block groups within the same county (e.g., 40% of rural block groups in a given rural county are allocated to the "Highest" and "High" Resource categories).

The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain looks at the CalEnviroScreen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Table V-76 below identifies the TCAC/HCD Opportunity Map Economic, Environmental, and Education Domain Scores for each of the block groups in Glenn County, with the block groups containing both lower- and moderate/above-moderate-income sites in blue, block groups containing only lower income sites in green, and the block groups containing only proposed moderate- and above-moderate sites in gray.

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<b>Table V-76. TCAC/HCD Opportunity Map Scores and Categorization by Census Tract (2020)</b>					
<b>Census Tract</b>	<b>Block Group (Location/community)</b>	<b>Economic Domain Score</b>	<b>Education Domain Score</b>	<b>Environmental Domain Score</b>	<b>Final Resource Category</b>
101	1 (Orland/Adjacent Unincorporated Area)	0.33	0.71	0.62	High Resource
	2 (Orland/Adjacent Unincorporated Area)	0.24	0.71	0.62	High Resource
	3 (Orland/Adjacent Unincorporated Area)	0.48	0.71	0.62	High Resource
	4 (Orland/Adjacent Unincorporated Area)	0.29	0.71	0.62	High Resource
102	1 (Unincorporated Area West of Orland)	0.10	0.71	0.43	Moderate Resource
	2 (Unincorporated Area North of Orland)	0.67	No Data	0.43	Highest Resource
	3 (Unincorporated Area East of Orland)	No Data	0.67	0.43	Highest Resource
103	1 (Elk Creek/Southwest Portion of County)	0.19	0.57	0.90	Moderate Resource
	2 (Artois, Bluegum, and Central Area of County)	0.86	0.48	0.90	High Resource
	3 (Northwest Area of County)	0.14	0.05	0.90	Low Resource
104	1 (Willows/Adjacent Unincorporated Area)	0.0	0.24	0.0	Low Resource
	2 (Willows/Adjacent Unincorporated Area)	0.57	0.24	0.0	Moderate Resource
	3 (Willows/Adjacent Unincorporated Area)	0.71	0.43	0.0	Moderate Resource
	4 (Willows/Adjacent Unincorporated Area)	0.0	0.0	0.0	Missing/Insufficient Data
	5 (Willows/Adjacent Unincorporated Area)	0.43	0.24	0.0	Low Resource
	6 (Willows/Adjacent Unincorporated Area)	0.38	0.24	0.0	Low Resource
	7 (Willows/Adjacent Unincorporated Area)	0.5	0.0	0.0	Low Resource

105.1	1 (Hamilton City)	0.52	0.14	0.29	Low Resource
	2 (Hamilton City/North of Hamilton City)	0.95	0.52	0.29	Highest Resource
	3 (Hamilton City/South, East, and West of Hamilton City)	0.90	0.95	0.29	Highest Resource
105.2	1 (Eastern Portion of County)	0.62	0.19	0.81	Moderate Resource
	2 (Southeastern Portion of County)	0.67	0.10	0.81	Moderate Resource

Source: HCD Affirmatively Furthering Fair Housing Data and Mapping Resources, <https://affh-data-resources-cahcd.hub.arcgis.com/>

Figure V-11 also identifies the final resource categories of each block group, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA. As shown in Figure V-11, County has differing levels of opportunity and the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA appear to be distributed evenly throughout the County in varying levels of opportunity. The northeastern portion of the County as well as the central portion along Interstate-5 between the cities of Orland and Willows have the highest resource classifications in the County. Conversely, the City of Willows and the unincorporated areas located generally west of Interstate 5 and along State Route 45 from the southern County limit line to the unincorporated community of Ordbend have the lowest resource classifications in the County. Looking at the unincorporated communities, Artois, Bluegum, and Grapit are classified as “High Resource” while Wyo, Cory, Capay, Hamilton City, and Rotavele are classified as “Highest Resource”; however, it is noted that a portion of Hamilton City is also identified as “Low Resource”. The remaining portions of the County are primarily classified as “Moderate Resource”, with the exception of the northwest portion of the County located partially in the Mendocino National Forest and portions of the City of Willows which are classified as “Low Resource”. [The areas of the County that are designated as “Highest Resource” have better access to the employment center of the City of Chico in Butte County. Regionally, the “Highest Resource” areas are surrounding the City of Chico, which is a regional jobs center with a range of employment, educational, and housing opportunities that provides greater opportunities for the larger region. Communities located along the Highway 99 corridor, in the vicinity of Chico as well as communities along the State Route 45 corridor generally have better access to Chico’s employment opportunities and industries along with improved transportation access to the industries in and surrounding Chico. Similarly, areas around Red Bluff, an economic and employment center, in Tehama County to the north, have higher opportunity scores.](#)

The following section will take a closer look at the economic, educational, and environmental indicators that informed the resource categories assigned to the census block groups in Glenn County.

Employment Opportunity and Proximity to Jobs

The unincorporated communities have low levels of place-based economic opportunities related to job availability, growth, and quality, and access to banks, [as shown in Figure V-18](#). As discussed below, the employment rate in a number of communities has been declining and the overall availability of jobs is low, as shown by the low number of jobs in each community. Additionally, a number of communities do not have a bank available for residents. Currently, none of the unincorporated communities in Glenn County have a bank. Instead, residents need to travel to the cities of Orland or Willows, which contains multiple banks and ATMs. Additionally, residents in the unincorporated community of Hamilton City could also travel to the City of Chico in Butte County, which also has multiple banks and ATMs.

Major employers in Glenn County listed by the California Employment Development Department are located in or adjacent to the incorporated cities, with the exception of Brenda Cabral Farm Labor Control (50 – 99 employees) located in Hamilton City. Other significant employers include Glenn County’s local government offices in Willows (250 to 546 employees), Johns Manville building materials-manufacturer in Willows (250 – 499 employees), Glenn Medical Center in Willows (200 – 498 employees), Glenn

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County Sherriff in Willows (150 – 348 employees), Rumiano Cheese Factory in Willows (100 – 249 employees), Sierra Nevada Cheese Company in Willows (100 – 249 employees), and Walmart Supercenter in Willows (100 –249 employees)<sup>11</sup>.

A review of the top employment destinations of the unincorporated County based on the Census OnTheMap data for 2018 indicates that, while employment destinations vary from community to community, Chico (813 jobs), Willows (527 jobs), Orland (388 jobs), and Sacramento (151 jobs) are the primary employment destinations of the unincorporated communities. As shown in Figure V-11 (TCAC/HCD Opportunity Area Map), the majority of sites to meet the RHNA are located within the unincorporated communities of Artois, Elk Creek, and Hamilton City, as well as in the unincorporated areas adjacent to the cities of Orland and Willows. The top employment destinations (3 or more jobs) for the unincorporated communities of Artois, Elk Creek, and Hamilton City and the number of jobs in other various communities are summarized below.

- Artois – Chico (11 jobs), Willows (9 jobs), Orland (7 jobs), Sacramento (4 jobs), Santa Rosa (3 jobs), Williams (3 jobs), Yuba City (3 jobs), and various other locations (74 jobs);
- Elk Creek – Willows (8 jobs), Chico (6 jobs), Redding (4 jobs), and various other locations (44 jobs); and
- Hamilton City – Chico (95 jobs), Willows (23 jobs), Hamilton City (15 jobs), Sacramento (15 jobs), Roseville (10 jobs), Durham (9 jobs), Redding (9 jobs), Orland (8 jobs), Santa Rosa (8 jobs), Rocklin (6 jobs), and various other locations (285 jobs)<sup>12</sup>.

Upon a deeper dive into the data, it appears that the employment rate in these communities has been fairly consistent. From 2018 to 2019, employment in Artois slightly increased at a rate of 3.66%, from 82 to 85 employed residents<sup>13</sup> while employment in Elk Creek did not change maintaining 44 employed residents<sup>14</sup>. Additionally, employment in Hamilton City declined at a rate of 5.07% percent, from 868 to 824 employed residents<sup>15</sup>. Looking at the County as a whole, from 2010 to 2017, Glenn County's population grew modestly at 2.2% (0.3% annually) from 28,122 to 28,730 persons. However, the County's labor force contracted during roughly the same period (2010-18), losing approximately 420 people or 3% of the labor force. The ratio of jobs per labor force is 0.52, which means that for every two of the County's residents in the labor force, there is approximately one job in the County. As such, Glenn County experiences a net employment cross commute involving approximately 2,516 workers commuting in from homes outside of the County and 3,600 employed residents commuting out of the County to jobs located elsewhere. This equals a net out-commute of 1,084 persons. Many of the jobs in Glenn County are agriculture and service-oriented jobs, which typically have lower wages than professional and skilled jobs.

The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region, with larger employment centers weighted more heavily. Census Block Groups are ranked with a value ranging from 0 to 100. The higher the index value, the better access to employment opportunities for residents in a neighborhood. Looking at the 2014 –2017 job proximity index on the Affirmatively Furthering Fair Housing Data Viewer [as shown in Figure V-19](#), Artois appears to have one of the highest job proximity index scores of 86 while Elk Creek and Hamilton City appear to have moderate job proximately index scores of 48 and 51, respectively. Additionally, the unincorporated areas adjacent to the City of Orland appear to have moderate job proximity index scores, ranging between 41 to 49, while the unincorporated areas adjacent to the City of Willows appear to have moderate to the highest job proximity scores ranging between 48 to 86. Overall, Glenn County ranges between moderate (40-60) to highest (>80) job proximity scores, indicating that Glenn County has average to the best access to employment opportunities for residents. Additionally, it appears that no areas (incorporated or unincorporated) of Glenn County have the low (20 –40) or lowest (<20) job proximity index scores.

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11 Employment Development Department of California. 2021. Major Employers in Glenn County. Available at: <https://www.labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000021>

12 U.S. Census Bureau. 2018. OnTheMap. Available at: <https://onthemap.ces.census.gov/>

13 Data USA. Artois Profile [Employment by Industries]. Available at: <https://datausa.io/profile/geo/artois-ca#economy>

14 Data USA. Elk Creek Profile [Employment by Industries]. Available at: <https://datausa.io/profile/geo/elk-creek-ca>

15 Data USA. Hamilton City Profile [Employment by Industries]. Available at: <https://datausa.io/profile/geo/hamilton-city-ca>



Approximately 52.8% of the employed Glenn County residents work in Glenn County. The remaining work in other counties including Butte (23.6%), Tehama (7.6%), Sacramento (7.1%), Colusa (5.1%), and Shasta Counties (3.8%). The counties with the highest number of workers commuting to Glenn County include Butte and Tehama Counties.<sup>16</sup> The significant portion of County residents commuting to Butte County for work is consistent with the City of Chico being an employment center for the larger region.

### Transportation Opportunity

A number of the unincorporated communities face longer commute times than the average US worker (25.3 minute). The average commute time of Elk Creek residents was 45 minutes in 2019 while the average commute time of residents in Hamilton City was 26.1 minutes. Of the unincorporated communities, residents of Artois appear to have the shortest average commute time of 19.1 minutes in 2019. Upon a deeper dive into the data, it does not appear that the longer average commute times are due to lack of access to transportation options or disproportionate transportation needs for members of protected classes. According to 2015-2019 ACS 5-year estimates, only 1.8% of employed residents from the unincorporated County have no access to a vehicle while 98.2% have access to one or more vehicles. Additionally, looking at just Elk Creek and Hamilton City, all of the employed residents from Elk Creek have access to one or more vehicles while only 2.1% (approximately 18) of the employed residents from Hamilton City have no access to a vehicle. Thus, the longer than average commutes appear to be related to the distance from the unincorporated communities to the major employers in the region (i.e., Chico, Willows, Orland, and Sacramento). For example, Elk Creek is located in the western portion of the County just east of the Mendocino National Forest, approximately 27 minutes from the City of Willows, 40 minutes from the City of Orland, and an hour from the City of Chico. Conversely, Artois is located between the cities of Orland and Willows along Interstate-5, approximately 9 minutes from the City of Willows, 12 minutes from the City of Orland, and 37 minutes from the City of Chico. AllTransit is a data tool that measures access to transit, connectivity, and service availability. According to AllTransit, Glenn County has a transit performance score of 0.0, due to very low combination of trips per week and number of jobs accessible enabling negligible number of people to take transit to work. This score is consistent with the surrounding rural counties of Colusa, with a score of 0.0, Tehama with a score of 1.0, and Mendocino with a score of 1.6. Butte County has a slightly higher score of 2.9, predominately due to the transit and employment available in the City of Chico.<sup>17</sup>

Glenn County is served by Glenn Transit Service which operates Glenn Ride, offering seven round trips every weekday and three round trips on Saturday between Glenn County and Chico. Current headway ranges from 1 hour and 15 minutes on weekdays and 2 hours on Saturday given the long distances between Willows and Chico<sup>18</sup>. The route also includes multiple stops in Willows, Artois, Orland, and Hamilton City, as shown in Figure V-10 (Transit Routes). In Orland, riders may also transfer to Tehama County transit service. All Glenn County public transit buses are equipped with bicycle racks. Glenn Ride serves to connect the Glenn County communities to each other. The majority of route miles are on State Route 32 and Interstate 5. Within each community, Glenn Ride does travel off the main roadway into the core of each community to make stops. Within Willows and Orland, Glenn Ride stops are fairly well served by the existing sidewalk network. However, curb ramps for passengers utilizing mobility devices are not always widely available. Additionally, in Hamilton City, there are few sidewalks, so most Glenn Ride stops are not on a connected sidewalk network. With Glenn Ride serving as a cross-region mobility service for many individuals, focusing improvements where the accessibility gaps exist should be a primary priority<sup>19</sup>. With that said, a variety of programs are available to Glenn County residents including programs designed to meet the needs of the general public and those with special transportation needs. Transportation assistance such as “Dial-A-Ride” Service and Volunteer Medical Transport are special service programs available for Seniors 60 years of age or older, residents with a permanent disability, and low-income residents, including those non-assisted and receiving Social Service Assistance (based on current federal poverty income guidelines). Eligible

<sup>16</sup> Glenn County. 2020. 2020 Glenn County Regional Transportation Plan. Available at: <https://static1.squarespace.com/static/5be9b3b8da02bcbc1061463a/1/5ebde14ff36c112d6cf4a791/1589502328747/Final+Glenn+RTP+2020.pdf>.

<sup>17</sup> AllTransit. Available at: <https://alltransit.cnt.org/>.

<sup>18</sup> Glenn County. 2019. Glenn Ride Bus Schedule. Available at: [https://www.countyofglenn.net/sites/default/files/Glenn-Tehama%20Sched4\\_0.pdf](https://www.countyofglenn.net/sites/default/files/Glenn-Tehama%20Sched4_0.pdf)

<sup>19</sup> Glenn County. 2020. Glenn County Active Transportation Plan. Available at: <https://www.countyofglenn.net/sites/default/files/Glenn%20County%20ATP%20Final%20Adopted%202019-06-20.pdf>

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residents must apply for a Transit Service Card to utilize these special service programs. Applications for Transit Service Cards are available at the Paratransit Services Office and the Glenn County Planning and Public Works Office.

As shown in Figures V-8, V-9, and V-11, the proposed single-family, multi-family, and mixed use sites to accommodate the 6<sup>th</sup> Cycle RHNA are located within the unincorporated communities of Artois, Bluegum, Elk Creek, and Hamilton City, as well as the unincorporated areas adjacent to the cities of Willows and Orland. Comparing the local bus routes shown in Figure V-10 to the proposed single-family, multi-family, and mixed use sites, it appears that all sites are currently served by public transit, with the exception of the sites identified in Elk Creek and Bluegum. However, it is noted that these sites are identified for single-family units, which are anticipated to be affordable to moderate- and above-moderate-income households. Moderate- and above-moderate income households are typically less reliant on public transit than lower income households, as higher income households typically have one or more vehicles available. All of the proposed multi-family and mixed-use sites are located within the unincorporated community of Hamilton City, as well as in the unincorporated areas adjacent to the cities of Willows and Orland, and are all served by existing bus stops via the Glenn Ride regional system. Overall, the identified site for lower-income projects have access to a number of transit opportunities that allow residents to travel between the unincorporated areas to the incorporated cities in Glenn County, as well as to the City of Chico in Butte County.

### Broadband Access

In addition to transportation opportunities, the unincorporated communities experience issues with fast and reliable internet service, which contributes to a lower people-based mobility/transportation opportunity score. Roughly 39% of rural Americans lack access to high-speed broadband, compared with just 4% of urban Americans, according to a report from the Federal Communications Commission (FCC) using 2016 figures. The lack of access directly hampers their ability to take advantage of the educational and entrepreneurial opportunities available online. The Internet that rural Americans can access is slower and more expensive than it is for their urban counterparts.

According to the Glenn County Master Broadband Plan, the residential broadband market in unincorporated Glenn County is served by multiple wireline providers, including AT&T of California, Comcast, Digital Path. DM-Tech, Frontier Communications, and Succeed.Net. In unincorporated Glenn County, there is more penetration of satellite and 3G/4G mobile wireless broadband due to its rural geography and lack of wireline infrastructure. Building networks in Glenn County can be difficult and expensive. The terrain can be a problem in areas like Elk Creek where the foothills can make it difficult to install fiber or other infrastructure. However, the biggest barrier to getting broadband in certain areas of the County is low population density. Broadband providers will not offer service if they cannot get enough customers to pay for it.

Additionally, internet service speeds vary greatly between the unincorporated and incorporated areas of the County, with portions of the unincorporated County experiencing speeds less than the 25 Mbps the FCC defines as broadband. For example, the majority of Artois receives download speeds of 10 – 25 megabytes per second (mbps); however, the southernmost portion of Artois receives download speeds less than 200 kilobytes per second (kbps). Additionally, the unincorporated community of Elk Creek currently receives download speeds less than 200 kilobytes per second (kbps) or no broadband service. Conversely, the majority of the unincorporated community of Hamilton City and incorporated cities of Willows and Orland have download speeds between 500 mbps and 1 gigabyte per second (gbps), with pockets of these communities experiencing slightly slower internet download speeds of 50 mbps to 100 mbps<sup>20</sup>.

### Educational Opportunities

The unincorporated communities have lower-levels of place-based education opportunities related to high school discipline rates, high school graduation rates, and UC/CSU student eligibility, which could inform the County's future land use planning decisions. School Districts in Glenn County include Orland Unified School District, Willows Unified School District, Hamilton Unified School District, Capay Joint Union Elementary School District, Lake Elementary School District, Plaza Elementary School District, Princeton Joint Unified School District, and Stony Creek Joint Unified School District. As noted in Section IV, the sites to accommodate the

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20 California Interactive Broadband Map. Available at: <https://www.broadbandmap.ca.gov/>

6<sup>th</sup> Cycle RHNA are located in the unincorporated communities of Artois, Bluegum, Elk Creek, and Hamilton City, as well as in the unincorporated areas adjacent to the cities of Willows and Orland. As such, it is anticipated that the Orland Unified School District would serve the sites adjacent to the City or Orland. Additionally, the Willows Unified School District is anticipated to serve the sites located in Artois and Bluegum, as well as the sites located in the unincorporated areas adjacent to the City of Willows. The Hamilton Unified School District is anticipated to serve the sites located in Hamilton City and the Stony Creek Joint Unified School District is anticipated to serve the sites located in Elk Creek. Table V-87 identifies the total enrollment, chronic absenteeism, California Assessment of Student Performance and Progress scores for English and Mathematics, the suspension rate, teacher experience, and UC/CSU student eligibility of the school districts serving the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA.

**Table V-87. Educational Opportunity Indicators by School Districts (2018-2019 School Year)**

School Districts	18/19 Enrollment	Chronic Absence Rate	CAASPP English /Literacy Results	CAASPP Math Results	Suspension Rate	Average Teacher Experience	UC/CSU Eligibility
Orland Unified	2,231 students	8.5% of students	Did Not Meet Standards 63.94% Met Standards 36.06%	Did Not Meet Standards 81.51% Met Standards 18.49%	4.0% of students	11 years in the district	33.3% of students
Willows Unified	1,465 students	15.9% of students	Did Not Meet Standards 69.02% Met Standards 30.98%	Did Not Meet Standards 80.43% Met Standards 19.58%	5.5% of students	10 years in the district	32.1% of students
Hamilton Unified	714 students	7.4% of students	Did Not Meet Standards 59.87% Met Standards 40.13%	Did Not Meet Standards 83.83% Met Standards 16.14%	3.5% of students	11 years in the district	47.6% of students
Stony Creek Joint Unified	62 students	53% of students	Did Not Meet Standards 78.95% Met Standards 21.05%	Did Not Meet Standards 89.47% Met Standards 10.53%	17.2% of students	7 years in the district	0.0% of students
<b>California State Average</b>	6,187,555 students	12.1% of students	Did Not Meet Standards 49.13% Met Standards 50.94%	Did Not Meet Standards 60.27% Met Standards 39.73%	3.5% of students	12 years in a district	50.5% of students

Source: Education Data Partnership, 2018-2019 School Year. Access: <https://www.ed-data.org/state/CA>

As shown in Table V-87, it appears that Stony Creek Joint Unified School District had the highest suspension rate (17.2% of students) during the 2018-2019 school year while the Hamilton Unified School District had the lowest suspension rate (3.5% of students) in the County. Looking at regional suspension rate data, approximately 4.2% of all students within Glenn County were suspended during the 2018-2019 school year compared to 5.7% of all students within Butte County, 5.1% of all students within

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Tehama County, and 5.0% of all students in Colusa County. Overall, California's average suspension rate during the 2018 – 2019 school year was 3.5% of all students in the state, which is the same as the suspension rate at the Hamilton Unified School District but lower than the average suspension rate in Glenn County and the suspension rates at the Orland Unified School District, Willows Unified School District, and Stony Creek Unified School District.

In California, as in many states, African American, Latino, and special needs children face more school suspensions, disciplinary actions, and expulsions relative to their share of the student population than non-Hispanic White and Asian children. As shown in Figure V-2, the incorporated cities of Orland and Willows as well as the unincorporated communities of Wyo, Cory, Hamilton City, Capay, Rotavele, Ordbend, Bayliss, Jacinto, Glenn, Butte City, and Cordora have predominately Latinx-White populations, while the western unincorporated communities (Artois, Bluegum, Elk Creek, Alder Creek, etc.) have an Other-White populations. Upon a deeper dive into the data, it appears that of the students suspended in the Stony Creek Unified School District, 70.6% identified as American Indian/Alaska Native compared to the 17.6% who identified as White.

Table V-87 also highlights the discrepancy of educational opportunities with the more rural unincorporated districts underperforming compared to the school districts in the more urban areas. For example, it appears that the Stony Creek Joint Unified School District serving the rural community of Elk Creek is the least performing school district in the County, with approximately 79% of students not meeting California English/Literacy standards and approximately 89% of students not meeting California Mathematics standards. However, it is noted that all of the school districts in Glenn County had a higher percentage of students not meeting California English and Mathematics standards than the average for California as a whole. Additionally, 53% of students at Stony Creek Joint Unified School District are chronically absent compared to 7.4% of students at Hamilton Unified School District, 15.9% of students at Willow Unified School District, and 8.5% of students at Orland Unified School District. Looking at California as a whole, it appears that approximately 12.1% of students in California are considered chronically absent, meaning truancy appears to be a potential issue for students in the Stony Creek Joint Unified and Willows Unified School Districts.

### Health/Environment

Health care facilities within Glenn County encompass Glenn General Hospital located in the City of Willows, Willow View Convalescent Center, residential care facilities, and a senior citizen housing complex as well as private physicians and other medical practitioners.

Glenn General Hospital, a County operated hospital, provides acute care service and is licensed for 80 beds. However, only thirty-two beds are currently available for use. The hospital is located at 1133 West Sycamore in the City of Willows. Glenn General Hospital offers 24-hour emergency care, outpatient care, general surgical care, outpatient surgical care, and minor heart surgery. The hospital sponsors an orthopedic clinic, a urology clinic, a cardiology clinic, podiatry clinic, gastroenterology clinic, neurology clinic, and obstetric-gynecology clinic. Residents typically travel to other facilities, such as Enloe Hospital in Chico, for certain specialized services including burns, major heart surgery, and severe trauma and psychiatric care.

In California, environmental quality has improved over the last few decades as evidenced by improved water quality, reduced air pollution, decrease in pesticide use, continued cleanup of hazardous waste sites as well as increased recycling and reduction of solid waste going into landfills. These improvements are observed and well documented at the state and regional level. However, the pollution reduction and resulting health and environmental benefits are not uniformly distributed across the state, within a region, or among all population segments. Many communities continue to bear a disproportionate burden of pollution not only from multiple nearby sources, but also from pollution in multiple media (e.g., air or water). Some of these communities experience the additional burden of socioeconomic stressors and health conditions that render them more vulnerable to the impacts of pollution.

The California Office of Environmental Health Hazard Assessment (OEHHA) has identified communities that are in the top 25% scoring areas from CalEnviroScreen, which scores the environmental health of an area based on a variety of pollution and population characteristics. These areas in the worst scoring areas are considered disadvantaged communities due to their disproportionate environmental health burden in comparison with the rest of the State. Looking at Glenn County and the neighboring counties of Butte, Colusa, and Tehama, there are approximately 5 census tracts that have been identified as disadvantaged communities. Of these, the majority are located in Butte County, with concentrations in and around the cities of

Chico and Oroville. In Glenn County, the Census Tract for the City of Willows, which includes portions of the adjacent unincorporated area, is considered a disadvantaged community, scoring an 82.41. No other part of the County designated as a disadvantaged community. Therefore, none of the County's unincorporated communities, including Artois, Bluegum, Elk Creek, and Hamilton City as well as the unincorporated areas around Orland are exposed to disproportionate environmental health risks as identified by OEHHA.

Upon a deeper dive into the data, there are no existing medical centers or hospitals in the unincorporated communities and the nearest medical centers or hospitals are located in the City of Chico (i.e., Fountain Medical Plaza, Chico Heart Medical Center, Shasta Community Health Center, Enloe Medical Center, Immediate Care Medical Center Chico, etc.) approximately 8.2 miles east of Hamilton City, in the City of Orland (i.e., Immediate Care Medical Center Orland) approximately 9.7 miles west of Hamilton City, and in the City of Willows (i.e., Glenn Medical Center, Glenn Family Medical Group) approximately 10.2 miles west of Glenn or 12.2 miles west of Butte City. Moreover, each unincorporated community has smaller neighborhood grocery stores/markets, but no large supermarkets, which provide a wider-range of products.

### Findings

Overall, it appears that residents of Glenn County have varying levels of access to opportunities, with the rural unincorporated communities appearing to have slightly lower opportunity than the incorporated cities; however, it is noted that Glenn County as a whole appears to low access to opportunities, which may be due to the lower levels of economic prosperity in the County. [This pattern of access to opportunities being concentrated in incorporated cities is consistent with the surrounding rural counties, including Butte, Tehama, and Colusa.](#)

As shown in Figure V-8, all areas of the County have an average-level of people-based opportunities. However, as shown in Figure V-9, the unincorporated communities have a lower-level of place-based opportunities than the incorporated cities, with the unincorporated areas designated as having the lowest-level of opportunity and the incorporated cities designated as having a lower-level of opportunity. compared to incorporated have lower-level of people-based opportunities. Lastly, Table V-76 and Figure V-11 highlights how the TCAC/HCD Opportunity Map resource designations vary in the County, with the central (i.e., Artois, Bluegum, Grapit) and northeastern (City of Orland and unincorporated communities of Wyo, Cory, Capay, Rotavele, and Hamilton City) census blocks for the County generally having “High” and the “Highest” resource categories. However, it is noted that the block group for the central portion of Hamilton City is designated as “Low” resource. The remaining areas of the County are generally designated as “Moderate” resources, with the exception of portions of the City of Willows and the northwest portion of the County which are designated as “Low Resource”. It is important to note that the TCAC/HCD Opportunity Maps for rural areas are scored relative to other rural areas in the same county, meaning they are not scored on the same scale as non-rural areas. While the TCAC/HCD Opportunity Maps provide data at a block group level in rural areas (like Glenn County), data tools for rural areas and lower population areas sometimes do not fully capture the nuance of the socio-economic patterns, which highlights the importance of using local data and knowledge as a complement to fully understand the disparities in access to proposed affordable housing sites, as well as economic and educational opportunities.

As described in Section II (Housing Needs), one subsidized housing project exists in the unincorporated area, including 12-unit multi-family rental housing developments in Hamilton City. As identified in Table V-76 and Figures V-8, V-9, and V-11, the proposed lower income (Multi-Family Residential and Mixed Use) sites are generally located in the unincorporated community of Hamilton City and in the unincorporated areas adjacent to the cities of Willows and Orland, whereas the proposed moderate- and above-moderate income (Single Family Residential) sites are dispersed throughout the County in the unincorporated communities of Elk Creek, Artois, Bluegum, and Hamilton City as well as in the unincorporated areas adjacent to the cities of Willows and Orland.

Overall, the development of affordable housing sites in Hamilton City as well as the unincorporated areas adjacent to the cities of Willows and Orland would not restrict residents' access to opportunities, and would actually provide residents with more opportunities due to the reliable transit services and the communities proximity to large employment centers, such as the Chico, Willows, and Orland. As previously identified, these sites are served by Glenn Transit Service, with multiple stops in Hamilton City, Willows, Orland, Artois, and Chico in Butte County, allowing residents to easily travel to incorporated areas for work or goods



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and services, such as medical treatments or County services. For example, Glenn Transit Service connects residents to the three top employment locations (i.e., Chico, Willows, and Orland) for workers living in Glenn County. Additionally, as previously note, transportation assistance such as “Dial-A-Ride” Service and Volunteer Medical Transport are special service programs available for Seniors 60 years of age or older, residents with a permanent disability, and low-income residents, including those non-assisted and receiving Social Service Assistance (based on current federal poverty income guidelines).

Public outreach revealed that residents in the unincorporated areas need affordable housing and more housing choices, as very limited housing stock is resulting in significantly increased rental rates and lower people-based access to housing opportunities. Upon a deeper dive into the data, there is a significant shortfall of rental units that are affordable to low-income households. The number of households on wait lists for affordable rent-restricted units surveyed increased by approximately 53.1% or 169 households from 318 households in 2018 to 487 households in 2020, for an average of 44 households per apartment complex. The most significant limitation to providing a greater incentive for the development of an expanded supply of housing, including affordable and market-rate units, is the limitation of public sewer and water services in the unincorporated area. The lack of public sewer and water services in the unincorporated communities results in lower density developments, which typically are less affordable than higher density, multi-family housing. Additionally, areas in which both water and sewer services are provided by either the County or non-County services districts exist only in Hamilton City and unincorporated areas adjacent to the cities of Orland and Willows. Thus, infrastructure constraints appear to be a primary contributing factor limiting a variety of residential developments in unincorporated Glenn County, resulting in a lack of available housing for all income groups and protected classes throughout the unincorporated County.

Public outreach also revealed that low incomes/job instability are the most pressing issues faced by the residents of Glenn County. Upon a deeper dive into the data, it appears that the average annual wage in Glenn County has gradually increased from \$37,734 in 2015 to \$42,525 in 2018, representing an approximately 12.7% increase. Low wages, combined with high housing costs, and a shortage of affordable rental housing across Glenn County, creates a significant financial burden for growing numbers of working families, especially those of low-income workers, and special populations (i.e., persons 65 years or older, persons with disabilities, female-headed households, etc.). Glenn County, like other rural communities, is separated from dense population centers other than perhaps Chico, located in Butte County, which contributes to lower economic opportunities for the unincorporated and incorporated residents. When individuals live closer together routine economic interactions are more frequent, carry lower costs, and lead to more economic activity. Rural communities are disadvantaged in this regard. Glenn County was built around one primary industry – agriculture – and has above average employment concentrations in agriculture and government. This limited economic diversification makes Glenn County especially vulnerable when economic shocks adversely affect agriculture. Across the United States, once vibrant rural communities are now struggling to survive because an anchor employer left town or are facing structural change in the industry forcing a dramatic reorganization of business practices. The irony of farm country is that although it feeds the rest of America, the local economies tend to be so small that they cannot support their own grocery stores. This is indicative of the wider problem in Glenn County which is that the low overall population (only 28,730) has not been large enough or concentrated enough to generate the local demand necessary to attract new business and new job opportunities. This has resulted in retail sales leakages to centers outside of Glenn County such as the City of Chico. What this is also reflective of is the correlation between population growth, housing production, the strength and size of the local market, and employment opportunities. In other words, job growth in Glenn County will hinge on attracting new residents, and therefore, new housing construction.

Additionally, a college education is increasingly necessary for achieving economic prosperity. Rural communities consistently lag behind urban communities in educational attainment, and this gap has increased in the new century. Even while the share of individuals with a bachelor’s degree or higher has increased in both rural and urban communities, the gap between the two increased by 25 percent from 2000 to 2016. With respect to economic wealth, it appears that every area of the County has 2019 median household incomes below the AMI (\$87,100 per year), with the rural unincorporated areas in the northwestern portion of the County and areas within and adjacent to the City of Willows having the lowest AMIs (less than \$30,000 per year) in the County. The next lowest AMIs in the County are located within Census Block Groups for Hamilton City/Rotavele and areas within and adjacent to the Cities of Orland and Willows that have 2019 median household incomes between \$30,000 to \$55,000 per year. In nominal dollars, the median household income in Glenn County increased by around 7% since 2010; however, after adjusting for

inflation, the estimates indicate that the spending power associated with the median household income has decreased by approximately 7% over the same period. Growth in the median income statewide was notably higher at 10%, with a lower real decline in spending power of around 5%. This means that not only is nominal income growth in Glenn County slower than elsewhere in California; the real spending power of Glenn County households declined more rapidly. As such, it appears that low wage jobs coupled with the rising costs of living results in a potential impediment to fair housing in Glenn County.

In an attempt to address concerns with limited economic prosperity and diversity, Glenn County engaged the services of Cabin Concepts and Morrison and Company to develop the 2013 – 2018 Economic Development Strategy, funded through CDBG funds. The intent was to improve upon Glenn County's economic development processes in a coordinated effort and focus on the County's key asset, agricultural base, consistent with Goal CDG-19 of the Glenn County General Plan. Through interviews with industry partners, staff, stakeholders, and the Cities and County Economic Development Steering Committee, the 2013 – 2018 Economic Development Strategy was formulated and laid the groundwork efforts through 2018. At the end of 2013 – 2018 Economic Development Strategy planning period, all of Glenn County's economic indicators have increased including average wages by 20.4% over the 5-year period. Business growth created over 600 net new jobs over the five-year period with professional/business services, construction, wholesale trade and manufacturing experiencing greater than 5% increases. Additionally, between 2016 – February 2018, over \$18.4 million in state and federal resources were brought into Glenn County for projects and business-direct services. Additionally, a significant building block for the economic development of Glenn County was the establishment of the Glenn Grows Business and Employment Resource Center in 2018 located at 125 East Walker Street in Orland. By December 2019, the Glenn Grows Business and Employment Resource Center was assisting 34 businesses with individualized technical assistance. In 2019, the County began updating the 2013-2018 Economic Development Strategy to identify potential challenges and opportunities during the 2019 – 2020 period and create a framework for achieving economic prosperity, developing the workforce, and fostering safe and healthy communities. The 2019-2022 Economic Development Strategy has since been completed and many of the strategy recommendations are currently being addressed, including those related to updating the General Plan, workforce housing, enhanced broadband, feasibility studies, and addition of a County CAO.

It is important to note that the quality of life of the County's residents will not improve until there are additional job opportunities for skilled workers that pay good wages. The development of affordable housing sites in Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland would provide residents with greater access to employment opportunities as well as educational opportunities. As previously noted, Hamilton City is served by the Hamilton Unified School District, which had the highest percentage (47.6%) of high school graduates meeting the UC/CSU eligibility requirements. Additionally, the Hamilton Unified School District, Willows Unified School District, and Orland Unified School District had a higher percentage of students meeting the State's standards for English and Mathematics. However, it is noted that all of the school districts in Glenn County had a lower percentage of students meeting California English and Mathematics standards than California as a whole. Looking at the Affirmatively Furthering Fair Housing Data Viewer, it appears that Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland generally have Education Domain scores ranging from moderate education outcomes to less positive education outcomes.

Conversely, it appears that the Stony Creek Joint Unified serving Elk Creek is the lowest performing school district in the County with the lowest level of educational opportunities. It is possible that the lower educational opportunities are more closely tied to the County's student population, and not indicative of the County's non-student residents, but these issue areas highlight specific concerns that the County will consider when reviewing and establishing policies, programs and funding.

In order to better understand access to opportunities for protected classes (persons with disabilities, race, familial status), this section considers potential patterns of isolation and segregation presented in the prior section against the Regional Opportunity Index (people and place) discussed here.

As shown in Figures V-4 and V-6, persons with disabilities and persons 65 years or older are located throughout the County in varying levels. As previously noted, the incorporated cities contain a higher number of persons age people 65 years or older and persons with a disability, while the Census Tract 103 (i.e., Artois, Bluegum, Elk Creek, Fruto, Alder Springs, etc.) contains the highest concentration of persons age people 65 years or older and persons with a disability related to the year residents moved



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into housing units. Overall, the majority of residents with a disability live within the incorporated cities with average levels of people-based opportunities and lower-levels of place-based opportunities; however, it is noted that the incorporated cities have higher levels of place-based opportunities than the unincorporated areas. Additionally, the census tract with the most significant percentage of its population reporting a disability and 65 years or older is located in an area of “Moderate” resource levels on the TCAC/HCD Opportunity Maps. As such, there does not seem to be a correlation between where persons with disabilities and persons 65 years or older are located and lower levels of opportunity. However, to encourage senior housing and housing for persons with disabilities throughout the County and not primarily in the incorporated communities, Program HE.4 would increase capacity for lower income housing, including multifamily and mixed use housing to serve disabled persons, and Program HE.9 supports the provision of affordable housing and special needs housing, including seniors and specifically prioritizes the review of applications for projects that serve the lower income, disabled persons, farmworker, and senior populations.

As identified on Figure V-5, Glenn County is also home to a number of female-headed households, with the more densely developed/more populated census tracts in Glenn County having more average levels of female-headed households. This results in a larger percentage of female-headed households located in and immediately adjacent to the incorporated communities, specifically around the City of Orland. Conversely, the less developed areas, including the western and eastern unincorporated communities, have a smaller proportion of female-headed households. The census tract with the highest number of female-headed households is the same census tract that has the highest access to people-based opportunities and place-based opportunities in the County, as well as the “Highest” resource designation on the TCAC/HCD Opportunity Maps. Given that there is no discernable pattern of segregation associated with female-headed households, there does not seem to be a relationship between where female-headed households are more likely to be located and specific resource levels.

Overall, Glenn County is committed to ensuring equal access to opportunities and has developed a number of programs to ensure the county continues to promote access to opportunities to affirmatively further fair housing. For example, Program HE.9 in the Housing Plan ensures the County will continue to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs. As part of the action, the County will proactively provide affordable housing developers with maps illustrating high resource areas in the County that include potential sites for lower income housing and special needs housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities to affirmatively furthering fair housing. This action also requires the County to develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers to ensure greater access to opportunities for lower income households and protected classes. Lastly, Program HE.6 of the Housing Plan (Affirmatively Furthering Fair Housing Outreach and Coordination Program) in the Housing Plan increases opportunities for community involvement for residents from neighborhoods of concentrated poverty and low resource areas, which will help to guide the planning process and support the transformation of low resource areas and increase opportunities. Program HE.6 also addresses improving economic opportunities, particularly in areas with lower economic opportunities and reduced access to jobs, and improving access to transportation in under-served areas. Programs HE.6 and HE.21 ensure that the County invests in place-based opportunities, access to services, and community improvements in areas with lower opportunities and resources. Implementation these programs will assist the County in ensuring future affordable and special needs housing projects will provide equitable access to opportunities.

## DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS

The analysis of disproportionate housing needs within Glenn County evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate (of which there are none).

### Future Growth Needs

The County’s future growth need is based on the RHNA production of 38 extremely low, 37 very-low, and 30 low income units within the 2021-2029 planning period. Figure V-16 identifies the proposed candidate sites to meet the very-low and low income RHNA for unincorporated Glenn County in relation to the very low- and low-income populations. As shown, the proposed affordable units are well dispersed throughout the community and are generally located in areas with the highest concentrations

of very low- and low-income households. As such, this does not present a geographic barrier to obtaining affordable housing. Chapter IV of this Housing Element shows the County's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the County's ability to accommodate the anticipated future affordable housing needs of the community.

### Existing Needs

As described in Section VI. of this Background Report, Housing development in ~~the~~ Glenn County has been relatively consistent compared to the 4<sup>th</sup> cycle (2007 – 2013), with the County developing 127 units in the 4<sup>th</sup> cycle compared to 108 units during the 5<sup>th</sup> cycle (2014-2019). Since the economic downturn in 2008, the number of residential units that have been constructed in the unincorporated area has plummeted from a high of 24 units in 2008 to a range of about 8 to 16 units per year. Prior to economic downturn in 2008, the number of new housing units in the unincorporated area ranged between 51 to 98 units annually. As shown in Table VI-1, 108 housing units were constructed during the planning period. Of these 108 units, 11 were affordable to very low-income households, 22 were affordable to low income households, 25 were affordable to moderate income households, and 50 units were affordable to above moderate-income households.

Additionally, as recorded in the HCD-Approved 6<sup>th</sup> Cycle Housing Element Data Package for Glenn County, unincorporated Glenn County has 12 rent-restricted units, representing approximately 0.2% of the unincorporated County's housing stock in 2020 and 2.4% of the County's entire stock of rent-restricted units. Compared to the incorporated cities, unincorporated Glenn County has the lowest number of rent-restricted units per 500 units (1.03) while Willows has the highest number of rent-restricted units per 500 housing units (44.7) in the County, followed by Orland (43.7).

The age of housing is often an indicator of the need for some type of repair or rehabilitation. Most of the unincorporated County's housing stock is more than 30 years old (approximately 74%) and approximately 46% ~~are~~<sup>is</sup> over 50 years old, meaning these units may need moderate repairs to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets. As described under the existing housing conditions discussion in Section II, approximately 30% of the County's stock requires minor repairs, 20% requires moderate rehabilitation, approximately 8% of the County's housing stock requires significant rehabilitation, and 1% is substandard and in need of replacement.<sup>4</sup> Regarding housing conditions, 46% of respondents indicated their home is in sound condition, 28% indicated their home shows signs of minor deferred maintenance, 17% indicated that their home needs one or more modest rehabilitation improvements, and 8% indicated their home needs substantial upgrades. [The County is not aware of, or has identified any locations with known substandard housing, or areas where there are concentrations of housing in need of repair/rehabilitation. However, a review of 2017-2021 ACS data identifying areas with incomplete plumbing or kitchen facilities determined that while the majority of the County has complete plumbing and kitchen facilities \(e.g., less than 2% of units lack complete facilities\), the area surrounding Orland has 2-5% of units lacking complete plumbing. Older homes built prior to 1960 may also have additional maintenance needs due to the age of the unit – areas in the County with homes built prior to 1960 are located in the southeast, including the communities of Glenn and Butte City.](#)

When asked to identify desired improvements to their home, survey respondents identified exterior improvements such as roofing, painting and general home repairs (57%), heating/air conditioning, solar, and electrical (24%), landscaping (39%), room addition or accessory dwelling unit (20%), and a range of other improvements (12%). When asked about housing challenges, 33% of residents identified that their home is in poor condition and needs repair. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in unhealthy, substandard housing conditions or being displaced if the house is designated as uninhabitable and the owner does not complete repairs. To prevent either of these situations, the County has included Program HE.8 to ensure the County encourages the maintenance, rehabilitation, and revitalization of housing in the unincorporated community by continuing to offer home inspection services to identify substandard housing conditions and periodically surveying housing conditions in the unincorporated areas. Additionally, the action requires the County to maintain updated brochures and packets about available rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to assist unincorporated residents with home upkeep and maintenance. Additionally, the action ensures the County will continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation.

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Figure V-11 shows the proposed candidate sites to meet the very-low and low income RHNA for Glenn County in relation to overcrowded households, by census tract. Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms and severe overcrowding as an average of more than 1.5 persons per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. As shown in Table II-30, of the overcrowded households in the County, more overcrowding occurs among the renter households than the owner households. Among renters in unincorporated Glenn County, approximately 9.4% of rental households these (or 147 housing units) were in overcrowded conditions, and 5 of these housing units were in severely overcrowded conditions. Among homeowners, approximately 0.6% of these housing units (or 23 housing units) were in overcrowded conditions, and approximately 0.08% of these overcrowded housing units (or three housing units) were in severely overcrowded conditions. As shown in Figure V-11, the majority of the unincorporated County has less than 5% of households that are overcrowded, with the exception of the census tract that contains Hamilton City which has approximately 10% of households that are overcrowded. As discussed later in this section, the 2020 Glenn County Housing Study found that there is a shortage of smaller units for smaller households, with an oversupply of three-bedroom units in the County. As such, this contributes to an overall low overcrowding rate in Glenn County compared to neighboring Counties. For example, no Census Tracts in the Glenn County exceed an overcrowding rate of 10; however, three Census Tracts in Butte County to the east have a rate of overcrowding of 12% -- 18% and one Census Tract in Tehama County to the north has a rate of overcrowding of 14%. In any case, Program HE.9 has been included in the Housing Plan to ensure the County continues to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs to ensure affordable housing meets the needs of all households in the unincorporated areas

As discussed in Section II (Housing Needs), overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs. Compared to the incorporated cities, very few rental units are available for rent in unincorporated Glenn County. In August 2021, there was three rentals listed within Glenn County (all located within incorporated areas), which were all above the 2021 FMR. Each is described below:

- Orland, CA, \$2,200 per month (3 bedrooms/2.5 bath/1,847 square feet);
- Orland, CA, \$1,775 per month (3 bedroom/3 bath/1,556 square feet); and
- Willows, CA, \$850 per month (1 bedroom/1 bath/600 square feet).

Standard management practices require that a household have three times their rent in income. Under this scenario, a household would need to earn approximately \$2,550 a month or \$30,600 per year to afford the lowest rental price and \$6,600 per month or \$79,200 per year to afford the highest rental price of the three units above, which is out of reach for most lower-income renters. However, as shown in Figure V-13, overpayment by renters in 2019 was not isolated to the unincorporated areas and is a chronic issue to be addressed both locally and regionally. According to Figure V-13, the unincorporated County has less than 20% of renter-occupied households overburdened by housing costs, with the exception the census tract for Hamilton City which has 20 – 40% of renter-occupied households overburdened by housing costs. The incorporated cities appear to have the highest share of overburdened renters, with 40 – 60% of renter-occupied households overburdened by housing costs. However, it is noted that the incorporated cities appear to have a larger concentration of renter-occupied housing units than the unincorporated area. For example, the Census Tract for the City of Orland (101) has approximately 45.3% of households in renter-occupied housing units or 1,274 renter-occupied housing units and the Census Tract for Willows (104) has approximately 55.7% of households in renter-occupied housing units or 1,476 renter-occupied housing units. Conversely, the majority of Census Tracts for the unincorporated areas contain 20 – 40% of households in renter-occupied housing units; however, the population of these unincorporated census tracts are so low compared to the incorporated cities that it results in approximately 265 -- 425 renter-occupied housing units in each of the four census tracts covering the unincorporated areas (Census Tracts 102, 103, 105.1, and 105.2). As such, the unincorporated communities have a much lower number of renter-occupied households than the incorporated cities. Additionally, Figure V-13 shows the proposed candidate sites to meet the RHNA for Glenn County in relation to percent of owner-occupied households overburdened by housing costs, by census tract. As shown, the majority of the unincorporated County and incorporated cities of Orland and Willows contain 20% to 40% of owner-occupied households overburdened by housing costs;

however, the census tracts for the northeast corner of the unincorporated County, which includes Hamilton City, Rotavele, Capay, and the unincorporated area generally around Orland, have the most significant cost burden at 40% to 60% of owner-occupied households whose monthly housing costs are 30% or more of their household income.

As shown in Table II-11, as of the 2013 – 2017 CHAS, approximately 1,540 (29.1%) of households in unincorporated Glenn County overpay for housing (pay more than 30% of their income toward housing costs), which is slightly lower than total percent of households (32.3%) countywide overpaying for housing. In unincorporated Glenn County, more owner households overpay for housing (1,015 owner households overpaying) than renter households (514 owner households overpaying). Additionally, the majority of households in unincorporated Glenn County overpaying for housing are in the extremely low (505 households overpaying), very low (265 households overpaying), and low (295 households overpaying) categories. Severe overpayment occurs when households pay more than 50% of their income toward housing costs. In unincorporated Glenn County, more owners than renters overpay for housing, while in the incorporated cities more renters than owners overpay for housing. A significant amount of households experiencing severe overpayment are extremely low income households, with 38.1% of owner severe overpayment (200 out of 525 owner households severely overpaying) and 73.1% of renter severe overpayment (165 out of 225 renter households severely overpaying) occurring among extremely low income owner households.

As previously stated, Hamilton City has the highest percentage of cost-burdened owner households in the unincorporated County and the second highest percentage of cost-burdened renter households, next to the census tracts for the cities of Orland and Willows, which includes a portion of the unincorporated County. By identifying multi-family and mixed-use sites in these locations, the County is striving to create new opportunities for more affordable housing in areas where cost burdens are already high, providing additional options to the County's existing residents. Beyond meeting an immediate need for residents, additional affordable housing creates the potential for positive spillover benefits to the broader community. In areas with soft housing markets, new affordable rental housing often increases surrounding property values and stimulates reinvestment and revitalization. In addition, housing construction creates jobs and economic activity. Jobs are created through contracts for the construction in the short-term, and through operations and maintenance activities post-construction in the long-term. Furthermore, lower rents free up more discretionary household income that can be spent within the local community.

[Regionally, Glenn County has lower levels of cost-burdened owner households when compared to Mendocino County and Butte County and similar levels as Colusa County and Tehama County. However, Glenn County's renter households have significantly lower levels of overpayment with higher concentrations in Orland and Williams and very low concentrations in the central and western portions of the County. Mendocino, Colusa, and Tehama have higher average levels of Overpayment and butte County has significantly more concentrated areas of renter-overpayment, with much of the concentrated overpayment occurring in and around Chico, Paradise, and Oroville.](#)

To better understand the housing needs of the unincorporated communities, the County recently completed the 2020 Glenn County Housing Study update to describe housing market conditions and identify development opportunities in Glenn County, as well as discuss the impacts of the November 2018 Camp Fire on the Glenn County housing market. [The 2020 Housing Study found that Glenn County offers much more affordable housing costs, compared to Butte County. The Chico median home sale price has risen by 19% from 2017 to 2019. The current Chico median sale price is approximately \\$121,000 higher than the current Glenn County median sale price. The 2020 Housing Study also found that market rents in Glenn County are generally much lower than what could be charged in neighboring Butte County, or other more populous parts of the State. This is consistent with what is shown in Figure V-13, that there is a much higher concentration of overpayment for renters in Butte County, compared to Glenn County.](#)

According to the 2020 Housing Study, there is a shortage of smaller units for smaller households, with an oversupply of three-bedroom units in the County. Additionally, the demand for rental units is currently strong, with a 0% vacancy rate for market rate rentals, and a 3.3% vacancy rate for affordable rentals. A generally healthy rental market will have a vacancy rate of around 5%. Along with this, it is notable that no multi-family units have been built in the County in the last four years. The majority of homeowner households were identified to have incomes over \$50,000, while the majority of renter households had incomes under \$50,000. As such, the 2020 Housing Study identified a significant shortfall of rental units that are affordable to low-income

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households. For example, the number of households on wait lists for affordable rent-restricted units surveyed increased by approximately 53.1% or 169 households from 318 households in 2018 to a total of 487 households in 2020, for an average of 44 households on wait lists per apartment complex. Additionally, apartment complexes surveyed during the preparation of the 2020 Housing Study update to determine how the Camp Fire impacted the Glenn County rental market. Apartment complexes were asked if they received applications from Camp Fire victims, and if it impacted demand for their units. Most reported a significant increase in demand, and three of the complexes were able to house Camp Fire victims. Unfortunately, most complexes were not able to offer a unit because there were no vacancies. The Housing Authority of the County of Butte had 318 Section 8 voucher holders that were displaced from the Camp Fire Disaster Area. Of these 318 households, four took their vouchers to lease in Glenn County. Additionally, there were 77 FEMA trailers that were set up in Orland to temporarily house fire victims for 10 months. All but two trailers have now been relocated to sites in Butte County. Overall, the Camp Fire appears to have had a significant impact on housing demand in Glenn County, and housing in the County was not able to accommodate much of that demand. As such, additional single-family and multi-family housing would help alleviate the high demand for housing, including affordable housing options, and further reduce barriers to affordable housing while supporting the rural economy.

### Displacement risk

Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. ~~The vast majority of the County's affordable housing stock was constructed in response to the County's inclusionary housing requirements, and these units have an expiration date in the 2060s or 2070s.~~ The County also has a number of [market-rate](#) units which are affordable to lower-income families but are not deed-restricted. As described in Section IV of this Background Report, the County plans to accommodate the majority of its 2021-2029 RHNA on vacant and underdeveloped parcels with a focus on new development. None of the underdeveloped parcels have affordable housing or multi-family housing, so it is anticipated that any residential displacement will occur primarily for the single-family parcel owners developing their property at higher residential intensities.

The County has considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout this Background Report). The highest levels of persons with disabilities, seniors, and female-headed households are not located in areas where no residential development is planned, and the risk of displacement to these groups (like to the County's lower-income residents) is low. Action HO-A3 has been included in the County's Housing Plan to study and address issues related to future displacement, and the County remains committed to maintaining its existing affordable housing stock, which includes deed-restricted affordable units throughout the County. Additionally, Action HO-A5 requires the County to apply resale controls, and rent and income restrictions, to ensure affordable housing units created through incentives are deed-restricted and contain long-term (e.g., a minimum of 55 years) or in perpetuity affordability agreements.

Additionally, the County has also considered the risk of displacement specifically for experiencing homelessness in the County. Homelessness includes individuals or families who lack or are perceived to lack a fixed, regular, and adequate nighttime residence, or who have a primary nighttime residence in a shelter, on the street, in a vehicle, or in an enclosure or structure that is not authorized or fit for human habitation. As described in the Glenn County 10-Year Plan to End Homelessness the 2019 Point-in-Time Survey counted a total of 58 individuals in 45 households experiencing homelessness in Glenn County, compared to 57 individuals in Colusa County. Of these individuals in Glenn County:

- 36 identified as male, 22 identified as female, and no one identified as transgender
- 46 individuals were adults over the age of 24, three individuals were ages 18-24, and there were eight children under the age of 18
- 3 individuals identified themselves as Veterans
- In terms of race, 39 households identified as White, six households identified as Native American/Alaskan Native. Two households identified their ethnicity as Hispanic or Latino.
- 2 individuals identified themselves as Victims of Domestic Violence, with both self-identifying as women.



Comparing the 2019 PIT count to the 2020 PIT count in Glenn County, it appears that persons experiencing homelessness slightly decreased over a year, with 41 individuals in 25 households experiencing homelessness in Glenn County. This represents a 28% decrease in individuals experiencing homelessness. With that said, it is important to note that the number of homeless in Glenn County may be somewhat higher than shown, as the PIT count relies on volunteer canvassing communities to find individuals who are willing to participate in the survey on that one day. In addition to persons and households that are homeless, there are also households at-risk of becoming homeless. Loss of a job, divorce or long-term relationship, onset of or increase of the severity of a disability, and increase in rental rates or other housing costs are all potential causes of a person becoming homeless. Households that would be most affected by any of these conditions are households that are experiencing a severe cost burden. While homelessness is a complex and multi-faceted problem, addressing the county's need for additional affordable housing units for very-low and extremely-low income households, in particular, the need for one-bedroom affordable units for single individuals, will contribute significantly to long-term solutions. Additionally, new funding from the State, designed to specifically address homelessness, could be used to develop critical infrastructure and support the wraparound services needed to help move individuals and families out of homelessness. As such, Program HE.9 in the Housing Plan to ensure the County continues to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs to ensure affordable housing meets the needs of all households in the unincorporated areas, including one-bedroom affordable units for single individuals.

In addition to development of the sites identified in the Inventory of Residential Sites, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the County to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. To date, the County has no evidence that new development (affordable or market-rate) and associated private investment has resulted in economic displacement. The County's General Plan encourages the provision of quality services and infrastructure in its low income communities. It is recognized, however, that private and public investment in services, such as health care, public and private schools, grocery stores, education, parks, and public transit, employment opportunities, and other people- and place-based opportunities are generally lower in the County's unincorporated communities when compared to the incorporated cities in the County and the unincorporated areas adjacent to the cities. This difference in opportunities reflects a comparative disinvestment in the unincorporated communities which can put these areas at risk of displacement over time due to gentrification and investments in community growth that may raise the cost of living and displace existing residences. The County appreciates the possibility that economic displacement might occur in the future and has developed Program HE.7 to ensure replacement of affordable units and to ensure assistance is provided consistent with SB 330. Additionally, should displacement of lower income households be identified, Program HE.7 requires the County to seek funding for a Downpayment Assistance Program to assist lower income households with purchasing market-rate homes in the unincorporated areas. To further protect against displacement and to preserve housing opportunities and a variety of housing types, Program HE.11 addresses preservation of mobile home parks through supporting mobile home park acquisition by residents and/or non-profits to assure their long-term retention in the housing stock and Program HE.18 provides for the preservation of at-risk units, including ensuring tenant education so that tenants understand their rights and opportunities should their assisted housing unit be converted to market-rate.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.

As previously noted, private and public investment in services and other people- and place-based opportunities are generally lower in the County's unincorporated communities when compared to the incorporated cities in the County and the unincorporated areas adjacent to the cities. This could lead to disinvestment-driven displacement in the unincorporated areas due to the value of a property not justifying the investment in its maintenance, often resulting in abandonment and decay of properties. As previously noted, the majority of the unincorporated County's housing stock is more than 30 years (approximately 74%) and approximately 46% are over 50 years old, meaning these units may need moderate repairs to significant rehabilitation. The cost of repairs can be prohibitive, resulting in the owner or renter living in unhealthy, substandard housing conditions or being displaced if the house

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is designated as uninhabitable and the owner does not complete repairs. Additionally, 32% of residents identified that their home is in poor condition and needs repair. To prevent either of these situations, Program HE.8 requires the County to continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation as well as providing information to residents regarding housing rehabilitation assistance, including brochures and packets about available rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to assist unincorporated residents with home upkeep and maintenance. Additionally, the action ensures the County encourages the maintenance, rehabilitation, and revitalization of housing in the unincorporated community by continuing to offer home inspection services to identify substandard housing conditions and periodically surveying housing conditions in the unincorporated areas.

Lastly, California's recent history has shown that environmental disasters such as wildfires, earthquakes and floods can be significant causes of displacement, and that climate change is accelerating the risk from such disaster events. According to the Glenn County Multi-Jurisdiction Hazard Mitigation Plan, wildfire hazard is a significant and recurrent threat in Glenn County and has the potential to destroy buildings, cause damage to vital infrastructure, injure people, and can result in loss of life, agricultural land, and animals. Potential fire risk in areas of Glenn County and surrounding regions are constantly increasing as human development and the wildland urban interface areas expand. There have been many notable wildfire occurrences affecting Glenn County, and structure fires in the Cities of Orland and Willows in recent decades, such as the 2012 "306" wildfire located two miles south of Elk Creek and the 2013 Daves wildfire located 15 miles northwest of Elk Creek in the Mendocino National Forest. In addition to fires in Glenn County, increased wildfires in the general region have a notable impact on Glenn County, including displacing existing residents for new residents after a wildfire. For example, the 2018 Camp Fire in Butte County started on the morning of November 8, 2018, and burned a total of 153,336 acres, destroying 18,804 structures and resulting in 85 civilian fatalities and several firefighter injuries<sup>21</sup>. A number of residents who were displaced from the Camp Fire fled to Glenn County in search of housing; however, most apartment complexes were not able to offer a unit because there were no vacancies. Additionally, the Housing Authority of the County of Butte had 318 Section 8 voucher holders that were displaced from the Camp Fire Disaster Area; however, only four were able to use their vouchers to lease in Glenn County. Due to the lack of available housing, 77 FEMA trailers that were set up in Orland to temporarily house fire victims for 10 months. Overall, the Camp Fire appears to have had a significant impact on housing demand in Glenn County, and housing in the County was not able to accommodate much of that demand.

As evidenced by the recent Camp Fire in neighboring Butte County, the region has a history of destructive wildfires in the foothills and mountains. As shown on Figure V-16, the majority of proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA is located in Artois, Bluegum, Hamilton City, Elk Creek, and unincorporated areas adjacent to the cities of Willows and Orland. Looking at the CalFire Fire Hazard Severity Zone Viewer, it appears that the cities of Willows and Orland, as well as the unincorporated communities east of Interstate 5 are not located within a High Fire Hazard Severity Zone; however, unincorporated areas west of Interstate 5 appear to be located within Moderate, High, and Very High Fire Hazard Severity Zones, with Elk Creek is located entirely within a Very High Fire Hazard Severity Zone. The wildfire risk is very high for Elk Creek and the areas west of the I-5, a threat that is compounded by narrow roads and limited access and egress routes. If a fire burned in the Elk Creek area today, over 100 structures could be destroyed, including many single-family homes and small businesses. As such, a wildfire disaster in Elk Creek would exacerbate existing shortages of safe and accessible affordable housing and have a greater impact on vulnerable populations such as the aging population, persons living in poverty, and persons with a disability. Additionally, rural communities with a large agricultural base, such as those in unincorporated Glenn County, are home to farmworkers, who may be recent immigrants or migrants. These communities face additional challenges accessing aid and adequate housing after a disaster due to language barriers and uncertainty around program eligibility. For this reason, Glenn County has included Program HE.14 in the Housing Plan will ensure the County advocates for federal and state funding for farmworker/agricultural worker employee housing, working with the Housing Authority to request that opportunities for rental assistance be provided, including for off-season workers, and considering a rental housing inspection pilot program to ensure residents are living in safe conditions. Additionally,

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21 CalFire. 2019. News Release: CalFire Investigators Determine the Cause of the Camp Fire. Available at: [https://www.fire.ca.gov/media/5121/campfire\\_cause.pdf](https://www.fire.ca.gov/media/5121/campfire_cause.pdf)



Program HE.22 in the Housing Plan ensures the County will annually review State housing legislation and identify necessary changes to the County's development processes, Development Code, and other regulatory documents to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. Special attention will be given by the County in the minimizing of governmental constraints to the development, improvement, and maintenance of housing and supporting legislation that addresses the unique housing needs and constraints of rural areas with limited public infrastructure and environmental constraints, such as wildfire areas.

## Findings

"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on the analysis above, the most disproportionate housing needs in Glenn County includes rehabilitation of the existing housing stock and increased a variety of housing types at affordable prices, including housing for lower income households, smaller households, and farmworkers.

Overall, the majority of the unincorporated County's housing stock is more than 30 years old (approximately 74%) and approximately 46% are over 50 years old, meaning these units may need moderate repairs to significant rehabilitation. Additionally, 32% of residents identified that their home is in poor condition and needs repair. As previously noted, the cost of repairs can be prohibitive, resulting in the owner or renter living in unhealthy, substandard housing conditions or being displaced if the house is designated as uninhabitable and the owner does not complete repairs. As such, rehabilitation of the existing unincorporated housing stock represents a housing need of the County. Thus, the County has included Program HE.8 to provide for housing preservation and rehabilitation, as previously described.

Additionally, Glenn County has a severe shortage of a variety of housing types at affordable prices, including housing for lower income households, smaller households, and farmworkers. Compared to the incorporated cities, unincorporated Glenn County has the lowest number of rent-restricted units per 500 units (1.03) while Willows has the highest number of rent-restricted units per 500 housing units (44.7) in the County, followed by Orland (43.7). Additionally, the number of households on wait lists for affordable rent-restricted units surveyed increased by approximately 53.1% or 169 households from 318 households in 2018 to a total of 487 households in 2020, for an average of 44 households on wait lists per apartment complex. Further, as shown in Table II-11, approximately 1,540 (29.1%) of households in unincorporated Glenn County overpay for housing (pay more than 30% of their income toward housing costs) and the majority of households in unincorporated Glenn County overpaying for housing are lower income, with 505 extremely low-income, 265 very low-income, and 295 low-income households overpaying for housing.

Figures V-13 and V-14 show the proposed candidate sites to meet the RHNA for Glenn County in relation to percent of renter-occupied and owner-occupied households, respectively, overburdened by housing costs, by census tract. As shown in Figure V-13, the unincorporated County has less than 20% of renter-occupied households overburdened by housing costs, with the exception the census tract for Hamilton City which has 20 – 40% of renter-occupied households overburdened by housing costs. Conversely, Additionally, Figure V-14 identifies that the majority of the unincorporated County and incorporated cities of Orland and Willows contain 20% to 40% of owner-occupied households overburdened by housing costs; however, the census tracts for the northeast corner of the unincorporated County, which includes Hamilton City, Rotavele, Capay, and the unincorporated area generally around Orland, have the most significant cost burden at 40% to 60% of owner-occupied households whose monthly housing costs are 30% or more of their household income. As such, it appears that owner households in the unincorporated area are more overburdened than renter households. Looking at Figure V-15 (Overcrowded Households), it appears that the County does not have an issue with overcrowded households. Instead, according to the 2020 Glenn County Housing Study, there is a clear shortage of smaller units for smaller households, with an oversupply of three bedroom units. Overall, an increased supply of smaller units would generally be seen to provide more affordable units to smaller households, which should assist in reducing the cost-burden on owner-occupied households.

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Additionally, Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland generally appear to have the highest percentage of cost-burdened households in the unincorporated County. By identifying single-family, multifamily, and mixed use sites in these locations, the County is striving to create new opportunities for more affordable and diverse housing in areas where cost burdens are already high, providing additional options to the County's existing residents. To further illustrate the County's commitment to diversifying the housing stock, the County has identified opportunity sites for additional mixed use developments. Additionally, to address this severe shortage of a variety of housing types at affordable prices, including housing for lower income households and smaller households, in the unincorporated area, the County has also included Program HE.9 in the Housing Plan to ensure the County continues to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs to ensure affordable housing meets the needs of all households in the unincorporated areas. Additionally, Program HE.17 will also ensure the County will coordinate with the Housing Authority of Butte County to ensure that access to vouchers and assistance is available in all developments and neighborhoods in the unincorporated County.

Program HE.8 in the Housing Plan provides for better understanding of housing rehabilitation needs, including substandard housing conditions, in the unincorporated communities through bi-annually surveying housing conditions in unincorporated areas with the objective of surveying all unincorporated communities during the 6<sup>th</sup> Cycle. Program HE.9 supports development of additional affordable housing opportunities, to provide households currently overpaying for housing additional, affordable housing choices. Program 12 promotes access to information regarding housing opportunities, to assist households with obtaining affordable housing through existing programs and resources. Program 13 provides for homebuyer assistance to help lower income households obtain affordable, ownership housing.

While the low rate of overcrowding in the unincorporated areas of Glenn County is assumed to reflect a lower risk of displacement, California's recent history has shown that environmental disasters such as wildfires, earthquakes and floods can be significant causes of displacement, and that climate change is accelerating the risk from such disaster events. As previously noted, wildfires are significant hazards that would be catastrophic to the unincorporated communities of Glenn County. As shown on Figure V-16, the majority of proposed single-family, multifamily, and mixed use sites are located within the unincorporated community of Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland, which are not located within a High or Very High Fire Hazard Severity Zone; however, the County is proposing a number of single-family units in the unincorporated community of Elk Creek, which is located entirely within a Very High Fire Hazard Severity Zone. A wildfire in this area has the potential to significantly impact Elk Creek, and could result in evacuations. If a fire burned in the Elk Creek area today, over 100 structures could be destroyed, including many single-family homes and small businesses. As such, a wildfire disaster in Elk Creek would exacerbate existing shortages of safe and accessible affordable housing and have a greater impact on vulnerable populations such as the aging population, persons living in poverty, and persons with a disability. Additionally, rural communities with a large agricultural base, such as those in unincorporated Glenn County, are home to farmworkers, who may be recent immigrants or migrants. These communities face additional challenges accessing aid and adequate housing after a disaster due to language barriers and uncertainty around program eligibility. As previously noted, Glenn County has included Program HE.14 in the Housing Plan to increase affordable housing for farmworkers, to ensure quality of affordable rental facilities, and to ensure the Housing Authority and Health and Human Services Agency have Spanish-speaking staff available to provide translation for households seeking housing or assistance with housing and human services programs.

Program HE.6 addresses displacement, including measures to preserve existing housing, ensure safe and habitable housing for all persons, including farmworkers, and assistance for households that are homeless or at-risk of homelessness.

### **C. ASSESSMENT OF CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES**

Based on input from the community, community organizations, and fair housing advocates, the analysis in Sections II (Housing Needs), and III (Housing Constraints), and the assessment of fair housing issues in this section, Glenn County has identified several factors that contribute to fair housing issues in the unincorporated areas, including:

- Low wages, combined with high housing costs, and a shortage of affordable rental housing across Glenn County, creates a significant financial burden for growing numbers of working families, especially those of low-income workers, and special populations (i.e., persons 65 years or older, persons with disabilities, female-headed households, etc.);
- Low-vacancy rates with limited availability affordable housing options, including rental housing and housing that is accessible to the general population, and long-waitlists for various housing assistance programs through Glenn County Housing;
- Significant broadband service issues (i.e., connectivity issues, slow service, and outdated infrastructure), contributing to lower educational and economic opportunities and healthcare service inequities;
- Displacement resulting from a wide variety of conditions, such as increases in rental/housing costs and lack of available housing stock; and
- Lack of outreach to inform persons of their housing rights and to assist residents and interested parties in filing a fair housing complaint in order to address discriminatory housing practices.

[Table V-9 lists the fair housing issues and contributing factors that exist in Glenn County and outlines the meaningful actions to be taken. The meaningful actions listed in the table relate to the actions identified in the Housing Plan.](#)

<b>Table V-9. Fair Housing Issues and Contributing Factors</b>			
<b>Fair Housing Issue</b>	<b>Contributing Factors</b>	<b>Priority</b>	<b>Meaningful Action</b>
<a href="#">Fair Housing Enforcement and Outreach Capacity</a>	<ul style="list-style-type: none"> <li>• <a href="#">Lack of local public fair housing enforcement</a></li> <li>• <a href="#">Lack of resources for fair housing agencies and organizations</a></li> <li>• <a href="#">Lack of a variety of media</a></li> <li>• <a href="#">Lack of marketing community meetings</a></li> <li>• <a href="#">Lack of accessibility to draft documentation fair housing information and resources</a></li> </ul>	<a href="#">High/Medium</a>	<ul style="list-style-type: none"> <li>• <a href="#">Program HE.2</a></li> <li>• <a href="#">Program HE.6</a></li> <li>• <a href="#">Program HE.12</a></li> </ul>
<a href="#">Integration and Segregation</a>	<ul style="list-style-type: none"> <li>• <a href="#">Location of affordable housing</a></li> <li>• <a href="#">Lack of neighborhood/community investment</a></li> </ul>	<a href="#">Medium</a>	<ul style="list-style-type: none"> <li>• <a href="#">Program HE.3</a></li> <li>• <a href="#">Program HE.5</a></li> <li>• <a href="#">Program HE.15</a></li> <li>• <a href="#">Program HE.16</a></li> <li>• <a href="#">Program HE.19</a></li> <li>• <a href="#">Program HE.21</a></li> </ul>
<a href="#">Disparities in Access to Opportunity</a>	<ul style="list-style-type: none"> <li>• <a href="#">Access to financial/economic services</a></li> <li>• <a href="#">Transit/transportation availability</a></li> <li>• <a href="#">Location of employers</a></li> <li>• <a href="#">Location and type of affordable housing</a></li> <li>• <a href="#">Investment in lower-resource areas</a></li> </ul>	<a href="#">High</a>	<ul style="list-style-type: none"> <li>• <a href="#">Program HE.4</a></li> <li>• <a href="#">Program HE.5</a></li> <li>• <a href="#">Program HE.6</a></li> <li>• <a href="#">Program HE.9</a></li> <li>• <a href="#">Program HE.14</a></li> <li>• <a href="#">Program HE.15</a></li> <li>• <a href="#">Program HE.21</a></li> </ul>
<a href="#">Disproportionate Housing Needs, Including Displacement Risks</a>	<ul style="list-style-type: none"> <li>• <a href="#">The availability of affordable units in a range of sizes</a></li> <li>• <a href="#">Land use and zoning</a></li> </ul>	<a href="#">High</a>	<ul style="list-style-type: none"> <li>• <a href="#">Program HE.4</a></li> <li>• <a href="#">Program HE.5</a></li> <li>• <a href="#">Program HE.7</a></li> <li>• <a href="#">Program HE.9</a></li> </ul>

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	<p>laws</p> <ul style="list-style-type: none"> <li>• Need to connect households with available housing programs and resources</li> </ul>		<ul style="list-style-type: none"> <li>• Program HE.14</li> <li>• Program HE.15</li> <li>• Program HE.21</li> </ul>
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As identified in this assessment, the greatest barrier to fair housing and equal access to opportunity is the supply of a variety of housing types at affordable prices, including housing for larger households and farmworkers. Most of the contributing factors identified stem from a common issue of limited options and supply. However, it appears that existing utility infrastructure may pose the biggest barrier to the production of a variety of housing types to serve the unincorporated communities. As previously described, Hamilton City community water and sewer, which accommodates higher densities of housing typically needed to serve lower income households. Therefore, the County has identified addressing 1) availability of affordable housing, 2) improving access to housing through increased economic opportunities and prosperity in lower income areas, and 3) combating discriminatory practices through education as priorities to further fair housing as the primary approaches to increase fair housing opportunities, increase access and diversity within higher opportunity areas, and to ensure that fair housing practices are understood, encouraged, and followed. Section V.H. of this Background Report outlines all of the housing programs Glenn County has included/implemented during the 5<sup>th</sup> Cycle to address these contributing factors/fair housing issues. For this 6<sup>th</sup> Cycle, the Housing Plan includes a more robust approach to affirmatively further fair housing.


The Housing Plan includes measures to increase access to fair housing services, affordable housing opportunities, and access to housing for persons with special housing needs. Additionally, Program HE.6 establishes a process to address fair housing questions and complaints and provides for public education, including both residents and landlords, of their rights and obligations under fair housing laws. Programs previously discussed that address preservation of affordable housing ensures that as development and urbanization does not result in displacement.

Housing mobility is promoted by Program HE.6, through expanding and promoting housing choice vouchers, promoting ADUs and JADUs to increase housing choice and options, and increasing access to resources to rent or purchase housing.

New housing choice and access to high opportunity areas is addressed through programs promoting new housing and a greater variety of housing types. For example, Program HE.9 in the Housing Plan ensures the County will continue to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs and prioritizes new affordable housing development in high resource/opportunity areas. Program HE.9 in the Housing Plan supports development of additional affordable housing opportunities, to provide households currently overpaying for housing additional, affordable housing choices. Program 12 promotes access to information regarding housing opportunities, to assist households with obtaining affordable housing through existing programs and resources. Program 13 provides for homebuyer assistance to help lower income households obtain affordable, ownership housing. Additionally, to reduce constraints to residential development, including multifamily and affordable housing, the County has included Program HE.5 and HE.21 to address additional methods of increasing access to high opportunity and high resource areas, including encouraging housing that is allowed by right, such as residential care facilities where single family homes are allowed and in the RM and MU zones, and farmworker housing in the County's agricultural areas, ADUs and JADUs in areas with existing or future residential uses, and improving infrastructure to increase access to high opportunity areas.

There is a need to ensure that capital improvements and County investments are made in lower resource areas that improve place-based resources and access to opportunities; Programs 6, 8, and 21 in the Housing Plan address this issue through ensuring investment in areas with lower resources/opportunities and promoting rehabilitation of housing as another form of place-based investment in lower opportunity areas.

Program HE.6 addresses displacement, including measures to preserve existing housing, ensure safe and habitable housing for all persons, including farmworkers, to address replacement/relocation, and assistance for households that are homeless or at-risk of homelessness. Additionally, Program HE.6 establishes a process to address fair housing questions and complaints and provides

~~for public education, including both residents and landlords, of their rights and obligations under fair housing laws. Programs previously discussed that address preservation of affordable housing ensures that as development and urbanization does not result in displacement.~~ Implementation these programs will assist the County in ensuring future affordable and special needs housing projects will provide equitable access to opportunities. Overall, the Housing Element programs highlight the need for the County to update its ordinances to be consistent with legislation adopted, regarding density bonuses, accessory dwelling units, low barrier navigation centers, transitional/supportive housing, emergency shelters, residential care facilities, employee housing, and agricultural worker housing. Additionally, the Housing Element programs identify the need to consider patterns of segregation, access to opportunities, and disproportionate housing needs, including the risk of displacement, when identifying areas for future housing to facilitate equal and fair housing opportunities affirmatively furthering fair housing services and opportunities for all persons. 

## D. ANALYSIS OF SITES PURSUANT TO AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Chapter IV), but also whether the identified sites serve the purpose of improving segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. Figures V-2 through V-16 identifies the County's inventory of sites with approved projects and inventory and opportunity sites that are described in Chapter IV in relation to fair housing factors that are described in this chapter. As shown, the County's lower, moderate, and above moderate-income sites are located throughout the unincorporated communities to promote integrated neighborhoods with diverse incomes, races, ethnicities, and backgrounds, significantly affirmatively furthering fair housing in Glenn County and the region.

### 1 SEGREGATION/INTEGRATION

As previously stated, the County finds that there are no known historic patterns of segregation by race and ethnicity, persons with disabilities, familial status, or age. However, the County understands that it appears that historical patterns of moderately segregated economic wealth exist within the unincorporated county. This is largely a result of the County's existing rental units and affordable housing sites, with Hamilton City, the incorporated cities of Willows and Orland, and the unincorporated areas adjacent to the cities having lower levels of household income when compared to other unincorporated areas of the County. These areas of the County also contain a higher percentage of renter households than owner households, as well as a higher concentration of very low- and low-income populations. As previously noted, the majority of homeowner households in Glenn County have incomes over \$50,000, while the majority of renter households have incomes under \$50,000. As such, the higher concentration of renter households in these areas contributes to the lower median household incomes; however, it is noted that no areas of the County exceed the AMI, revealing that the County as a whole has less economic wealth than adjacent counties.

As described throughout this Housing Element, the County is committed to supporting the development of housing to promote a more balanced and integrated pattern of household incomes. This is highlighted in Table IV-1 in Section IV (Inventory of Residential Sites), as the County has identified surplus of sites and excess capacity for all income levels. Additionally, it is noted that higher density categories included Multiple Family Residential and Mixed Use were considered to accommodate lower income groups, however, within Glenn County a large share of the development applications for single family residential uses are for manufactured homes. Approximately 60% of recent building applications for single family residential are for manufactured home that are generally more affordable by design and may also accommodate lower income groups. Thus, the share of affordable housing in Section IV (Inventory of Residential Sites), underscores the important roll Single Family Residential may have on housing lower income groups throughout the county.

It is noted that the County has targeted the lower income units to meet the RHNA to areas identified with lower AMIs. By identifying lower income sites in the areas with lower AMIs, the County is striving to reduce the housing cost burden on residents, as lower median household incomes typically correlates with a higher concentration of cost-burdened and lower income households. However, to ensure more integrated patterns of economic wealth, the County has also distributed moderate and above moderate-income sites to areas identified for lower income units in the County. For example, the unincorporated areas adjacent to the City



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of Orland are identified to accommodate 58 lower income units and 44 moderate/above moderate-income units and the unincorporated areas adjacent to Willows are identified to accommodate 55 lower income units and 86 moderate/above moderate-income units. Additionally, the unincorporated community of Hamilton City is identified to accommodate 76 lower-income units and 24 moderate/above moderate-income units. These new moderate and above-moderate income developments in the unincorporated areas with lower median household incomes has the potential to help increase median income of these communities of eliminate historical patterns of segregated economic wealth.

The County also recognizes that the lack of adequate utility (water and wastewater) infrastructure systems, combined with other constraints such as the 100-year floodplain and active agricultural production as discussed in Chapter III (Housing Constraints), inhibits a variety of affordable housing types, specifically higher-density housing projects that accommodate lower income households and is a particular constraint to housing development in the high/highest resource areas, which are not generally served by public water and sewer systems. For example, the County understands that unincorporated areas surrounding Orland and the unincorporated community of Artois are designated as having a “High” or “Highest” resource designation on the TCAC/HCD Opportunity Area Maps. Thus, placing affordable housing and/or senior housing in these areas would allow lower income households, persons with disabilities, female-headed households; and senior households to be in closer proximity to transit, employment centers, and goods and services. However, vacant land in these areas is not currently served by water and sewer service. As such, Artois could not support this level of development and the unincorporated areas around the City of Orland would generally require connection to the City’s water and sewer systems or development of new water and sewer systems. Without connection to utility infrastructure, these sites would be heavily constrained from developing at higher densities. Therefore, concentrations of affordable housing in Glenn County typically appear where adequate community water and wastewater infrastructure exist to support affordable housing developments and where there are not significant floodplain issues that constrain development.

The County endeavors to ensure that required affordable units are not concentrated in a single area of the County which may inadvertently contribute to the segregation of neighborhoods and economic wealth. As shown in Figures V-3 to V-5 and V-10, the sites to meet the very-low and low income RHNA are distributed throughout the County in areas served by public transit and in areas in closer proximity to major activity centers. Table IV-4 identifies sites designated for residential development and are appropriate to accommodate additional lower income units. In order to encourage affordable housing opportunities throughout the County, the County has identified additional sites to increase a variety of housing types and affordability levels beyond those needed to accommodate its RHNA. These sites are identified to continue to encourage affordable housing development by demonstrating locations in the County that could accommodate multifamily housing and to encourage a variety of housing types, including multifamily housing, transitional and supportive housing, single room occupancies, and emergency shelters, including low barrier navigational centers. Identification of these sites in the inventory of lower income sites communicates to the development community that these sites should be considered for potential affordable and special needs housing developments. Additionally, as previously described, the Housing Plan includes a variety of programs to encourage affordable and special needs housing. The Housing Plan also includes programs to address barriers to housing development in order to support a variety of housing sites that further the County’s goal to affirmatively further fair housing. Program HE-9 would increase access to high opportunity areas through identifying areas appropriate for lower income housing, mixed-income housing, or multifamily housing in higher opportunity areas and higher income areas.

## 2 R/ECAPs

The County does not have any racially or ethnically concentrated areas of poverty, and the identification of sites to accommodate the County’s RHNA is not expected to alter this finding. Additionally, there are no RCAAs located in Glenn County, as the whole County has 2019 median household incomes below the AMI (\$87,100 per year). Figure V-12 provides an ethnicity analysis identifying the proposed candidate sites to meet the RHNA for Glenn County in relation to the majority racial concentrations. As shown, the proposed sites (Multi-Family Residential and Mixed Use) to meet the very-low and low income RHNA are located in Hamilton City, which is located in a census tract with a sizeable (10 to 50%) Hispanic majority racial concentration, and the unincorporated areas adjacent to the cities of Willows and Orland, which have are located in census tracts with a slim (<10%) White majority racial concentration. Comparing Figure V-12 (Ethnicity Analysis) to Figures V-7 (Median Household Income) and V-16 (Very Low- and Low-Income Populations), it appears that the Census Tract for Hamilton City with sizeable (10 – 50%)

Hispanic majority racial concentration does not have the lowest median household income in the County (less than \$30,000 -- \$55,000 annually) or the highest concentration of very low- and low-incomes. Overall, it appears that the County does not exhibit significant patterns or trends of greater racial/ethnic concentrations correlating to increased poverty. As previously noted, the highest poverty rate (22.2%) in the County is located within Census Tract 101 for the City of Orland, which has a (slim) White majority racial concentration. As such, it appears that the concentrations of lower median household incomes and very-low and low-income populations is more related to the locations of existing affordable housing or older developments than it is to racial/ethnic concentrations. Additionally, it appears that the highest concentrations of very low- and low-income populations in Glenn County are located in and adjacent to the City of Orland, followed by Hamilton City and the unincorporated areas around the City of Willows. Thus, placing sites to meet the very-low and low income RHNA in areas where concentrations of lower income households are located would ensure the needs of existing and future residents are met while not furthering racially or ethnically concentrated areas of poverty.

### 3 ACCESS TO OPPORTUNITY

Table V-6 and Figure V-11 shows the County's proposed sites to accommodate the RHNA in relation to the TCAC-designated resource areas. As previously noted, analysis of the TCAC/HCD opportunity Area Maps show that resource designations vary in the County, with the central (i.e., Artois, Bluegum, Grapit) and northeastern (City of Orland and unincorporated communities of Wyo, Cory, Capay, Rotavele, and Hamilton City) census blocks for the County generally having "High" and the "Highest" resource categories. However, it is noted that the block group for the central portion of Hamilton City is designated as "Low" resource. The remaining areas of the County are generally designated as "Moderate" resources, with the exception of portions of the City of Willows and the northwest portion of the County which are designated as "Low Resource". Figure V-11 highlights how the proposed lower income housing sites are located within areas designated as "High" and "Highest" Resource on the TCAC/HCD opportunity Area Maps, with the exception of a few sites within Hamilton City and unincorporated areas adjacent to the City of Willows. Areas designated as "High Resource" are within the top forty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.

It is important to note that the TCAC/HCD Opportunity Maps for rural areas are scored relative to other rural areas in the same county, meaning they are not scored on the same scale as non-rural areas. While the TCAC/HCD Opportunity Maps provide data at a block group level in rural areas (like Glenn County), data tools for rural areas and lower population areas sometimes do not fully capture the nuance of the socio-economic patterns, which highlights the importance of using local data and knowledge as a complement to fully understand the disparities in access to proposed affordable housing sites, as well as economic and educational opportunities.

Overall, the location of the majority of affordable housing sites in Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland would not restrict residents' access to opportunities, and would actually provide residents with more opportunities due to the higher level of services, including reliable transit services, and the communities proximity to large employment centers, such as the cities of Chico, Willows, and Orland, in comparison to other unincorporated communities. As previously identified, these sites are served by Glenn Transit Service, with multiple stops in Hamilton City, Willows, Orland, Artois, and Chico in Butte County, allowing residents to easily travel to incorporated areas for work or goods and services, such as medical treatments or County services. For example, Glenn Transit Service connects residents to the three top employment locations (i.e., Chico, Willows, and Orland) for workers living in Glenn County. Additionally, as previously note, transportation assistance such as "Dial-A-Ride" Service and Volunteer Medical Transport are special service programs available for Seniors 60 years of age or older, residents with a permanent disability, and low-income residents, including those non-assisted and receiving Social Service Assistance (based on current federal poverty income guidelines). Further, the development of affordable housing sites in Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland would also provide residents with greater access to educational opportunities. As previously noted, Hamilton City is served by the Hamilton Unified School District, which had the highest percentage (47.6%) of high school graduates meeting the UC/CSU eligibility requirements. Additionally, the Hamilton Unified School District, Willows Unified School District, and Orland Unified School District had a higher percentage of students meeting the State's standards for English and Mathematics. Public outreach revealed that residents in the unincorporated areas need affordable housing and more housing choices, as very limited housing stock is resulting in significantly increased rental rates. As such, new residential development is seen as desirable by the local residents in order to provide



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additional housing, make more local services feasible, and to boost the local economy. Additionally, new residential development in the unincorporated areas has been predominantly detached single-family dwellings, and no multi-family developments were developed during the 5<sup>th</sup> Cycle Planning Period. While these new houses are generally affordable when compared to many other surrounding communities, they are still beyond the means of many residents of Glenn County. For this reason, new residential development should include more attached housing types and some housing priced to be affordable to lower income households with an eye toward special populations. Therefore, placing all of the proposed affordable housing sites in Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland would not restrict residents' access to opportunities, and would actually provide residents with more opportunities due to the reliable transit services and the communities proximity to large employment centers. Moreover, the sites inventory contributes to affirmatively further fair housing by helping to stimulate investing in areas where additional place-based opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this section.

As previously noted, the County has targeted the lower income units to meet the RHNA to areas identified with lower AMIs. By identifying lower income sites in the areas with lower AMIS, the County is striving to reduce the housing cost burden on residents, as lower median household incomes typically correlates with a higher concentration of cost-burdened and lower income households. However, to ensure more integrated patterns of economic wealth, the County has also distributed moderate and above moderate-income sites to areas identified for lower income units in the County. By focusing the proposed moderate and above-moderate income sites in the unincorporated communities with lower-levels of opportunities, the County has the potential to help increase the resource designation and opportunity levels of these areas, as well as have the opportunity to increase the median household income. For example, the property taxes from moderate income and above moderate income developments would assist in providing funding for schools and fire protection districts, assisting in improving place-based opportunities for education and neighborhood stability.

## 4 DISPLACEMENT RISK

Figures V-13 and V-14 show the proposed candidate sites to meet the RHNA for Glenn County in relation to percent of renter-occupied and owner-occupied households, respectively, overburdened by housing costs, by census tract. According to Figure V-13, the unincorporated County has less than 20% of renter-occupied households overburdened by housing costs, with the exception the census tract for Hamilton City which has 20 – 40% of renter-occupied households overburdened by housing costs. Additionally, unincorporated areas adjacent to the cities of Willows and Orland have 40 – 60% of renter-occupied households overburdened by housing costs. Conversely, Additionally, Figure V-14 identifies that the majority of the unincorporated County and incorporated cities of Orland and Willows contain 20% to 40% of owner-occupied households overburdened by housing costs; however, the census tracts for the northeast corner of the unincorporated County, which includes Hamilton City and the unincorporated area generally around Orland, have the most significant cost burden at 40% to 60% of owner-occupied households whose monthly housing costs are 30% or more of their household income. As such, Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland generally appear to have the highest percentage of cost-burdened households in the unincorporated County. Thus, by identifying Single-Family, Multi-Family, and Mixed Use sites in these locations, the County is striving to create new opportunities for more affordable and diverse housing in areas where cost burdens are already high, providing additional options to the County's existing residents and reducing the risk of displacement. Beyond meeting an immediate need for residents, additional affordable housing creates the potential for positive spillover benefits to the broader community. In areas with soft housing markets, new affordable rental housing often increases surrounding property values and stimulates reinvestment and revitalization. In addition, housing construction creates jobs and economic activity. Jobs are created through contracts for the construction in the short-term, and through operations and maintenance activities post-construction in the long-term. Furthermore, lower rents free up more discretionary household income that can be spent within the local community.

Additionally, looking at Figure V-15 (Overcrowded Households), the most significant rate of overcrowded households in the County is located in the unincorporated community of Hamilton City. As such, placing additional Single-Family, Multi-Family, and Mixed Use sites in this community, the County is striving to diversify the existing housing stock to alleviate overcrowding on the existing residents. However, it is noted that Figure V-15 also reveals that the County generally does not have an issue with overcrowded households. Instead, according to the 2020 Glenn County Housing Study, there is a clear shortage of smaller units

for smaller households, with an oversupply of three bedroom units. Due to the low rate of overcrowding in the unincorporated areas, it is assumed that the unincorporated County has a lower risk of displacement.

Additionally, there are three Census Tracts in the County that according to the AFFH Data and Mapping Resources Map, are considered “Sensitive Communities” where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs, as illustrated in Figure V-24. This includes Census Tract 101 which includes the incorporated City of Orland and the City of Willows (Census Tract 104). There are affordable housing opportunity sites located in all three census tracts, that would potentially displace existing residents due to redevelopment.

As previously noted, the County has targeted the lower income units to meet the RHNA to areas identified with lower AMIs. By identifying lower income sites in the areas with lower AMIS, the County is striving to reduce the housing cost burden on residents, as lower median household incomes typically correlates with a higher concentration of cost-burdened and lower income households. However, to ensure more integrated patterns of economic wealth, the County has also distributed moderate and above moderate-income sites to areas identified for lower income units in the County. By focusing the proposed moderate and above-moderate income sites in the unincorporated communities with lower-levels of opportunities, the County has the potential to help increase the resource designation and opportunity levels of these areas, as well as have the opportunity to increase the median household income. For example, the property taxes from moderate income and above moderate income developments would assist in providing funding for schools and fire protection districts, assisting in improving place-based opportunities for education and neighborhood stability. The County understands that there is the potential for economic displacement because of new moderate and above moderate development and investment within areas with lower median household income. This “knock-on” effect can occur at any time, and it can be challenging for the County to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. As previously noted, the County appreciates the possibility that displacement might occur in the future and has developed Program HE.7 to ensure replacement of affordable units and to ensure assistance is provided consistent with SB 330. Additionally, should displacement of lower income households be identified, Program HE.7 requires the County to provide information regarding the Homeownership Assistance Program to assist lower income households with purchasing market-rate homes in the unincorporated areas.

## **5 SITE ANALYSIS FINDINGS**

As described throughout this Housing Element, the County is committed to supporting the development of housing to promote a more balanced and integrated pattern of household incomes. This is highlighted in Table IV-1 in Section IV (Inventory of Residential Sites), as the County has identified surplus of sites and excess capacity for all income levels. Additionally, it is noted that higher density categories included Multiple Family Residential and Mixed Use were considered to accommodate lower income groups, however, within Glenn County a large share of the development applications for single family residential uses are for manufactured homes. Approximately 60% of recent building applications for single family residential are for manufactured home that are generally more affordable by design and may also accommodate lower income groups. Thus, the share of affordable housing in Section IV (Inventory of Residential Sites), underscores the important roll Single Family Residential may have on housing lower income groups throughout the county.

The County endeavors to ensure that required affordable units are not concentrated in a single area of the County which may inadvertently contribute to the segregation of neighborhoods and economic wealth. As shown in Figures V-3 to V-5 and V-10, the sites to meet the very-low and low income RHNA are distributed throughout the County in areas served by public transit and in areas in closer proximity to major activity centers. Table IV-4 identifies sites designated for residential development and are appropriate to accommodate additional lower income units. In order to encourage affordable housing opportunities throughout the County, the County has identified additional sites to increase a variety of housing types and affordability levels beyond those needed to accommodate its RHNA. These sites are identified to continue to encourage affordable housing development by demonstrating locations in the County that could accommodate multifamily housing and to encourage a variety of housing types, including multifamily housing, transitional and supportive housing, single room occupancies, and emergency shelters, including low barrier navigational centers. Identification of these sites in the inventory of lower income sites communicates to the development community that these sites should be considered for potential affordable and special needs housing developments.

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Overall, the location of the majority of affordable housing sites in Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland would not restrict residents' access to opportunities, and would actually provide residents with more opportunities due to the higher level of services, including reliable transit services, and the communities proximity to large employment centers, such as the cities of Chico, Willows, and Orland, in comparison to other unincorporated communities. Further, the development of affordable housing sites in Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland would also provide residents with greater access to educational opportunities. As previously noted, Hamilton City is served by the Hamilton Unified School District, which had the highest percentage (47.6%) of high school graduates meeting the UC/CSU eligibility requirements. Additionally, the Hamilton Unified School District, Willows Unified School District, and Orland Unified School District had a higher percentage of students meeting the State's standards for English and Mathematics. Public outreach revealed that residents in the unincorporated areas need affordable housing and more housing choices, as very limited housing stock is resulting in significantly increased rental rates. As such, new residential development is seen as desirable by the local residents in order to provide additional housing, make more local services feasible, and to boost the local economy.

Additionally, Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland generally appear to have the highest percentage of cost-burdened households in the unincorporated County. Thus, by identifying Single-Family, Multi-Family, and Mixed Use sites in these locations, the County is striving to create new opportunities for more affordable and diverse housing in areas where cost burdens are already high, providing additional options to the County's existing residents and reducing the risk of displacement. Beyond meeting an immediate need for residents, additional affordable housing creates the potential for positive spillover benefits to the broader community. In areas with soft housing markets, new affordable rental housing often increases surrounding property values and stimulates reinvestment and revitalization. In addition, housing construction creates jobs and economic activity. Jobs are created through contracts for the construction in the short-term, and through operations and maintenance activities post-construction in the long-term. Furthermore, lower rents free up more discretionary household income that can be spent within the local community. For these reasons, the County finds that the sites proposed to accommodate its RHNA need do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites contribute to affirmatively further fair housing by helping to stimulate investing in areas where additional economic, educational, and environmental opportunities are desired, and where new residential and/or mixed-use development can help to improve the TCAC/HCD resource designation characteristics discussed earlier in this section.

## E. ANALYSIS OF FAIR HOUSING PRIORITIES AND GOALS

To affirmatively further fair housing in the unincorporated areas of Glenn County, the County is committed to ~~implementing its Inclusionary Housing Ordinance~~, promoting affordable accessory dwelling units, and providing sites suitable for affordable housing in areas near ~~transit services~~, which are not unduly racially or ethnically concentrated, and where new residential development affordable to very-low and low-income households can help to expand people- and place-based opportunities. Through this Affirmatively Furthering Fair Housing Needs Assessment in this chapter, the County has identified the following priorities: 1) availability of affordable housing, 2) improving maintenance and preservation of existing housing in lower income and lower resource areas, and 3) combating discriminatory practices through education as priorities to further fair housing as the primary approaches to increase fair housing opportunities, increase access and diversity within higher opportunity areas, and to ensure that fair housing practices are understood, encouraged, and followed.

Glenn County has a long history of supporting affordable housing development. Moving forward, the County remains committed to providing a diversity of housing options for all income levels, and is committed to encouraging their development throughout the community to help overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing, address the needs identified in this chapter, and address the County's priorities:

- Program HE.5 to update the Development Code to address identified housing constraints related to streamlined and ministerial review for eligible affordable housing projects, ADUs, residential care facilities, single-room occupancy, agricultural worker housing, employee housing, emergency shelters, transitional and supportive housing, low barrier navigation centers, streamlined and ministerial review for eligible affordable housing projects, density bonus, and design review. (Priorities 1 and 3)

- Program HE.7 to ensure compliance with the requirements of Government Code Section 65583.2(g), 65915(c)(3), and 66300. Implementation of this action ensures the displacement of households does not occur due to development of the lower, moderate, and above-moderate housing sites identified in the housing inventory. This program also includes a component to provide information related to the Homeownership Assistance Program funding to further assist households in the event that a displacement risk is identified. (Priority 2)
- Program HE.11 to assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the Mobilehome Park Resident Ownership Program (MPROP). The County will prepare MPROP packets/marketing materials and make them available to existing renters through providing information packets online, at County libraries, and at locations that provide senior services, detailing available options for converting their rental units into affordable ownership properties through the CalHome program. (Priority 2)
- Program HE.22 to annually review State housing legislation and identify necessary changes to the County's development processes, Development Code, and other regulatory documents to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. Special attention will be given by the County in the minimizing of governmental constraints to the development, improvement, and maintenance of housing and supporting legislation that:
  - Addresses the unique housing needs and constraints of rural areas with limited public infrastructure and environmental constraints, such as flood hazard areas and wildfires, and/or
  - Extends California Environmental Quality Act Guidelines exemptions and streamlining provisions to affordable and in-fill housing development in unincorporated communities that are not served by major transit routes. (Priority 3)
- Program HE.2 to engage a broad spectrum of the public in the development of housing policy, including households at all economic levels, ethnic and minority populations, youth and seniors, religious organizations, groups with disabilities, and other groups that may be historically underrepresented, as appropriate, when updating community plans, the Development Code, and other planning and development regulations. (Priority 3)
- Program HE.9 to assist non-profit organizations and developers in obtaining in State and federal funding for the production of affordable housing and to provide incentives and assistance with affordable housing projects, with additional provisions to encourage and assist extremely low income housing and housing for special needs populations, including seniors, disabled, developmentally disabled, single parent, homeless, farmworker, and large families. To affirmatively further fair housing, the County will proactively provide affordable housing developers with maps illustrating high resource areas in the County that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities. (Priorities 1, 2, and 3)
- Program HE.17 to market the Housing Choice Voucher program, improves its overall effectiveness for extremely low-income households, and prioritizes vouchers to be set aside for extremely low-income households. The Glenn County Community Services Department will continue to meet with Glenn County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in the unincorporated communities, including outreach to property owners in high opportunity and resource areas, and to explore avenues for collaboration and mutual support of the City, County, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units. (Priorities 2 and 3)
- Program HE.6 to facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. (Priority 3)
- Program HE.12 to promote the First-time Homebuyers Down Payment Assistance program to the public through public outreach, to provide information and financial assistance, as available, to help low and moderate-income households in

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obtaining affordable housing by distributing this information to non-profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups. (Priorities 1 and 2)

- Program HE.15 to encourage the development of ADUs and JADUs through a variety of measures, including a promotional campaign to increase awareness and outline the benefits of ADUs/JADUs, an ADU amnesty program to allow property owners to bring an illegally built ADU structure into compliance with permit and code requirements to improve the safety of illegally built ADU structures, and developing prototype ADU plans that property owners may use to incentivize the development of ADUs and JADUs. (Priorities 1, 2, and 3)
- Program HE.19 to ensure an on-going, countywide, centralized, coordinated system of prevention services that improves access to services for people at risk of or experiencing homelessness, including outreach activities, information regarding location and availability of temporary housing and emergency shelter assistance, and information regarding services for the homeless population. (Priority 3)
- Program HE.8 to publicize information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes. (Priority 2)
- Program HE.14 to continue to offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households. (Priority 2)

To the extent that these programs represent ongoing work efforts, these programs are evaluated for effectiveness within Section 2 of this Background Report. Program HE.6 –within the Housing Element contains specific programs aimed to address factors identified as impediments to fair housing in this Housing Element and are intended to affirmatively further fair housing. These programs include:

Information and outreach regarding fair housing. Provide public information and brochures regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available by placing information on the County's website and in schools, libraries, other public buildings and meeting places, and by advertising in the local media. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.

Enforcement of fair housing laws. Serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the County. The County will refer fair housing complaints to the County District Attorney or to the State Fair Employment and Housing Commission.

Annual training. Annual training of County staff, including through coordination with local advocacy groups, such as LSNC, on how to receive, log, refer, and follow-up on fair housing complaints, as well as updates to fair housing legislation. If resolution was not obtained for any complaints, refer complaint to [Department of Fair Employment and Housing HCD](#) to ensure that affordable housing laws are actively enforced.

Work collaboratively with regional partners and organizations. Work with local organizations, through Legal Services of Northern California, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.

**Figure V-2: Proportion of Persons with Disabilities by Census Tract**

Figure V-3: Proportion of Female Headed-Households by Census Tract





**Figure V-4: Proportion of Senior Residents by Census Tract**

Figure V-5: Median Household Income by Block Group



**Figure V-6: People-Based Opportunities**

Figure V-7: Place-Based Opportunities

Figure V-8: TCAC HCD Opportunity Areas

Figure V-9: Ethnicity Analysis – Racial Concentrations

**Figure V-10: Cost-Burdened Renter Households by Census Tract**



Figure V-11: Cost-Burdened Owner Households



**Figure V-12: Overcrowded Households by Census Tract**

Figure V-13: Cost-Burdened Renter Households



Figure V-14: Cost-Burdened Owner Households

Figure V-15: Overcrowded Households by Census Tract



Figure V-16: Very Low and Low Income Population by Block Group

Figure V-17: Percent of Children in Married-Couple Households



Figure V-18: TCAC Economic Score by Census Tract

Figure V-19: Job Proximity Index by Block Group

[Figure V-20: Poverty Status by Census Tract, ACS 2015-2019](#)

[Figure V-21: Poverty Status by Census Tract, ACS 2010-2014](#)

Figure V-22: Diversity Index by Census Block Group - 2010

Figure V-23: Housing Choice Vouchers by Census Tract

Figure V-~~1246~~: ~~Very Low and Low Income Population by Block Group~~ Sensitive Communities



## VI EVALUATION OF THE 2014–2019 HOUSING ELEMENT

### A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This chapter contains a review of the programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the County's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the County's 2014 – 2019 Housing Plan.

### B. SUMMARY OF ACHIEVEMENTS

The 2014 – 2019 Housing Element continued working towards providing the necessary conditions for developing and preserving an adequate supply of housing to accommodate a variety of housing needs. The 2014 – 2019 Housing Element program strategy focused on identifying and providing adequate sites to achieve a variety and diversity of housing, conserving and improving the existing affordable housing stock, facilitating the development of new affordable housing in the County, and addressing and removing any identified governmental/regulatory constraints to promote equal housing opportunities for all County residents. The 2014 – 2019 Housing Element identified the following goals:

- Goal HE.G.1 Adequate Sites. Assurance of choice of housing location for all residents of the Glenn County unincorporated area.
- Goal HE.G.2 Assist in the Development. Development, through public and private resources, of sufficient new housing to ensure the availability of safe affordable housing for all residents in the unincorporated areas of Glenn County.
- Goal HE.G.3 Conserve and Improve the Existing Housing Stock. Maintenance and improvement of the quality of the existing housing stock and the neighborhood in which it is located.
- Goal HE.G.4 Conserve and Improve the Existing Housing Stock. Promote energy conservation activities in all residential areas.
- Goal HE.G.5 Address and Remove or Mitigate Constraints. Review, address and where appropriate, remove and/or mitigate governmental and nongovernmental constraints that impact the development, maintenance, and improvement of housing.
- Goal HE.G.6 Equal Housing Opportunities. Promote equal access to safe and decent housing for all income groups.
- Goal GE.G.7 Equal Housing Opportunities. Increase opportunities for special needs groups (elderly, large families, families with female heads of households, farm workers, disabled, developmentally disabled, and homeless) to obtain adequate housing.

Table VI-1 identifies the County's 2014 – 2019 RHNA, all residential units that were constructed or permitted during the 2014 – 2019 planning period, and the capacity of the County's inventory of residential sites in accommodating the County's 2014 – 2019 allocation. As shown in Table VI-1, the RHNA for the 2014-2019 planning period was 117 units, allocating 25 units affordable to very low-income households, 19 units affordable to low-income households, 25 units affordable to moderate income households, and 48 units affordable for above moderate households.

**Table VI-1. Regional Housing Needs Allocation (RHNA) 2014 – 2019 – Glenn County**

Allocation	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation – 2014-2019	25	19	25	48	117
<i>Units Constructed: Non-Deed Restricted</i>	5	25	29	56	115
<i>Unit Constructed: Deed Restricted</i>	6	2	0	0	8
Total Constructed	11	27	29	56	123
<b>Remaining Need</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>

Source: Glenn County, Annual Progress Report 2013-2017; Glenn County 2020 Annual Element Progress Report

As shown in Table VI-1, 108 housing units were constructed during the planning period. Of these 108 units, 11 were affordable to very low-income households, 22 were affordable to low income households, 25 were affordable to moderate income households, and 50 units were affordable to above moderate-income households. Housing development in the Glenn County has been relatively consistent compared to the 4<sup>th</sup> cycle (2007 – 2013), with the County developing 127 units in the 4<sup>th</sup> cycle compared to 108 units during the 5<sup>th</sup> cycle (2014-2019). Since the economic downturn in 2008, the number of residential units that have been constructed in the unincorporated area has plummeted from a high of 24 units in 2008 to a range of about 8 to 16 units per year. Prior to economic downturn in 2008, the number of new housing units in the unincorporated area ranged between 51 to 98 units annually.

During the 2014 – 2019 planning period, the County utilized a variety of grant funding to assist in the rehabilitation of the unincorporated County’s existing housing stock, consistent with Goal HE.G.3 of the 5<sup>th</sup> Cycle Housing Element. Specifically, the County provided financial assistance to one extremely low-income household, two very low-income households, and one low-income household for the renovation of their existing housing units utilizing CDBG/HOME funding. The County also utilized CalHOME funding to assist one very low-income household and one low-income household rehabilitate their existing housing units, resulting in a total of six lower income households assisted during the 2014-2019 planning period. In addition to housing rehabilitation assistance, the County also utilized CalHOME funding to provide mortgage assistance to one very low-income household and six low-income households.

Additionally, since the adoption of the last Housing Element update, Glenn County implemented a number of programs to plan for, accommodate, and facilitate the construction, rehabilitation, and preservation of affordable housing. In 2017, the County formed the Glenn County Housing and Community Development Committee with the purpose of reviewing and providing guidance on all matters related to aspects of housing and community development in the County. Specifically, the Glenn County Housing and Community Development Committee is responsible for:

- Making recommendations on any necessary modification in CDBG recapturing activities and County procedures for planning, proposing, and authorizing future CDBG Reuse activities;
- Reviewing and making recommendations to the Glenn County Board of Supervisors on any required reporting activities associated with grant funding; and
- Monitoring, establishing, and reviewing plans and necessary data elements to ensure readiness and compliance to meet funding criteria related to the broad area of housing and community development.

The goal of the Glenn County Housing and Community Development Committee is to foster open communication regarding existing housing conditions, stock, affordability and future needs of the community, promote community development that is aligned with the County’s strategic plan, and encourage cooperation between jurisdictions, County Departments, funders, County staff, the public, and the Glenn County Board of Supervisors. Between 2017 – 2019, the Glenn County Housing and Community Development Committee reviewed a number of grant funding activities, including CDBG, Community Service Block Grant, California Emergency Solutions and Housing, Emergency Solutions Grant, SB 2 Planning Grants Program, Homeless Emergency

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Aid Program, and No Place Like Home funding. Additionally, the Glenn County Housing and Community Development Committee commissioned the 2018 Housing Study to describe housing market conditions and identify development opportunities in Glenn County, which was subsequently updated in 2020 with new data and to discuss the impacts of the November 2018 Camp Fire on the Glenn County housing market.

Further, in 2013, Glenn County engaged the services of Cabin Concepts and Morrison and Company to develop the 2013 – 2018 Economic Development Strategy, funded through CDBG funds. The intent was to improve upon Glenn County's economic development processes in a coordinated effort and focus on the County's key asset, agricultural base, consistent with Goal CDG-19 of the Glenn County General Plan. Through interviews with industry partners, staff, stakeholders, and the Cities and County Economic Development Steering Committee, the 2013 – 2018 Economic Development Strategy was formulated and laid the groundwork efforts through 2018. Given the limited resources available, these efforts were largely committee-based and focused on four sectors (Large Farms and Ranches, Small and Medium Farms, Micro Enterprises and Opportunistic). At the end of 2013 – 2018 Economic Development Strategy planning period, all of Glenn County's economic indicators have increased including average wages by 20.4% over the 5-year period. Business growth created over 600 net new jobs over the five-year period with professional/business services, construction, wholesale trade and manufacturing experiencing greater than 5% increases. Between 2016 – February 2018, over \$18.4 million in state and federal resources were brought into Glenn County for projects and business-direct services. Additionally, a significant building block for the economic development of Glenn County was the establishment of the Glenn Grows Business and Employment Resource Center in 2018. By December 2019, the Glenn Grows Business and Employment Resource Center was assisting 34 businesses with individualized technical assistance. In April 2019, the Board of Supervisors authorized the County to apply for USDA Rural Business Development Grant for an update to the 2013 – 2018 Economic Development Strategy and funding for the Glenn Grows Business and Employment Resource Center. The 2019-2022 Economic Development Strategy has since been completed and many of the strategy recommendations are being addressed, including those related to updating the General Plan, workforce housing, enhanced broadband, feasibility studies, and addition of a County CAO.

In March of 2019, Glenn County began the multi-year process to update the County's General Plan, which was last comprehensively updated over 25 years ago. As part of the General Plan Update process, the County prepared an Existing Conditions Report to note current (2019) trends and conditions and identify development patterns, natural resources, socioeconomic conditions, and environmental constraints in the County, and also identify the regulatory environment for each topic. Additionally, the County held three visioning workshops in May/June 2019 to receive community feedback and ideas to help shape the County's land use patterns, economic development strategies, and key priorities for the next 20 years. Based on public input from community visioning workshops, information contained in the Existing Conditions Report, stakeholder interviews, and direction from County staff, the County has developed an Opportunity and Constraints Report. The Opportunities and Constraints Report provides a means of focusing the community's attention on key issues and opportunities that have major policy implications as Glenn County considers how to accommodate growth over the next 20-30 years, while balancing the County's economic development and natural resource needs. Within the Opportunities and Constraints Report, the County included an analysis of infrastructure and service constraints in the County and opportunities to remove these constraints, which would assist in facilitating the development of a variety of housing types. Additionally, as part of the General Plan Update, the County is proposing to create a new Mixed Use land use designation to establish areas appropriate for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. This designation is placed primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes.

### **C. APPROPRIATENESS AND EFFECTIVENESS OF THE 2014 – 2019 HOUSING ELEMENT**

Overall, the County's housing programs have been effective in removing potential constraints to affordable housing, ensuring coordination between County departments, agencies, and providers to plan for affordable housing, including providing financial assistance, and to address programs and services necessary to meet the housing needs of the County's residents, property

owners, and other affected parties. Since the adoption of the last Housing Element update, Glenn County implemented a number of programs that have helped to achieve the goals, objectives and policies of the 2014 – 2019 Housing Element, which are described in detail in Table V-2. Table V-2 also refers to new programs in the 2021 – 2029 Housing Element, including programs that were modified, consolidated into new programs or omitted because they were implemented, redundant to other programs, or determined ineffective. The 6<sup>th</sup> cycle Housing Element Housing Plan includes the complete set of the new and/or revised programs for the 2021 – 2029 Housing Cycle.

The overarching goals and policies of the 2014 - 2019 Housing Element will continue to be instrumental in accommodating the County's housing goals, including preservation of affordable units, rehabilitation of existing housing, and development of a variety of housing types at a range of affordability levels. While the majority of goals, policies, and programs included in the 2014 - 2019 Housing Element continue to be appropriate to address the County's housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing. The Housing Plan will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing and objectives to make it easier to identify the applicability and outcomes of each program. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update.

As described in the previous section, the County made considerable progress towards its overall RHNA and has approved multiple projects that would increase the variety and affordability of housing stock. 108 units were approved during the 5<sup>th</sup> Cycle planning period. Of these 108 units, 11 were affordable to very low-income households, 22 were affordable to low income households, 25 were affordable to moderate income households, and 50 units were affordable to above moderate-income households. According to County staff, no multi-family (3+) units were constructed during the 5<sup>th</sup> Cycle Planning Period and the majority of these units were single-family residential units or mobile homes/manufactured homes, with a few secondary dwelling units. While none of the very low- and low-income units constructed were deed-restricted, the affordability of residential lots combined with the low costs associated with mobile homes and manufactured housing in Glenn County resulted in many market rate units in Glenn County being affordable to the very low and low income groups. [During the 5<sup>th</sup> Cycle, special needs housing for seniors \(Riverside Country Home\) was proposed, approved, and completed. The Riverside Country Home project is a senior retirement community that includes six duplex units and a 6-bed residential care home. The County has also secured multiple grants to provide assistance to homeless persons and households, including funding for rapid rehousing and rental assistance.](#)

Additional new extremely low, very low, and low income housing and special needs housing development did not occur due primarily to difficulty in finding a developer and lack of available local and State funds to encourage or incentivize the development of such housing. Market rate housing has been constrained by lower demand in the rural areas of the County, as well as constraints associated with flooding and limited infrastructure in many of the County's communities. The County should continue to work with affordable housing developers to identify potential projects on the County's inventory of sites for very low- and low-income development, as well as agricultural sites appropriate for agricultural or other employee housing opportunities, which include a variety of opportunities throughout the unincorporated County.

While no new affordable housing ~~and special needs~~ housing developments occurred during the 5<sup>th</sup> Cycle Planning Period, the County still provided support to meet the needs of the County's special needs populations. For example, the Glenn County Community Action Department (CAD) has managed a variety of grant-funded programs, including emergency services, housing services, income and employment, and community services and development for vulnerable, low-income seniors, youth, and families. The Glenn County CAD serves as the Lead Agency for the Colusa-Glenn-Trinity Community Action Partnership and the Dos Rios Continuum of Care, which serves the counties of Colusa, Glenn, and Trinity. Between 2017 and 2019, the Glenn County CAD was awarded a total of \$261,328 of funding through the Emergency Solutions Grant (ESG) for rapid rehousing services, homelessness prevention, a homeless management information system, and centralized or coordinated entry system. Of the \$261,328, \$103,884 was awarded in 2017, \$92,835 was awarded in 2018, and \$64,609 was awarded in 2019. The Glenn County CAD Housing Community Services Unit utilized portions of the ESG funding to finance the Rental Assistance program to assist homeless individuals and families. Additionally, during the 5<sup>th</sup> Cycle planning period, the Glenn County CAD, in partnership with the Glenn County Health and Human Services Agency (HHS), commissioned the 10-Year Plan to End Homelessness for the purpose of laying out a focused and practical strategy for addressing the issue of homelessness in Glenn County. The 10-Year

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Plan to End Homelessness followed the HCD requirements in order to position Glenn County for receiving No Place Like Home funding for the delivery of a new housing development designed for at least 50% of the units to be used for mentally ill individuals seeking housing with supportive services offered to all tenants. The Glenn County HHS developed a list of potential sites around the County that would be appropriate for the program; however, the County faced difficulty in finding a developer to implement the plan. The 10-Year Plan to End Homelessness also included perspectives of those with lived experience of homelessness and their family members on the challenges of being homeless in a small rural county that has few resources for them, including the lack of an emergency shelter or soup kitchen. The input received during the outreach conducted for the 10-Year Plan to End Homelessness is essential to the affirmatively furthering fair housing analysis conducted as part of this 6<sup>th</sup> Cycle Housing Element (see Chapter V). Overall, the cumulative impacts of the 2014 -- 2019 Housing Element highlight the County's commitment to addressing the needs of special needs populations, such as persons experiencing homelessness.

As previously noted, the Glenn County Housing and Community Development Committee commissioned the 2018 Housing Study to describe housing market conditions and identify development opportunities in Glenn County, which was subsequently updated in 2020 with new data and to discuss the impacts of the November 2018 Camp Fire on the Glenn County housing market. The 2020 Housing Study revealed that there is a clear shortage of smaller units for smaller households, with an oversupply of three-bedroom units. Further, the 2020 Housing Study identified that there is a significant shortfall of rental units that are affordable to low-income households. The number of households on wait lists for affordable rent-restricted units surveyed increased by 169 from 2018 to a total of 487 in 2020, for an average of 44 households per apartment complex. This is further illustrated by the number of rent-burdened households, with 35% of all renter households paying more than 35% of income towards rent, and 26% of all renter households paying more than 50% of income towards rent. Additionally, the Camp Fire had a significant impact on the demand for rental housing, as evidenced by feedback from a survey of local apartment owners and managers. This is reflected by a continued low vacancy rate among market rate and affordable apartment complexes. As part of this 6<sup>th</sup> Cycle Housing Element, the County has included a Program to review and incorporate recommendations from the 2020 Housing Plan to address the housing needs of the County.

The Housing Plan included in this 2021 – 2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan provided in the Housing Element policy document for the goals, policies, and programs of this Housing Element. The Housing Plan also has a more robust approach to addressing senior, farmworker, disabled, and other special needs groups.

As shown in Table VI-2, the County implemented many of its 5<sup>th</sup> Cycle programs. Many of the 5<sup>th</sup> Cycle programs had objectives that did not align well with the language of the program. Further, many of the 5<sup>th</sup> Cycle programs provided support for developers of affordable housing projects but did not include any proactive measures to ensure that the County was reaching out to the development and non-profit community to encourage interest in lower income and special needs housing development. In addition, there were many redundant programs with similar goals.

While the County took a number of significant steps to promote housing, the experience of the unincorporated communities of Glenn County and other small communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate income housing working alone. As discussed below, the County has removed or reduced many constraints to affordable and special needs housing and has strengthened its outreach programs in the updated Housing Plan to proactively reach out and provide additional information regarding the inventory of housing sites, incentives for affordable and special needs housing, and potential funding sources to affordable housing developers. This proactive outreach will promote housing development through demonstrating the readiness of the County's lower income sites and also to demonstrate the County's minimal permitting requirements and process. The County has also consolidated programs in the updated Housing Plan to streamline the County's outreach efforts, provide for more meaningful programs, and reduce the administrative burden of implementing a large number of programs with similar purposes and objectives.



**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
<p><b>Program HE.0.1:</b></p> <p>The County has a shortfall of sites to accommodate its 4th cycle (2007-2014) Housing Element RHNA. To accommodate the housing need for the remaining 168 units affordable to lower-income households, the County will rezone at least 10.5 acres of vacant land to the RM zone by August 2015, at a required density allowing a minimum of 16 units per acre and a minimum of 16 units per site. Rezoned sites will include those sites as described in Appendix C, and permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h) and (i). The rezoning of sites for unaccommodated need for the 4th cycle Housing Element RHNA, will be completed within one year of adoption of the housing element in accordance with AB 1233 (Chapter 614, Statutes of 2005).</p> <p>The County has a shortfall of sites to accommodate its 5th cycle (2014-2019) Housing Element RHNA. To accommodate the housing need for the remaining 32 units affordable to lower income households, the County will rezone at least 2 acres of vacant land to the RM zone by August 2015, at a required density allowing a minimum of 16 units per acre and a minimum of 16 units per site. Rezoned sites will include those sites as described in Appendix C, and permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h) and (i).</p> <p><b>Responsibility:</b> Planning Division</p> <p><b>Time Frame:</b> By August 2015</p> <p><b>Funding:</b> General Fund</p> <p><b>Objective:</b> To ensure enough land is zoned appropriately to accommodate development needs.</p>	<p><b>Accomplishments:</b> The County has worked to implement the 2014-2019 Housing Element and has submitted annual progress reports (APRs) for 2013—2017 and 2019 describing the County's implementation of Housing Element programs, including progress in providing adequate sites as part of the annual report. This Housing Element provides a comprehensive overview of the County's progress toward addressing its 5th (2014-2019) and 6th (2021-2028) Cycle RHNAs and maintaining adequate sites.</p> <p>As discussed in the APRs, the County has rezoned sites to accommodate housing, has identified additional sites for redesignation and has worked to implement programs to reduce constraints with an emphasis on reducing constraints on housing for lower income households and special needs groups. Specifically, <del>in June 2016, the Board of Supervisors adopted resolutions and an ordinance approving</del> General Plan Amendment 2016-001 and Zone Change 2016-001 (<a href="#">Ordinance 1258</a>) in 2016 and General Plan Amendment 2016-002 and Zone Change 2016-002 (<a href="#">Ordinance 1264</a>) in 2018, <del>which revised the General Plan land use designation and zoning of approximately 21 acres to Multiple Residential in order to comply with State Housing Element law. The rezoned sites were each rezoned to RM, which allows up to 21.78 units per acre and each site accommodates more than 16 units. The rezoned sites included:</del></p> <ul style="list-style-type: none"> <li>• <a href="#">APN 005-321-007: 3.19 acres rezoned from R-1 (Single Family Residential) to R-M (Multiple Residential Zone).</a></li> <li>• <a href="#">APN 016-020-042: 5 acres rezoned from AE-40 (Exclusive Agriculture, 36-acre minimum) to R-M (Multiple Residential Zone), and</a></li> <li>• <a href="#">APN 020-340-011: 2.58 acres zoned from RE-5 (Rural Estate, 4.25-acre minimum) to R-M (Multiple Residential Zone).</a></li> </ul> <p><a href="#">On September 17, 2018, HCD stated in a letter to Glenn County that the rezones completed under Ordinance 1258 and Ordinance 1267 verified action completed pursuant to Government Code Section 65584.09 to rezone sufficient sites to accommodate the 4<sup>th</sup> Cycle's unaccommodated need of 168 units for lower income households. HCD noted that Glenn County did need to accommodate the 32 units from the 5<sup>th</sup> cycle. Additional rezoning to accommodate the 32 units from the 5<sup>th</sup> Cycle was not completed. As part of the General Plan Update and this 6<sup>th</sup> Cycle Housing Element, additional sites to accommodate the carryover from the 5<sup>th</sup> Cycle and the shortfall in sites for the 6<sup>th</sup> Cycle were identified.</a></p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	<p><del>Status:</del> <del>In general,</del> Program HE.O.1 has been <del>reviewed and partially</del> implemented <del>and has not achieved its complete objective of ensuring enough land is appropriate to accommodate development needs, as appropriate</del>. This program <del>is will be revised and</del> incorporated into <del>several other actions in</del> Program HE.4 in the Housing Plan to ensure the County has adequate sites to accommodate its <del>carryover portion of unaccommodated need (32 units) from the 5<sup>th</sup> Cycle as well as its unaccommodated units from the</del> 6<sup>th</sup> Cycle RHNA.</p>
<p><b>Program HE.O.2:</b>                      Prepare a five-year land use plan update which will set aside sufficient land area within urban limit lines to meet future residential needs through 2019, and to allow sufficient land choice and inhibit inflated land values due to potential monopoly of growth areas.  <i>Responsibility:</i> Planning Division  <i>Time Frame:</i> Within one year of adoption of the housing element.  <i>Funding:</i> General Fund  <i>Objective:</i> To assure enough land is zoned appropriately to accommodate development needs.</p>	<p><b>Accomplishments:</b> The 2014-2019 Housing Element included a summary of the site inventory conducted using an analysis of the County’s Geographic Information System (GIS) base map with information provided by the County Assessor’s office (see Table 63 and/or Appendix B of the 2014-2019 Housing Element). <del>The site inventory includes all vacant residentially zoned property and agriculturally zoned property without residential structures.</del> Glenn County had adequate land to accommodate the RHNA in all income categories except the low and very low income categories. <del>As discussed in Program HE.O.1 above, the County rezoned sites to ensure adequate sites to accommodate the County’s residential needs projected through 2019 and ensure adequate residential opportunities were available throughout the County. The Housing Element included a program (Program HE.O.1) to re-zone an adequate amount of land to the “RM” zone to accommodate the projected need for low and very low income ranges. A list of potential candidate sites which will be considered for rezoning to “RM” has been included as Appendix A. As discussed above, the Board of Supervisors adopted resolutions and an ordinance in June 2016 approving General Plan Amendment 2016-001 and Zone Change 2016-001, which revised the General Plan land use designation and zoning of approximately 21 acres to Multiple Residential in order to comply with State Housing Element law.</del></p> <p>In October 2018, the County released a Request for Proposals (RFP) for a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). In April 2019, the County initiated the General Plan Update process to revise the General Plan to reflect the goals and values of the community for the next 20 years. As part of the General Plan Update process, the County held three visioning workshops in May/June 2019 to receive community feedback and ideas to help shape the County’s land use patterns, economic development strategies,</p>

**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
	<p>and key priorities for the next 20 years. During the General Plan Update process, the County <del>will review</del> <u>reviewed</u> existing land uses <u>and land use patterns</u> to ensure there is a sufficient amount of land choice to meet future residential needs and that there are no established or known areas for monopolized growth.</p> <p><b>Status:</b> In general, Program HE.0.2 has been reviewed and implementation <u>is underway through the General Plan Update and Zoning Code Update projected as appropriate</u>. <del>This program</del> <u>Program HE.4 will be revised and continued</u> in the Housing Plan <del>to ensure</del> <u>s</u> an adequate amount of land <del>is continues to be</del> set aside to meet the future residential needs of the unincorporated County <u>for the 6<sup>th</sup> Cycle and the sites identified in Table IV-3 and Appendix A ensure housing opportunities are distributed in multiple communities in the County</u>. <del>Additionally, Program HE.0.2-1 in the Housing Plan will be revised to</del> <u>incorporates</u> the requirements of AB 1255 which requires a central inventory of its surplus land to be reported to HCD as part of its annual progress report.</p>
<p><b>Program HE.0.3:</b></p> <p>Continue to apply for and utilize Blueprint Grant opportunities to assist in planning for future housing and economic needs and demands.</p> <p><b>Responsibility:</b> <i>Planning Division</i></p> <p><b>Time Frame:</b> <i>Ongoing</i></p> <p><b>Funding:</b> <i>State Grant</i></p> <p><b>Objective:</b> <i>To better inform regional and local decision making, through proactive engagement of all segments of the population as well as critical stakeholders in the community, business interests, academia, builders, environmental advocates, and to better foster consensus on a vision and preferred land use pattern.</i></p>	<p><b>Accomplishments:</b> <u>The County has applied for various grant opportunities to assist in planning for future housing and economic needs and demands; however, Caltrans Blueprint Grant program is no longer active</u>. In 2013, Glenn County engaged the services of Cabin Concepts and Morrison and Company to develop the 2013 – 2018 Economic Development Strategy, funded through CDBG funds. The intent was to improve upon Glenn County’s economic development processes in a coordinated effort and focus on the County’s key asset, agricultural base. Through interviews with industry partners, staff, stakeholders, and the Cities and County Economic Development Steering Committee, the 2013 – 2018 Economic Development Strategy was formulated and laid the groundwork efforts through 2018. Given the limited resources available, these efforts were largely committee-based and focused on four sectors (Large Farms and Ranches, Small and Medium Farms, Micro Enterprises and Opportunistic). At the end of 2013 – 2018 Economic Development Strategy planning period, all of Glenn County’s economic indicators have increased including average wages by 20.4% over the 5-year period. Business growth created over 600 net new jobs. Between 2016 – February 2018, over \$18.4 million in state and federal resources were brought into Glenn County for projects and business-direct services.</p> <p>In April 2018, the Glenn Grows Business and Employment Resource Center opened with a goal of having five participating businesses by December 2018. By December 2019, the Glenn Grows Business and Employment Resource Center has exceeded this goal and was</p>



Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	<p>assisting 34 businesses with individualized technical assistance. In April 2019, the Board of Supervisors authorized the County to apply for USDA Rural Business Development Grant for an update to the 2013 – 2018 Economic Development Strategy and funding for the Glenn Grows Business and Employment Resource Center.</p> <p>Additionally, in 2017, the County formed the Glenn County Housing and Community Development Committee with the purpose of reviewing and providing guidance on all matters related to aspects of housing and community development in the County. Between 2017 – 2019, the Glenn County Housing and Community Development Committee provided recommendations to the Board of Supervisors about a number of grant funding activities, including CDBG, Community Service Block Grant, SB 2 Planning Grants Program, Homeless Emergency Aid Program, and No Place Like Home funding.</p> <p><b>Status:</b> In general, Program HE.03 has been reviewed and implemented as appropriate. This program will be <del>revised and continued</del> <del>removed from</del> <del>in</del> the Housing Plan <del>to continue to assist in planning for future housing and economic needs and demands as this source of grant funding is no longer available.</del> <u>The Housing Plan is updated to include Program HE.21 to address increasing access to opportunities, including economic opportunities, to support housing in high opportunity areas, and to improve infrastructure that would improve economic and other opportunities in low-income and other disadvantaged areas.-</u></p>
<p><b>Program HE.O.4:</b></p> <p>Review the General Plan and Zoning Code, and if appropriate, designate minimum densities of development to assure that existing available land is not underutilized.</p> <p><b>Responsibility:</b> Planning Division</p> <p><b>Time Frame:</b> Within one year of adoption of the housing element.</p> <p><b>Funding:</b> General Fund</p> <p><b>Objective:</b> Establish minimum densities</p>	<p><b>Accomplishments:</b> During the 2014-2019 planning period, the County <u>reviewed the General Plan and Zoning Code for constraints to residential development and staff determined it was not necessary to establish minimum density requirements.</u> <del>As discussed for other programs in this chapter, the County has</del> adopted a number of Zone Change amendments to reduce constraints on a variety of housing types <u>during the 5<sup>th</sup> Cycle.-</u> <del>As previously noted, the Housing Element included a program (Program HE.O.1) to re-zone an adequate amount of land to the “RM” zone to accommodate the projected need for low and very low income ranges. The Board of Supervisors adopted resolutions and an ordinance in June 2016 approving General Plan Amendment 2016-001 and Zone Change 2016-001, which revised the General Plan land use designation and zoning of approximately 21 acres to Multiple Residential in order to comply with State Housing Element law. Additionally, the Board of Supervisors adopted an Ordinance (Zone Change 2017-001) to clarify the existing permitting procedures for Second Dwelling Units (SDUs) in Glenn County. The adopted Zone Change identified SDUs as allowed by right in all</del></p>

**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
	<p>residential and agricultural zones as well as the recreation zone and provided “Minimum Residential Construction Standards” in Chapter 15.590 of the Glenn County Code.</p> <p>In October 2018, the County released a Request for Proposals (RFP) for a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). In April 2019, the County initiated the General Plan Update process to revise the General Plan to reflect the goals and values of the community for the next 20 years. As part of the General Plan Update, the County is <del>proposing to create</del><u>in the process of creating</u> a Mixed Use land use designation to establish areas appropriate for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. This designation is placed primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes. The County will also amend the Unified Development Code to be consistent with revised General Plan, including establishing Mixed Use development standards to provide consistency with the new Mixed Use land use designation.</p> <p><b>Status:</b> Program HE.0.4 has been reviewed and <del>implemented as appropriate</del><u>determined to not be necessary. As this program did not provide any specific requirements or standards for minimum densities, the County re-considered the need for minimum densities through the this 6<sup>th</sup> Cycle Housing Element update and determined that there is a need to establish a minimum density in the RM zone to ensure that sites designated R-M or Mixed Use (a new zoning district that will be applied) are required to develop with a minimum of 10 units per acre (see the Housing Plan, Programs HE.4 and HE.5). This program will be revised and continued in the Housing Plan to assure that existing available land is not underutilized.</u></p>
<p><b>Program HE.0.5:</b> Review and modify the local Zoning Code as necessary, to allow and encourage housing in certain non-residential zones as part of a mixed use project.</p>	<p><b>Accomplishments:</b> During the 2014-2019 planning period, the County <del>has adopted a number of Zone Change amendments to reduce constraints on a variety of housing types. For example, in 2017, the Board of Supervisors adopted an Ordinance (Zone Change 2017-001) to clarify the existing permitting procedures for Second Dwelling Units (SDUs) in Glenn County. The adopted Zone Change identified SDUs as allowed by right in all</del></p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the housing element.</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Allow and encourage mixed use zoning.</p>	<p><del>residential and agricultural zones as well as the recreation zone and provided “Minimum Residential Construction Standards” in Chapter 15.590 of the Glenn County Code. Additionally, in November 2018, the Board of Supervisors adopted an Urgency Ordinance to adopt an Administrative Permit Program for the temporary use and occupancy of recreational vehicles for use as a shelter following the Camp Fire, which burned over 135,000 acres and destroyed or damaged over 8,000 homes and structures leaving thousands of families and individuals displaced and/or homeless.</del></p> <p><del>Additionally, in October 2018, the County released a Request for Proposals (RFP) for</del><a href="#">began</a> a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). In April 2019, the County initiated the General Plan Update process to revise the General Plan to reflect the goals and values of the community for the next 20 years. As part of the General Plan Update, the County is proposing to create a Mixed Use land use designation <a href="#">and associated implementing zoning district</a> to establish areas appropriate for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. This designation is placed primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes. Following adoption of the General Plan Update, the County will amend the Unified Development Code to be consistent with revised General Plan, including establishing Mixed Use development standards. <a href="#">This program is in the process of being implemented.</a></p> <p><del>Since the adoption of the 2014-2019 Housing Element a number of California Assembly Bills and Senate Bills have been adopted that provide updates and revisions to a number of Housing Laws. This 2021-2029 Housing Element includes a review of General Plan and Development Code provisions related to accommodating a variety of housing types and provides measures to ensure the County maintains appropriate land use designations, zoning requirements, and sites to accommodate its RHNA and special housing needs consistent with State law. The County has examined, and will continue to assess, methods to encourage additional dwelling units, including lower income housing, accessory</del></p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	<p><del>dwelling units, residential care homes, agricultural worker housing, and temporary guest houses. Findings relate do potential constraints are included in Chapter III, Constraints, of this 2021-2029 Housing Element Background Report.</del></p> <p><del><b>Status:</b> Program HE.0.5 has been reviewed and implementation is underway as appropriate. This program will be revised and combined with several other is incorporated into P program HE.4 to ensure that the Mixed Use zone is implemented. s (HE.0.6, HE.0.7, HE.0.32, HE.0.38, and HE.0.39) in the Housing Plan to ensure the Development Code is not a constraint to housing production.</del></p>
<p><b>Program HE.0.6:</b></p> <p>Review the possibility of and modify the local Zoning Code as necessary, to allow various residential uses within existing non-residential zones without requiring rezoning or conditional approval.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the Housing Element.</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Institute flexible zoning</p>	<p><b>Accomplishments:</b> During the 2014-2019 planning period, the County has adopted a number of Zone Change amendments to reduce constraints on a variety of housing types. For example, in 2017, the Board of Supervisors adopted an Ordinance (Zone Change 2017-001) to clarify the existing permitting procedures for Second Dwelling Units (SDUs) in Glenn County. The adopted Zone Change identified SDUs as allowed by-right in all residential <del>zones and in non-residential zones, the and</del>-agricultural zones as well as the recreation zone. <del>This change expanded residential uses to include SDUs in the agricultural and recreation zones, consistent with this program. This program did not identify any specific modifications to the Zoning Code regarding specific residential uses to be allowed; the County reviewed the Code and determined no additional revisions were necessary to implement this program as various residential uses, such as single family homes, mobile homes, residential accessory uses, and farm worker housing, are allowed in various non-residential zones. As discussed previously, the County is in the process of designated a Mixed Use designation which would convert several non-residential areas to accommodate residential uses and would provide flexible zoning as envisioned by this program, and provided “Minimum Residential Construction Standards” in Chapter 15.590 of the Glenn County Code. Additionally, in November 2018, the Board of Supervisors adopted an Urgency Ordinance to adopt an Administrative Permit Program for the temporary use and occupancy of recreational vehicles for use as a shelter following the Camp Fire, which burned over 135,000 acres and destroyed or damaged over 8,000 homes and structures leaving thousands of families and individuals displaced and/or homeless.</del></p> <p><del>Since the adoption of the 2014-2019 Housing Element, a number of California Assembly Bills and Senate Bills have been adopted that provide updates and revisions to a number of Housing Laws. This 2021-2029 Housing Element includes a review of General Plan and Development Code provisions related to accommodating a variety of housing types</del></p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	<p><del>and provides measures to ensure the County maintains appropriate land use designations, zoning requirements, and sites to accommodate its RHNA and special housing needs consistent with State law. The County has examined, and will continue to assess, methods to encourage additional dwelling units, including lower income housing, accessory dwelling units, residential care homes, agricultural worker housing, and temporary guest houses. Findings relate to potential constraints are included in Chapter III, Constraints, of this 2021-2029 Housing Element Background Report.</del></p> <p><del><b>Status:</b> HE.O.6 has been reviewed and implemented as appropriate. <u>This program is no longer necessary and is replaced by Program HE.5, which identifies specific changes to the Development Code that need to be made to ensure a variety of housing types are accommodated in the County and to remove constraints to housing.</u> This program will be revised and combined with several other programs (HE.O.6, HE.O.7, HE.O.32, HE.O.38, and HE.O.39) in the Housing Plan to ensure the Development Code is not a constraint to housing production.</del></p>
<p><b>Program HE.O.7:</b>                      Allow and promote through the development of ordinances and guidelines, where appropriate, for the development of small and irregular size lot development.</p> <p><i>Responsibility: Planning Division</i></p> <p><i>Time Frame: Within two years of adoption of the Housing Element.</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Encourage consolidated development</i></p>	<p><b>Accomplishments:</b> During the 2014-2019 planning period, the County <u>continued to allow the creation of small lots of 5,000 s.f. if served by public sewer and water in the R-1 and R-M zones and allow smaller lots of 1,500 s.f. within a planned unit development. Existing lots of irregular configurations or smaller sizes continue to be accommodated through Chapter 15.060, Nonconforming Uses and Property, which allows nonconforming lots to be developed with any use permitted in the zone and ensures that other development standards continue to be applied to the lot. It is noted that the objective of this program is to encourage consolidated development, but that the 2014-2019 Housing Element does not identify any specific constraints to consolidated development or opportunities for consolidated development and, in reviewing this program, the County did not identify any ordinances or guidelines that would further encourage small and irregular lot size development as Development Code provisions are lenient and allow for development of nonconforming lots.</u> <del>has adopted a number of Zone Change amendments to reduce constraints on a variety of housing types. For example, in 2017, the Board of Supervisors adopted an Ordinance (Zone Change 2017-001) to clarify the existing permitting procedures for Second Dwelling Units (SDUs) in Glenn County. The adopted Zone Change identified SDUs as allowed by right in all residential and agricultural zones as well as the recreation zone and provided “Minimum Residential Construction Standards” in Chapter 15.590 of the Glenn County Code. Additionally, in November 2018, the Board of Supervisors adopted an Urgency Ordinance to adopt an Administrative Permit Program</del></p>

**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
	<p><del>for the temporary use and occupancy of recreational vehicles for use as a shelter following the Camp Fire, which burned over 135,000 acres and destroyed or damaged over 8,000 homes and structures leaving thousands of families and individuals displaced and/or homeless.</del></p> <p><del><i>Status:</i> Action HE.0.7 has been reviewed and <del>implemented as appropriate</del><u>determined to not be necessary.</u> <u>It is noted that while the objective of this program is to encourage consolidated development, the program does not include measures for lot consolidation. The inventory envisioned for the 6<sup>th</sup> Cycle does not assume the consolidation of lots in order to accommodate the RHNA.</u> <del>This program will be incorporated into several other programs in the Housing Plan to ensure the Development Code is not a constraint to housing production.</del></del></p>
<p><b>Program HE.0.8:</b></p> <p>Review permitting procedures to encourage and facilitate second-unit development in single-family residential areas. Policies to encourage second-units include modifying development standards, such as reduced parking (e.g. 1 space for 0-1 bedrooms), increasing lot coverage and reducing setback and offering development incentives.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within the first year and then monitored annually, including monitoring for affordability to lower income households. Annually review and evaluate the program in order to ensure that it remains effective.</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Encourage the development of second-units that are and remain affordable to lower-income households in the County</p>	<p><b>Accomplishments:</b> Fulfilled. In 2017, the Board of Supervisors adopted an Ordinance (Zone Change 2017-001) to clarify the existing permitting procedures for Second Dwelling Units (SDUs) in Glenn County. The adopted Zone Change identified SDUs as allowed by-right in all residential and agricultural zones as well as the recreation zone and provided “Minimum Residential Construction Standards” in Chapter 15.590 of the Glenn County Code. <u>The County's second unit requirements are minimal and incentivize second units through allowing units as small as an efficiency dwelling unit (as defined by California Health and Safety Code) and do not impose a maximum size. Parking requirements are waived if there is not additional space to accommodate parking for one vehicle. The program has been successful in yielding an average of 4 second units [insert number of units per year].</u></p> <p><i>Status:</i> Action HE.0.8. has been reviewed and implemented as appropriate. <u>This program has been successful in encouraging second units and continues to be appropriate.</u> This program <del>will be</del><u>is</u> incorporated into several other programs in the Housing Plan to ensure that the County encourages the development of SDUs (<u>Program HE.15</u>) and that the existing development standards do not act as a constraint to SDU production <u>and are consistent with the requirements of State law (Program HE.5).</u></p>
<p><b>Program HE.0.9:</b></p> <p>Establish no net loss policies and procedures to rezone equal amounts of land to replace any residential land used for other than its intended residential use.</p> <p><i>Responsibility:</i> Planning Division</p>	<p><b>Accomplishments:</b> Fulfilled. <u>During the 5<sup>th</sup> Cycle, the County did not have any rezoning of residential uses to non-residential uses that resulted in a net loss of residential development potential.</u></p>



Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Time Frame: Within three years of adoption</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: To ensure adequate residentially zoned land is available</i></p>	<p>In 2019, the Housing Crisis Act of 2019 (SB 330) was adopted, which was intended to maximize the production of housing (Gov. Code, § 66300(f)(2).) Where housing is an allowable use, SB 330 generally precludes cities and counties from amending their general plan/specific plan land use designations or zoning to a less intensive use in comparison to those in place on January 1, 2018. There are exceptions to this limitation, including concurrently adopted changes in other development standards, ensuring no net loss in residential capacity. As such, SB 330 establishes no net loss policies and procedures the County must follow, implementing this program.</p> <p><b>Status:</b> Program HE.O.9 is fulfilled by the SB 330 requirements and is no longer necessary. <a href="#">However, Program HE.3 is included in the Housing Plan to ensure that adequate sites are maintained.</a></p>
<p><b>Program HE.O.10:</b></p> <p>Construction of 117 dwellings by 2019 which will include 12.5 dwellings for extremely low income category, 12.5 dwellings for very low income category, 19 dwellings for low income category, 25 dwellings for moderate income category and 48 dwellings for above-moderate income category; which equals Glenn County’s regional allocation.</p> <p><b>Responsibility:</b> Building Division</p> <p><i>Time Frame: Within the planning period</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: To meet the RHNA Allocation</i></p>	<p><b>Accomplishments:</b> As shown in Table VI-1, 108 housing units were constructed during the planning period. Of these 108 units, 11 were affordable to very low-income households, 22 were affordable to low income households, 25 were affordable to moderate income households, and 50 units were affordable to above moderate-income households.</p> <p><b>Status:</b> The County made progress in accommodating housing affordable at a variety of income levels, although development in the County did not meet their regional allocation for the extremely low income and very low income categories; however, the County did meet the regional allocation for the low-income, moderate income, and above-moderate income categories. This program will is no longer applicable as the County’s 6<sup>th</sup> Cycle RHNA replaces the 5<sup>th</sup> Cycle RHNA. The Housing Plan includes multiple programs to support the County in working to meet the 6<sup>th</sup> cycle planning period RHNA allocation.</p>
<p><b>Program HE.O.11:</b></p> <p>Encourage developers to make application for Farmers Home Administration (FmHA) 502 Interest Subsidy programs through the development of an informational packet, and work with and assist those developers. Take all necessary and proper actions to expedite processing and approvals for such projects.</p> <p><b>Responsibility:</b> Planning and Public Works Agency/ Health and Human Services /CHIP</p>	<p><b>Accomplishments:</b> <del>This is an ongoing program.</del> The County has <a href="#">gathered information on the FmHA 502 program to provide to interested developers and is committed to incorporate this program into practice and will continue encourage developers to make application for Farmers Home Administration (FmHA) 502 Interest Subsidy programs, as well as prioritizing</a> the processing of these projects to expedite processing and approvals. <a href="#">The County provides information on affordable housing development resources, including several housing program fact sheets, including for the FmHA 502 program, and information on its website. The County did not have any developers interested in</a></p>



Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Time Frame:</i> At least once during the planning period</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Support the development of subsidized housing developments</p>	<p><a href="#">multifamily housing, affordable housing, or the 502 Interest Subsidy program during the 5<sup>th</sup> Cycle. It is noted that this program does not identify any specific steps to reach out to developers or to proactively identify opportunities for development in the County and was not effective at achieving its objective.</a></p> <p><b>Status:</b> Program HE.O.11 has been reviewed and implemented as appropriate. This program <del>will be</del> incorporated into <del>several other p</del>Program <a href="#">HE.9s</a> in the Housing Plan, <a href="#">which details the steps the County will take</a> to ensure that <del>the County continues to identify</del> appropriate programs and mechanisms <a href="#">are identified for developers and available</a> to increase the supply of affordable housing and maintain existing housing. <a href="#">Program HE.9 also includes proactive measures to reach out to the development and non-profit community on a bi-annual basis and specifies information to be provided as part of the outreach efforts in order to proactively encourage affordable housing development.</a></p>
<p><b>Program HE.O.12:</b> Encourage developers to make application for FmHA 515 loans to subsidize the construction of rental housing for low and moderate income families and elderly persons through the development of an informational packet, and work with and assist those developers. Take all necessary and proper actions to expedite processing and approval of such projects.</p> <p><i>Responsibility:</i> Planning and Public Works Agency/ Health and Human Services /CHIP</p> <p><i>Time Frame:</i> At least once during the planning period</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Support the development of subsidized housing developments</p>	<p><b>Accomplishments:</b> <del>This is an ongoing program.</del>The County has <a href="#">gathered information on the FmHA 515 program to provide to interested developers and is committed to expediting processing and approval of such projects.</a> <del>incorporated this program into practice and will continue encourage developers to make application for FmHA 515 loans to subsidize the construction of rental housing for low and moderate income families and elderly persons.</del><a href="#">It is noted that this program does not identify any specific steps to reach out to developers or to proactively identify opportunities for development in the County.</a> <a href="#">The County provides information on affordable housing development resources, including housing program fact sheets, including for the FmHA 515 program, and information on its website. The County did not have any developers interested in multifamily housing, affordable housing, or the 515 Interest Subsidy program during the 5<sup>th</sup> Cycle. It is noted that this program does not identify any specific steps to reach out to developers or to proactively identify opportunities for development in the County and was not effective at achieving its objective.</a></p> <p><b>Status:</b> Program HE.O.12 has been reviewed and implemented as appropriate. This program will be incorporated into <del>several other p</del>Program <a href="#">HE-9s</a> in the Housing Plan that include more proactive measures, such as regular outreach to developers that identifies the County’s inventory of housing sites and available funding sources for affordable and special needs housing, to ensure that the County continues to identify appropriate programs and mechanisms and encourage developers and non-profits to take advantage</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	of available programs to increase the supply of affordable housing and maintain existing housing.
<p><b>Program HE.O.13:</b>                      Assist developers in exploring application to the State of California to fund housing under the HCD Farm Worker Housing Grant Program (FWHG) for low-income agricultural/farm housing; worker renters and owners and the Office of Migrant Services (OMS) grant for temporary housing and support services to migrant families. Once funds are received, Glenn County will assist in the development of housing and services for farm workers.</p> <p><i>Responsibility: Planning and Public Works Agency Health and Human Services</i></p> <p><i>Time Frame: At least once during the planning period</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Support the development of subsidized housing developments</i></p>	<p><b>Accomplishments:</b> <del>This is an ongoing program. However, n</del> <u>No developers indicated interest nor requested assistance with these programs. No</u> applications were submitted during the 2014—2019 planning period.</p> <p><b>Status:</b> Program HE.O.13 has been reviewed and implemented as appropriate. This program <del>will be revised and expanded to ensure</del> <u>is incorporated into Program HE.9 to include outreach to developers and specific steps to support and prioritize</u> <del>any applications for grants</del> to assist in the development of or rehabilitation of a variety of housing for low income and special needs groups <del>is encouraged and prioritized.</del></p>
<p><b>Program HE.O.14:</b>                      Assist developers and/or non-profit partners in making application for the MultiFamily Housing Program which provides low interest, deferred payment loans for new construction of rental units affordable to low-income households. Work with and assist those developers, and take all necessary and proper actions to expedite processing and approvals for such projects. Support development applications and where feasible, provide environmental review documents at no cost.</p> <p><i>Responsibility: Planning and Public Works Agency/ Health and Human Services</i></p> <p><i>Time Frame: At least once during the planning period</i></p> <p><i>Funding: General Fund/ federal funding</i></p> <p><i>Objective: Support the development of multi-family housing</i></p>	<p><b>Accomplishments:</b> <u>No developers indicated interest nor requested assistance with these programs. No</u> <del>This is an ongoing program. However, no</del> <u>developers indicated interest and no</u> applicable applications were submitted during the 2014—2019 planning period.</p> <p><b>Status:</b> Program HE.O.14 has been reviewed and implemented as appropriate. This program <del>will be revised and expanded</del> <u>is incorporated into program HE-9</u> in the Housing Plan to ensure any application for grants to assist in the development of or rehabilitation of a variety of housing for low income and special needs groups is encouraged and prioritized and to include more proactive measures, such as regular outreach to developers that identifies the County's inventory of housing sites, <u>available County incentives</u>, and available funding sources for affordable and special needs housing,.</p>
<p><b>Program HE.O.15:</b>                      Continue to work with the Community Housing Improvement Program (CHIP), or other for profit, or nonprofit corporations that provide similar services, to provide opportunities for low- and moderate-income households by assisting CHIP, or others in locating suitable sites.</p>	<p><b>Accomplishments:</b> <del>This is an ongoing program.</del> The County <del>identified</del> <u>maintained a list of rezoned sites but did not proactively assist developers in locating suitable sites. CHIP did not identify interest in development in the County during the planning period.</u></p> <p><b>Status:</b> Program HE.O.15 <del>is an ongoing program.</del> <del>This program</del> will be revised and incorporated into <del>multiple programs in the Housing Plan, including a new p</del> Program <u>HE.3</u></p>

**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
<p><i>Responsibility:</i> Health and Human Services – Community Action Department</p> <p><i>Time Frame:</i> On-going</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Support opportunities for the development low and moderate income housing</p>	<p>requiring the County to make available, via the County’s website and regular outreach, current information regarding underutilized and vacant residential sites and County-owned or other surplus land appropriate to accommodate the County’s RHNA, including identifying sites appropriate for lower income housing and to accommodate special needs groups.</p>
<p><b>Program HE.O.16:</b> Continue to apply for funding to assist in the continued support of homeless prevention strategies including housing support centers, improved access to supportive and employment services, funding for emergency shelters, transitional and supportive housing.</p> <p><i>Responsibility:</i> Health and Human Services – Community Action Department</p> <p><i>Time Frame:</i> Continuous</p> <p><i>Funding:</i> Local, state and federal grants and loan programs</p> <p><i>Objective:</i> End homelessness</p>	<p><b>Accomplishments:</b> During the 5th Cycle planning period, Glenn County, through its Community Action Department (CAD), in partnership with the Glenn County Health and Human Services Agency (HHSA), commissioned the 10-Year Plan to End Homelessness (the “Plan”) for the purpose of laying out a focused and practical strategy for addressing the issue of homelessness in Glenn County. The Plan is a threshold requirement of the State Housing and Community Development Department’s (HCD) “No Place Like Home” Program (NPLH). This Plan follows the HCD requirements in order to position Glenn County for receiving NPLH funds.</p> <p>The County has worked to receive multiple funding sources, including grants, to implement a range of homeless prevention strategies. The County has been awarded a total of \$261,328 of funding through Emergency Solutions Grant (ESG) for rapid rehousing services, homelessness prevention, a homeless management information system, and centralized or coordinated entry system. Of the \$261,328, \$103,884 was awarded in 2017, \$92,835 was awarded in 2018, and \$64,609 was awarded in 2019. The County also received California Emergency Solutions and Housing grants in 2018 and 2019 to augment its rapid rehousing, rental assistance, grant administration, and homeless management information system database. The County also worked to receive Homeless Emergency Aid Program (HEAP) one-time funding, used for capital improvement project for a county housing and community services navigation center, rental assistance, and grant administration. <a href="#">The County has also applied for and received funding through the Homeless Housing, Assistance, and Prevention Program to deliver permanent housing solutions, youth rental assistance, and grant administration.</a></p> <p><b>Status:</b> Program HE.O.16 is an ongoing effort, <a href="#">has been successful in providing support and housing for homeless persons</a>, and should be continued in the Housing Plan to help facilitate and encourage the continued support of homeless prevention strategies including housing support centers, improved access to supportive and employment services, funding for emergency shelters, transitional and supportive housing.</p>

**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
<p><b>Program HE.O.17:</b> Reduce, waive, subsidize or modify certain development standards, development and impact fees, parking standards, etc., to promote affordable housing development and housing for special needs households such persons with developmental disabilities.</p> <p><i>Responsibility:</i> Planning Division <i>Time Frame:</i> On-going <i>Funding:</i> General fund <i>Objective:</i> Encourage the development of housing for a variety of income levels and special needs groups, such persons with developmental disabilities.</p>	<p><b>Accomplishments:</b> The County implemented this program. While no <del>applications-requests</del> have been received <u>pursuant to this program</u> for affordable development projects or housing projects for special need households, this program remains applicable to ensure that housing serving lower income and special needs housing is prioritized.</p> <p><b>Status:</b> Program HE.O.17 is an ongoing program. This program has been revised and combined with <del>several other-Program HE.5 to reduce and modify various development standards to support a variety of housing types and Program HE.9 programs</del> to <u>proactively encourage and facilitate</u> the development of affordable and special needs housing in the unincorporated area.</p>
<p><b>Program HE.O.18:</b> Provide fast track or one-stop permit processing for housing developments affordable to lower income households or other priority housing needs.</p> <p><i>Responsibility:</i> Planning Division / Building Division <i>Time Frame:</i> Continuous <i>Funding:</i> General fund <i>Objective:</i> Prioritize development of affordable housing</p>	<p><b>Accomplishments:</b> The County implemented this program. While no applications have been received for affordable development projects, <u>the County expedited and prioritized a senior housing development that included six duplex units, a residential care home, and community amenities.</u> <del>this-</del>This program remains applicable to ensure that housing serving lower income and special needs housing is prioritized and processed quickly. <u>In response to the 2018 Camp Fire and the housing needs of those displaced by the fire, the County adopted an urgency ordinance (No. 1270) to allow the temporary use and occupancy of recreation vehicles to accommodate safe housing options.</u></p> <p><b>Status:</b> This program remains appropriate and will be kept in the Housing Plan. Through the assessment of sites appropriate for lower income housing (see Chapter IV), sites identified in Tables IV-3 and IV-4 are anticipated to accommodate lower income and special needs housing. This program will be incorporated into a program in the Housing Plan to continue to prioritize and fast-track lower income and special needs housing.</p>
<p><b>Program HE.O.19:</b> Establish impact fees based on square footage to appropriately charge for the level of impacts based on the size of the house or housing types.</p> <p><i>Responsibility:</i> Planning and Public Works Agency <i>Time Frame:</i> Prior to the end of the planning period <i>Funding:</i> General fund <i>Objective:</i> Assess impacts of new development on a fair share basis</p>	<p><b>Accomplishments:</b> The County updated its Master Schedule of Fees in July 2021, which identifies development impact fees for Industrial uses based on acres and Commercial uses based on square footage; however, <del>residential development impact fees are not identified</del><u>the County did not identify a need for residential impact fees and does not currently collect residential development impact fees.</u></p> <p><b>Status:</b> <del>Program HE.O.19 is partially implemented.</del>This program <u>is not applicable as the County has not established residential impact fees.</u> <del>will be revised and expanded in the Housing Plan to bi-annually review the development impact fees for new single-family and multi-family development to ensure it does not act as a constraint to the production</del></p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	<del>housing and explore opportunities to offer fee reductions for qualifying affordable and special needs housing projects.</del>
<p><b>Program HE.O.20:</b> Grant density bonuses to encourage the development of affordable housing. In an effort to comply with Government Code Section 65915, the County will amend its Zoning Ordinance to be consistent with state density bonus law.</p> <p><i>Responsibility:</i> Planning Division <i>Time Frame:</i> Within one year of adoption <i>Funding:</i> General fund <i>Objective:</i> To ensure enough land is zoned appropriately to accommodate development needs.</p>	<p><del><b>Accomplishments:</b> - This program was partially implemented.</del> While no applications were received for projects that qualify for density bonuses, it is noted that the existing density bonus provisions in Chapter 15.600 of the Glenn County Unified Development Code are outdated and inconsistent with existing State law. <a href="#">As part of the County's General Plan Update project that is underway, the County is also updating its Development Code to address requirements of State law and is in the process of implementing this program. The Development Code Update is scheduled for adoption in 2022.</a></p> <p><b>Status:</b> This program will be revised and continued in the Housing Plan to encourage the application of density bonuses provisions on qualifying developments <a href="#">(see Housing Plan Program HE.9)</a> and ensure that the County Code is consistent with state density bonus law <a href="#">(see Housing Plan Program HE.5)</a>. <a href="#">As discussed under Program HE.O.1, the County is rezoning additional sites to ensure additional land is zoned to accommodate development needs during the 6<sup>th</sup> Cycle.</a></p>
<p><b>Program HE.O.21:</b> Rehabilitation of 2 dwellings through 2019 which will include 1 dwelling for extremely low income category and 1 dwelling for low-income category.</p> <p><i>Responsibility:</i> Glenn County Health &amp; Human Services Agency – Community Action Department <i>Time Frame:</i> Continuous <i>Funding:</i> CDBG Grants, HOME, PI, local state and federal grants <i>Objective:</i> Conserve and improve existing housing stock.</p>	<p><b>Accomplishments:</b> During the 2014 – 2019 planning period, the County also utilized a variety of grant funding to assist in the rehabilitation of the unincorporated County's existing housing stock, consistent with Goal HE.G.3 of the 5<sup>th</sup> Cycle Housing Element. Specifically, the County provided financial assistance to 1 extremely low-income household, 2 very low-income households, and 1 low-income household for the renovation of their existing housing units utilizing CDBG/HOME funding. The County also utilized CalHOME funding to assist 1 very low-income household and 1 low-income household rehabilitate their existing housing units, resulting in a total of 6 lower income households assisted during the 2014-2019 planning period. <a href="#">This program was successful and the County exceeded the number of units anticipated for conservation and improvement under this program.</a></p> <p><b>Status:</b> Program HE.O.21 has been implemented. It continues to be appropriate to encourage the conservation and rehabilitation of the existing housing stock. As such, this program will be revised and combined with other housing rehabilitation programs in the Housing Plan to reduce redundancy.</p>
<p><b>Program HE.O.22:</b> Apply for Community Development Block Grant (CDBG) funds for housing rehabilitation in target areas in the communities of Artois, North East Willows, Elk Creek and Butte</p>	<p><b>Accomplishments:</b> As noted above in Program HE.O.21, the County utilized CDBG/HOME funding to provide financial assistance to 1 extremely low-income household, 2 very low-income households, and 1 low-income household for the renovation of their existing</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p>City. These efforts will be closely coordinated with the County's representative at the state Department of Housing and Community Development. Include room additions for severely overcrowded owner households in the housing rehabilitation program.</p> <p><b>Responsibility:</b> Health and Human Services /Planning Division</p> <p><b>Time Frame:</b> At least once during the planning period</p> <p><b>Funding:</b> State funding</p> <p><b>Objective:</b> Provide funding for the rehabilitation of housing stock.</p>	<p>housing units. <a href="#">The County also utilized CalHOME funding to assist 1 very low-income household and 1 low-income household rehabilitate their existing housing units, resulting in a total of 6 lower income households assisted during the 2014-2019 planning period. The County's housing rehabilitation programs serves all areas of the unincorporated County, including Artois, North East Willows, Elk Creek and Butte City and allows for room additions to address overcrowding.</a></p> <p><b>Status:</b> Program HE.O.22 has been implemented. It continues to be appropriate to encourage the conservation and rehabilitation of the existing housing stock. As such, this program will be revised and combined with other housing rehabilitation programs in the Housing Plan to reduce redundancy.</p>
<p><b>Program HE.O.23:</b></p> <p>Apply for funds and assist individuals in applying for funds through the HOME Investment Partnerships Program. Eligible uses of HOME funds include tenant based rental assistance; housing rehabilitation; first-time homebuyers projects; rental new construction and preservation projects.</p> <p><b>Responsibility:</b> Health and Human Services</p> <p><b>Time Frame:</b> At least once during the planning period</p> <p><b>Funding:</b> State funding</p> <p><b>Objective:</b> Continued funding for housing rehabilitation programs.</p>	<p><b>Accomplishments:</b> <a href="#">While the County did not receive HOME funding to provide for continued housing rehabilitation programs as was the objective of this program, the County secured other funding sources for housing rehabilitation.</a> As noted above in Programs HE.O.21 and HE.O.22, the County utilized CDBG/HOME funding to provide financial assistance to 1 extremely low-income household, 2 very low-income households, and 1 low-income household for the renovation of their existing housing units. The County also utilized CalHOME funding to assist 1 very low-income household and 1 low-income household rehabilitate their existing housing units, resulting in a total of 6 lower income households assisted during the 2014-2019 planning period. In addition to housing rehabilitation assistance, the County also utilized CalHOME funding to provide mortgage assistance to 1 very low-income household and 6 low-income households. <a href="#">In addition, the County did apply for and receive 2019 HOME Tenant-Based Rental Assistance funds.</a></p> <p><b>Status:</b> Program HE.O.23 has been implemented. It continues to be appropriate to encourage the conservation and rehabilitation of the existing housing stock. As such, this program will be revised and combined with other housing rehabilitation programs in the Housing Plan to reduce redundancy. <a href="#">To increase the effectiveness of this program, Program HE.9 includes more robust outreach measures to reach out to developers, non-profits, and multifamily apartment owners to encourage interest in housing rehabilitation program applications.</a></p>
<p><b>Program HE.O.24:</b></p>	<p><b>Accomplishments:</b> The County implemented this program. The Environmental Health Department and Code Enforcement Officer generally determine whether an existing</p>



Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p>Maintain and monitor a current inventory of all substandard housing units.</p> <p><b>Responsibility:</b> Planning and Public Works Agency / Health and Human Services</p> <p><b>Time Frame:</b> As funding is available</p> <p><b>Funding:</b> Grant funding</p> <p><b>Objective:</b> To monitor substandard housing units in the County.</p>	<p>structure meets Health and Safety Standards and is therefore suitable for living. County staff have not identified any neighborhoods or areas in the unincorporated County with substandard housing <u>but have identified areas in general need of rehabilitation and repair as discussed in the Chapter II, Section E of this Background Report.</u></p> <p><b>Status:</b> Program HE.O.24 has been reviewed and implemented, as appropriate. <u>While no substandard units were identified during the Planning Period, t</u>This program <u>continues to be appropriate to ensure safe housing stock and to conserve housing.</u> This program will be revised <del>and combined with similar programs in the Housing Plan to reduce redundancy</del><u>to identify areas in general need of rehabilitation as well as to inventory substandard units, when such units are identified.</u></p>
<p><b>Program HE.O.25:</b></p> <p>Require demolition of vacant dilapidated dwellings which are not economically feasible to improve to code standards.</p> <p><b>Responsibility:</b> Planning and Public Works Agency</p> <p><b>Time Frame:</b> On-going</p> <p><b>Funding:</b> General Fund</p> <p><b>Objective:</b> Removal of uninhabitable housing.</p>	<p><b>Accomplishments:</b> <del>The County implemented this program.</del> The Environmental Health Department and Code Enforcement Officer generally determine whether an existing structure meets Health and Safety Standards and is therefore suitable for living. <u>No vacant, dilapidated dwellings or uninhabitable housing was identified in the County and therefore, N</u>o demolitions were required during the 5<sup>th</sup> Cycle planning period.</p> <p><b>Status:</b> <del>Program HE.O.25 has been reviewed and implemented, as appropriate.</del> <u>While no demolitions were necessary, t</u>This program <del>will be revised and combined</del><u>continues to be appropriate to ensure safe housing stock and will be combined</u> with similar programs in the Housing Plan to reduce redundancy.</p>
<p><b>Program HE.O.26:</b></p> <p>Review the possibility of participating in the Substandard Housing Program and the Local Housing Trust Fund Program (LHTFP). The Substandard Housing Program is administered through The Franchise Tax Board as a possible funding source for abating unsafe living conditions that violate Health and Safety Codes The California Department of Housing and Community Development administers the LHTFP program which offers one-time grant opportunities for the development of affordable multifamily housing and emergency shelters.</p> <p><b>Responsibility:</b> Planning and Public Works Agency</p> <p><b>Time Frame:</b> On-going</p> <p><b>Funding:</b> State funding</p>	<p><b>Accomplishments:</b> The County implemented this program. While Glenn County <del>determined that it was not necessary to participate id not apply not participate</del> in the Franchise Tax Board’s Substandard Housing Program, Glenn County did <u>seek and</u> utilize CDBG, HOME, and CalHOME grant funding to finance its Housing Rehabilitation program, via the Health and Human Services Agency. The County has not applied for LHTFP funding through HCD, as no applications were received or proposed for qualifying affordable development projects or housing projects for special need households for LHTFP funding.</p> <p><b>Status:</b> Program HE.O.26 has been reviewed and implemented, as appropriate. This program <u>is not necessary as a stand-alone program</u> will be revised and combined with similar programs (i.e., Programs HE.O.21, HE.O.22, HE.O.23, and HE.O.26) to <u>ensure housing rehabilitation funding and implementation efforts are continued and to</u> reduce redundancy in the Housing Plan.</p>



Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Objective: Remove unsafe living conditions &amp; support the development of new affordable housing</i></p>	
<p><b>Program HE.O.27:</b></p> <p>Review the requirements and if appropriate develop a tool lending program to facilitate ongoing rehabilitation and maintenance of existing housing stock. Tools can include actual tools and supplies as well as instructions for simple upgrades or repairs and education programs to ensure contractors and property owners knowledge of building code to facilitate rehabilitation.</p> <p><i>Responsibility: Planning and Public Works Agency</i></p> <p><i>Time Frame: Planning period</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Identify creative ways to assist in housing rehabilitation</i></p>	<p><b>Accomplishments:</b> Throughout Glenn County, via the Health and Human Services Agency, Housing Rehabilitation programs are available to income-eligible individuals and families. <del>Housing Rehabilitation gives residents the opportunity to get a low-interest loan to improve their living conditions, if the living conditions are health and safety issues. Repairs include: improving physical access for disabled persons; roof repair and/or replacement; electrical wiring; foundations; plumbing; heating and cooling; and room additions to address over-crowding.</del> As noted above in Programs HE.O.21, HE.O.22, and HE.O.23, the County utilized various grant funding sources during the 5<sup>th</sup> Cycle planning period to assist 6 lower income households rehabilitation their housing units. <a href="#">The County did not establish a tool program to assist in rehabilitation.</a></p> <p><b>Status:</b> Program HE.O.27 <a href="#">continues to be appropriate, but requires funding resources for implementation.</a> <del>continues to be implemented as appropriate and ensures affordable and special needs housing projects are prioritized for receiving assistance from County staff in addressing rehabilitation and maintenance of the existing housing stock. This program remains appropriate, but will</del> <a href="#">Program HE.O.27 is</a> combined with similar housing rehabilitation programs (i.e., Programs HE.O.21, HE.O.22, HE.O.23, and HE.O.26) to reduce redundancy in the Housing Plan <a href="#">and includes measures to identify potential funding sources for a tool-lending program.</a></p>
<p><b>Program HE.O.28:</b></p> <p>Identify infrastructure &amp; service limitations that inhibit housing development. Explore &amp; pursue programs &amp; resources during the planning period that address constraints &amp; facilitate development for a variety of housing types, including multifamily and housing for lower and moderate income needs.</p> <p><i>Responsibility: Planning and Public Works Agency</i></p> <p><i>Time Frame: Ongoing</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Address and mitigate constraints to housing development</i></p>	<p><b>Accomplishments:</b> During the 5<sup>th</sup> Cycle planning period, the County, through its Community Action Department (CAD), in partnership with the Glenn County Health and Human Services Agency (HHSA), <a href="#">implemented homelessness prevention activities, which facilitated supportive services and housing opportunities for those experiencing homelessness or at risk of homelessness.</a> <del>commissioned a 10-Year Plan to End Homelessness (the “Plan”) for the purpose of laying out a focused and practical strategy for addressing the issue of homelessness in Glenn County. The Plan is a threshold requirement of the State Housing and Community Development Department’s (HCD) “No Place Like Home” Program (NPLH) and the Plan follows HCD requirements in order to position Glenn County for receiving NPLH funds. The NPLH funds are designated for the delivery of new housing development designed for at least 50% of the units to be used for mentally ill individual seeking housing.</del></p>

**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
	<p><a href="#"><u>Development in the Hamilton City area has been historically constrained by flooding risks associated with the Sacramento River. The County has worked with the Army Corps of Engineers to support levee infrastructure improvements to reduce flooding risks to the Hamilton City area. Key features of this project included removing the degraded J Levee and replacing it with 6.8 miles of setback levee, and restoring approximately 1,400 acres of Sacramento River floodplain. The project was authorized in the Water Resources Development Act of 2007. The Phase 1 levee construction was completed in September 2017. Phase 2A levee construction was completed October of 2018, and the final Phase 2B levee construction began in 2020. The levee construction and habitat improvements have an estimated completion date of 6/30/2023.</u></a></p> <p><a href="#"><u>These improvements reduce the need for on-site flood control improvements by individual projects and provide for increased certainty for developers.</u></a></p> <p><a href="#"><u>The County has identified water and wastewater limitations related to housing development. The County worked with the Riverside Country Home senior development, which provided six duplex units and a residential care facility, to provide on-site water and wastewater service in order to provide housing serving the senior special needs group in a rural area of the County that is not within the boundaries of community water and sewer providers. The County has also worked with water and sewer providers to expand capacity in order to provide adequate services to existing development and capacity for new development, which will assist in accommodating housing.</u></a></p> <p>As part of the General Plan Update process, an Existing Conditions Report was prepared that identified the existing infrastructure and service capacity in the County. Additionally, an Opportunity and Constraints Report was prepared that included an analysis of infrastructure and service constraints in the County and <a href="#"><u>the General Plan Update will include policies and programs opportunities to remove these address</u></a> constraints, <a href="#"><u>including water and wastewater service capacity</u></a>, which would assist in facilitating the development of a variety of housing types.</p> <p><a href="#"><u>This program has been successful in reducing infrastructure and service constraints.</u></a></p> <p><b>Status:</b> Program HE.O.28 <del>is an ongoing effort and</del> should be continued in the Housing Plan. This program will be revised and combined with similar programs to ensure that the County is proactively taking steps to <a href="#"><u>identify and</u></a> remove constraints and facilitate the development of a variety of housing types, including affordable and special needs housing.</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><b>Program HE.0.29:</b></p> <p>Review County policies related to housing conservation and adopt new policies and procedures as necessary. This will include, but not be limited to, apartment and mobile home park conversions, rental housing, etc.</p> <p><i>Responsibility: Planning and Public Works Agency</i></p> <p><i>Time Frame: Ongoing</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Ensure updated County policies related to housing conservation</i></p>	<p><b>Accomplishments:</b> Staff continues to review County policies related to housing conservation, as necessary. In 2017, the County formed the Glenn County Housing and Community Development Committee with the purpose of reviewing and providing guidance on all matters related to aspects of housing and community development in the County. The Glenn County Housing and Community Development Committee funded the preparation of the 2018 Housing Report to describe housing market conditions and identify development opportunities in Glenn County. The 2018 Housing Report was subsequently updated in 2020 to discuss the impacts of the November 2018 Camp Fire on the Glenn County housing market.</p> <p><b>Status:</b> Program HE.0.29 is an ongoing effort and should be continued in the Housing Plan. This program will be revised and combined with similar programs to ensure that the County is proactively taking steps to update County policies to remove constraints to the conservation and production of housing.</p>
<p><b>Program HE.0.30:</b></p> <p>Work with and assist those developers who are willing to provide low and moderate-income housing by taking all necessary and proper actions to expedite processing and approvals for such projects, such as prompt completion of staff reports and scheduling of hearings, providing needed information, and assistance with the application process for state and/or federal housing assistance programs.</p> <p><i>Responsibility: Health and Human Services / Planning and Public Works Agency</i></p> <p><i>Time Frame: Ongoing</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Assist in the development of affordable housing</i></p>	<p><b>Accomplishments:</b> <del>The County implemented this program.</del> While no applications have been received for affordable development projects, this program remains applicable to ensure that housing serving lower income and special needs housing is prioritized and processed quickly. Additionally, this program remains applicable to ensure any application for grants to assist in the development of housing for low income and special needs groups is encouraged by the County.</p> <p><b>Status:</b> This program remains appropriate and will be kept in the Housing Plan; however, it will be combined with other similar Programs to reduce redundancy <u>and will be modified to further encourage affordable housing development. In order to encourage and facilitate housing development, Program HE.9 provides for proactive outreach to developers and nonprofits to encourage and facilitate affordable housing, including providing outreach information that includes identification of potential housing sites, incentives available for affordable housing, and resources available for affordable housing.</u> Through the assessment of sites appropriate for lower income housing (see Chapter IV), have been identified as realistic sites to accommodate the County’s housing needs and should be included as sites eligible for fast-track processing. This revised program will be updated to address all sites identified in Table IV-4 for lower income housing.</p>
<p><b>Program HE.0.31:</b></p>	<p><b>Accomplishments:</b> The County implemented this program <u>and continues to make modifications to its development policies to encourage infill development.</u> In 2017, the</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p>Continue to encourage urban infill. Current development policies are analyzed in this General Plan update and programs are formulated for providing incentives such as permitting higher densities under certain conditions, permitting mixed uses in certain locations, expediting processing of site plans, redevelopment, etc.</p> <p><i>Responsibility: Planning and Public Works Agency</i></p> <p><i>Time Frame: Explore eligibility for TIG within the planning period</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Encourage infill development through updating County policies</i></p>	<p>Board of Supervisors adopted an Ordinance (Zone Change 2017-001) to clarify the existing permitting procedures for Second Dwelling Units (SDUs) in Glenn County. Additionally, the County is currently updating its General Plan to <a href="#">increase the density in the Multiple Family Residential land use designation and</a> include a new Mixed Use land use designation to establish areas appropriate for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses.</p> <p><i>Status:</i> Program HE.O.31 has been reviewed and <del>implemented, as appropriate</del><a href="#">the County has taken measures to update its policies to encourage infill development. It is noted that this program provided a broad statement as to what had happened in the General Plan Update, but provided limited direction regarding the specific approach to encouraging infill development.</a> This program will be revised and combined with other Programs to reduce redundancy in the Housing Plan <a href="#">and to provide clear steps to be taken to promote mixed uses and higher intensity development.</a></p>
<p><b>Program HE.O.32:</b></p> <p>Continue to analyze setback requirements, lot design criteria, review procedures, parking requirements, and road standards and modify each of these where feasible to reduce development costs.</p> <p><i>Responsibility: Planning Division</i></p> <p><i>Time Frame: On-going</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Ensure requirements are not cost prohibitive to the development of affordable housing.</i></p>	<p><b>Accomplishments:</b> The County implemented this program. The County offers fast track or one-stop permit processing and reduced development standards for housing developments affordable to lower income households or other priority housing needs. <a href="#">The County did not identify any requirements that are cost-prohibitive to the development of affordable housing. The County's standards and requirements allow for housing development at maximum permitted densities, as discussed in Chapter III, Housing Constraints, and the County's development process provides for ministerial approval of multifamily development projects in the RM zone.</a></p> <p><i>Status:</i> Program HE.O.32 has been reviewed and implemented, as appropriate. <del>This program will be revised and combined with similar programs (i.e., Program HE.O.38) in the Housing Plan to reduce redundancy. It is noted that the County is currently undergoing a General Plan Update. After completion of the General Plan Update, the County will begin its Development Code update.</del><a href="#">As part of this 6<sup>th</sup> Cycle Housing Element, the County reviewed its setback requirements, lot design criteria, review procedures, parking requirements, and road standards and did not identify any constraints to housing. This program has been completed and will be replaced with a program to review changes to the General Plan and Development Code to ensure that revisions do not introduce standards or requirements that would result in standards that are cost-prohibitive to the development of affordable housing, which will include a review of the existing</a></p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	<del>development standards and regulations to remove any constraints and ensure consistency with the proposed General Plan Update.</del>
<p><b>Program HE.0.33:</b>                      Support Economic Development Programs and strategies set forth in Section 5.3.5 of the Glenn County General Plan.  <i>Responsibility: Planning and Public Works Agency</i>  <i>Time Frame: On-going</i>  <i>Funding: General Fund / Grants</i>  <i>Objective: Support economic development</i></p>	<p><b>Accomplishments:</b> As identified under the accomplishments of Program HE.0.3, Glenn County developed the 2013 – 2018 Economic Development Strategy, funded through CDBG funds. The intent was to improve upon Glenn County’s economic development processes in a coordinated effort and focus on the County’s key asset, agricultural base, consistent with Goal CDG-19 of the Glenn County General Plan. At the end of 2013 – 2018 Economic Development Strategy planning period, all of Glenn County’s economic indicators have increased including average wages by 20.4% over the 5-year period. Business growth created over 600 net new jobs over the five-year period with professional/business services, construction, wholesale trade and manufacturing experiencing greater than 5% increases. Between 2016 – February 2018, over \$18.4 million in state and federal resources were brought into Glenn County for projects and business-direct services. Additionally, a significant building block for the economic development of Glenn County was the establishment of the Glenn Grows Business and Employment Resource Center in 2018. By December 2019, the Glenn Grows Business and Employment Resource Center was assisting 34 businesses with individualized technical assistance. In April 2019, the Board of Supervisors authorized the County to apply for USDA Rural Business Development Grant for an update to the 2013 – 2018 Economic Development Strategy and funding for the Glenn Grows Business and Employment Resource Center. The 2019-2022 Economic Development Strategy has since been completed and many of the strategy recommendations are being addressed, including those related to updating the General Plan, workforce housing, enhanced broadband, feasibility studies, and addition of a County CAO. <a href="#">The Glenn County General Plan has been effective in supporting economic development.</a></p> <p><b>Status:</b> This program is redundant with the County’s Economic Development Strategy efforts <a href="#">established the Glenn County General Plan</a> and is not necessary for inclusion in the Housing Element. This program will be removed from the Housing Plan.</p>
<p><b>Program HE.0.34:</b>                      Review and modify the zoning code and minimum residential standards to accommodate Efficiency Dwelling Units and Single-Room Occupancy Units.  <i>Responsibility: Planning Division</i></p>	<p><b>Accomplishments:</b> <del>This has not been implemented.</del> <a href="#">Ordinance No. 1263, adopted in 217, modified the Development Code to establish minimum residential construction, including allowing an efficiency dwelling unit as defined by the California Health and Safety Code. This change to the Development Code accommodates efficiency dwelling units and single-room occupancy units consistent with this program.</a></p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Support the development of Efficiency Dwelling Units</p>	<p><i>Status:</i> Program HE.0.34 <del>remains appropriate as it ensures the County will review and modify the Development Code to accommodate a variety of housing types. This program will be revised and combined with similar programs to implement the findings in Chapter III, Governmental Constraints</del> <u>has been completed and will be removed from the Housing Element.</u></p>
<p><b>Program HE.0.35:</b></p> <p>Review and modify the zoning code as seen fit to allow farm labor housing without a conditional use permit or other discretionary permits in compliance with California Health and Safety Code 17021.5 and 17021.6.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Support the development of farm labor housing</p>	<p><b>Accomplishments:</b> This has not been implemented. <u>The County is in the process of updating its Development Code to address requirements of State law, including allowing farm working housing consistent with the requirements of the California Health and Safety Code.</u></p> <p><i>Status:</i> <u>This program is underway, with completion scheduled in 2022.</u> Program HE.0.35 remains appropriate as it ensures the County will review and modify the Development Code <u>to support farm worker housing</u> consistent with State law. This program <del>will be revised and combined with similar programs (i.e., Program HE.0.34)</del> <u>has been integrated into Program HE.5 in the Housing Plan</u> to implement the findings in Chapter III, Governmental Constraints, including revising the Development Code <u>to allow agricultural worker housing</u> consistent with State law.</p>
<p><b>Program HE.0.36:</b></p> <p>Establish a sharing agreement with the City of Orland and the City of Willows to provide services needed to reach densities required for extremely low, very low and low income housing within the County and/or a sharing agreement on parcels counted towards the County's RHNA numbers, but annexed into the city for development.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Fare share of housing development adjacent and within the city limits</p>	<p><b>Accomplishments:</b> This has not been implemented; <u>however, the County has coordinated with Orland and Willows to address capacity to provide water and wastewater services to the unincorporated areas adjacent to each city to accommodate a portion of the County's RHNA.—A formal sharing agreement is not necessary as each individual jurisdiction is identifying sites within their jurisdictional boundaries to accommodate their respective RHNAs.</u></p> <p><i>Status:</i> Program HE.0.36 has not been implemented <u>and has been determined to no longer be necessary.</u> <del>This program remains appropriate and will be continued in the Housing Plan.</del></p>
<p><b>Program HE.0.37:</b></p> <p>Reinstate the First Time Homebuyers program into the Program Income Re-use Plan to assist in addressing the constraint of limited funding opportunities.</p> <p><i>Responsibility:</i> Health and Human Services - Community Action Department</p>	<p><b>Accomplishments:</b> This program has been implemented. In 2017, the County created the Homeownership Assistance Program, via the Health and Human Services Agency, which offers a loan for mortgage subsidy assistance and provides a course of action for the primary financing and purchasing of an applicant's first home. The program is funded</p>



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Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Assist in the possibility of homeownership</p>	<p>under the CDBG and expands the availability of affordable housing <a href="#">through homeownership opportunities</a> for income qualified families.</p> <p><b>Status:</b> Program HE.O.37 has been completed. This program has been revised in the Housing Plan to ensure the County seeks CDBG funding to finance this program during the 6<sup>th</sup> Cycle.</p>
<p><b>Program HE.O.38:</b></p> <p>Review and modify as necessary the zoning code to clarify the multi-family residential zoning designation include the review of height limitations, floor area ratios and development standards including parking, setbacks and maximum lot coverage. Implement a program that allows the modification of parking standards (e.g. 1 space for 0-1 bedrooms) for housing developments in the multi-family residential zone specifically targeted to low and very low income categories at the discretion of the Agency Director.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Clarification of the multi-family residential zone</p>	<p><b>Accomplishments:</b> The County has <a href="#">partially</a> implemented this program. The County <a href="#">reviewed the RM zone and did not identify any constraints to accommodating maximum densities; see Chapter III for additional information.</a> <a href="#">The County is updating the Development Code to improve the readability of the Code, including presenting the development standards for each zone in a table format to improve clarity, and to remove constraints to housing, as discussed in Program HE.5 of the Housing Plan.</a> <del>offers fast track or one-stop permit processing and reduced development standards for housing developments affordable to lower income households or other priority housing needs, which would include multi-family housing developments targeted to low and very low income households.</del></p> <p><b>Status:</b> <del>Program HE.O.38 has been reviewed and implemented, as appropriate</del><a href="#">Underway.</a> <a href="#">Revisions to the Development Code to present the development standards for residential zones in a table format in order to ensure clear understanding of requirements and to reduce parking standards for affordable housing consistent with State Density Bonus Law are in progress and are anticipated to be completed in 2022.</a> <a href="#">This program is continued in the Housing Plan in Program HE.4</a> <del>This program will be revised and combined with similar programs in the Housing Plan (i.e., HE.O.32 and HE.O.39) to reduce redundancy. It is noted that the County is currently undergoing a General Plan Update. After completion of the General Plan Update, the County will begin its Development Code update, which will include a review of the existing development standards and regulations to remove any constraints and ensure consistency with the proposed General Plan Update.</del></p>
<p><b>Program HE.O.39:</b></p> <p>Review and modify as necessary the zoning code to relax development standards impacting the development and improvement of housing, including zero lot line on small lots, reduced parking requirements (e.g. 1 space for 0-1 bedrooms), flexible standards for second units to encourage their development, increased height limits and floor area ratios.</p>	<p><b>Accomplishments:</b> This is an ongoing program. <del>In October 2018, the County released a Request for Proposals (RFP) for a</del> <a href="#">The County updated the Development Code in 2017 to provide flexible standards to accommodate second units as previously described in this table. The County's height limits, density standards (floor area ratios are not applied to housing in the County's Development Code), and setback requirements do not constrain development of housing and accommodate the maximum densities allowed in each zone.</a> <del>As part of the comprehensive update of the Glenn County General Plan and, Glenn County</del></p>



Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Assure that development standards are not hindering the development of affordable housing</p>	<p>Unified Development Code, (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). As part of the Glenn County Unified Development Code update, County staff will be reviewing existing development standards and permitted/conditional uses to relax regulations impacting the development of housing uses are being updated to ensure that development standards do not hinder the development of housing.</p> <p><i>Status:</i> Program HE.O.39 has been reviewed and implemented as appropriate. <u>partially implemented and implementation of the remaining components is underway.</u> This program will be revised and combined with similar programs in the Housing Plan (i.e., HE.O.32, HE.O.38, and HE.O.40) to reduce redundancy. Additionally, this program will be expanded to ensure that the County Code is consistent with State housing law to remove barriers to the production of a variety of housing types. <u>This program has been revised as Program HE.5 of the Housing Plan to specify revisions to the Development Code that are needed to ensure that development standards are not hindering the development of affordable housing.</u></p>
<p><b>Program HE.O.40:</b></p> <p>Review and modify as necessary the street width requirements and right of way requirements and the consistency between codified language and adopted development standards for consistency.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Assure that development standards are not hindering the development of affordable housing</p>	<p><b>Accomplishments:</b> This is an ongoing program. In October 2018, the County released a Request for Proposals (RFP) for a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). As part of the Glenn County Unified Development Code update, County staff will review street width requirements and right-of-way requirements to ensure consistency between the codified language and adopted development standards. <u>The County's roadway cross-sections required by its subdivision standards continue to be applied and do not conflict with the Development Code requirements. The County's right-of-way requirements do not hinder development of affordable housing.</u></p> <p><i>Status:</i> Program HE.O.40 <u>is no longer necessary.</u> has been reviewed and implemented as appropriate. This program will be revised and combined with similar programs in the Housing Plan (i.e., HE.O.32 and HE.O.39) to reduce redundancy. Additionally, this program will be expanded to ensure that the County Code is consistent with State housing law to remove barriers to the production of a variety of housing types.</p>

**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
<p><b>Program HE.O.41:</b></p> <p>Reasonable Accommodation. Develop and formalize a general process for reasonable accommodation requests in order to accommodate the needs of persons with physical as well as development disabilities and streamline the permit review process (Sections 4450-4460 of the California Government Code and Title 24 of the California Code of Regulations). The County will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the County and on the County's website. In addition, the County will encourage housing developers to include mobility-impaired accessibility in their project designs. The County will provide exceptions in zoning and land use for housing for persons with physical and developmental disabilities. This procedure will be ministerial process, with minimal or no processing fee, subject to approval by the Planning Director by applying the following criteria:</p> <ol style="list-style-type: none"> <li>1. The request for reasonable accommodation will be used by an individual with a physical or developmental disability or their representative protected under fair housing laws.</li> <li>2. The requested accommodation is necessary to make housing accessible and suitable to an individual with a physical or developmental disability protected under fair housing laws.</li> <li>3. The requested accommodation would not impose an undue financial or administrative burden on the County.</li> <li>4. The requested accommodation would not require a fundamental alteration in the nature of the County's land use and zoning program.</li> </ol> <p><b>Responsibility:</b> <i>Planning Division</i></p> <p><b>Time Frame:</b> <i>Within two years of adoption of the Housing Element</i></p> <p><b>Funding:</b> <i>General Fund</i></p> <p><b>Objective:</b> <i>Provide special accommodations to person with disabilities.</i></p>	<p><b>Accomplishments:</b> The County offers fast track or one-stop permit processing and reduced development standards for housing developments affordable to lower income households or other priority housing needs, which <del>would</del> <u>applies to</u> housing for persons with physical and developmental disabilities; however, the County has not developed a general process for reasonable accommodation requests <u>for housing</u> in order to accommodate the needs of persons with physical as well as development disabilities pursuant to Sections 4450-4460 of the California Government Code and Title 24 of the California Code of Regulations. <u>In 2018, the County adopted a reasonable accommodations ordinance that addressed access to facilities, programs, and services, but did not address accommodations in association with the County's development standards. As part of the Development Code update that is underway, reasonable accommodations procedures are being developed and information regarding the reasonable accommodations program will be made available on the county's website and at County offices following completion of this program.</u></p> <p><b>Status:</b> <del>Program HE.O.41 has been partially implemented. This program has been revised and continued in the Housing Plan to ensure the County develops a reasonable accommodation process</del> <u>is underway and is anticipated to be completed in 2022. Program HE.5 in the Housing Plan ensures the Development Code update addresses reasonable accommodation.</u></p>
<p><b>Program HE.O.42:</b></p>	<p><b>Accomplishments:</b> The County implemented this program. While no applications have been received for affordable development projects, this program remains applicable to</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p>Establish expedited permit procedures for developments with units affordable to lower-income households.</p> <p><i>Responsibility: Planning Division</i></p> <p><i>Time Frame: Within two years of adoption of the Housing Element</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Mitigate governmental constraints to development of lower income housing.</i></p>	<p>ensure that housing serving lower income and special needs housing is prioritized and processed quickly.</p> <p><i>Status:</i> Program HE.O.42 has been reviewed and implemented, as appropriate. This program remains appropriate and <del>will be revised and combined with similar fast track permit programs in the Housing Plan.</del> Through the assessment of sites appropriate for lower income housing (see Chapter IV), sites have been identified as realistic sites to accommodate the County's housing needs and should be included as sites eligible for fast-track processing. <del>This program will be updated to address all sites identified in Table IV-4 for lower income housing.</del> <a href="#">the requirement to prioritize and accelerate the review of applications and permitting process for extremely low, very low, low income, and special needs housing is continued in Program HE.9 in the Housing Plan.</a></p>
<p><b>Program HE.O.43:</b></p> <p>Clarify the Zoning Code to allow residential care facilities in compliance with state law in residential and mixed use zoning designations, including review and modification of definitions and updates to the uses permitted and conditional permitted in each zoning designations.</p> <p><i>Responsibility: Planning Division</i></p> <p><i>Time Frame: Within one year of adoption of the Housing Element</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Provide clarification to the Zoning Code regarding residential care facilities</i></p>	<p><b>Accomplishments:</b> This has not been implemented. <del>In October 2018, the County released a Request for Proposals (RFP) for a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). As part of the Glenn County Unified Development Code update, County staff will clarify the Development Code to allow residential care facilities in compliance with state law in residential and mixed use zoning designations, including review and modification of definitions and updates to the uses permitted and conditional permitted in each zoning designations.</del> <a href="#">The County is in the process of updating its Development Code to implement this program, as well as other programs to encourage a variety of housing types and remove constraints to housing.</a></p> <p><i>Status:</i> This program <a href="#">is underway and is scheduled for completion in 2022.</a> <del>Program HE.5 in the Housing Plan identifies specific modifications to the Development Code that are necessary to accommodate residential care facilities.</del> <del>will be revised and combined with similar programs in the Housing Plan to reduce redundancy.</del> Additionally, this program will be expanded to ensure that the County Code is consistent with State housing law to remove barriers to the production of a variety of housing types.</p>
<p><b>Program HE.O.44:</b></p> <p>Continue to conserve/preserve existing housing stock through the 'weatherization program' providing assistance to approximately 1,716 dwellings including 289 dwellings for extremely low income category, 563 dwellings for very low income category, 481</p>	<p><b>Accomplishments:</b> This is an ongoing program. The County continues to encourage the preservation and conservation of the existing housing stock through the 'weatherization program'. However, no dwelling units were assisted during the 5<sup>th</sup> cycle due to a lack of funding availability.</p>

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Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p>dwellings for low income category, 302 dwellings for moderate income category, and 81 dwellings for above moderate income category.</p> <p><b>Responsibility:</b> Health and Human Services - Community Action Department</p> <p><b>Time Frame:</b> On-going</p> <p><b>Funding:</b> LIHEAP, DOE, Energy Partners, local, state and federal grants</p> <p><b>Objective:</b> Continue to conserve and preserve existing housing stock</p>	<p><b>Status:</b> Program HE.O.44 is an ongoing effort. <a href="#">Although funding was not available during the 5<sup>th</sup> Cycle,</a> <del>t</del>This program continues to be appropriate and should be continued in the Housing Plan. This program will be revised and combined with similar programs in the Housing Plan aimed at encouraging the conservation and preservation of the existing housing stock by funding and publicizing the Weatherization Program and Housing Rehabilitation Program.</p>
<p><b>Program HE.O.45:</b></p> <p>Respond to complaints of discrimination and provide referral services for housing discrimination complaints to appropriate state and federal agencies.</p> <p><b>Responsibility:</b> Health and Human Services - Community Action Department</p> <p><b>Time Frame:</b> Continuous</p> <p><b>Funding:</b> State and Federal funding</p> <p><b>Objective:</b> Ensure fair housing</p>	<p><b>Accomplishments:</b> The County has not received any fair housing complaints during the 5<sup>th</sup> Cycle planning period.</p> <p><b>Status:</b> This program will be revised <del>and combined with similar programs in the Housing Plan to reduce redundancy.</del> <del>Additionally, this program will be</del><a href="#">continued and</a> expanded to ensure that the County affirmatively furthers fair housing.</p>
<p><b>Program HE.O.46:</b></p> <p>Rental assistance to an annual average of 165 households through 2019 to include 68 very-low income category households, 97 low-income category households.</p> <p><b>Responsibility:</b> Health and Human Services - Community Action Department</p> <p><b>Time Frame:</b> Continuous</p> <p><b>Funding:</b> State funding</p> <p><b>Objective:</b> Continued rental assistance</p>	<p><b>Accomplishments:</b> There are currently 87 Housing Choice vouchers allocated for use by Glenn County residents who may use their vouchers in either county, and on average, 65% of the allocated vouchers are used at any given time. <a href="#">However, the County does not control the income level of assisted households and cannot allocate vouchers for a specific ratio or number of very low and low income households. Housing Choice Vouchers are administered by the Butte County Housing Authority, which serves Butte and Glenn Counties.</a> The County also operates a Rental Assistance and Eviction Prevention Program. <a href="#">From 2009-2014 932 household (averaging 155 per year) were assisted under this program.</a> To be eligible for services under this program a client must meet income guidelines, have an eviction notice, and present photo identification. Clients must be able to demonstrate the ability to continue rental obligation.</p> <p><b>Status:</b> Program HE.O.46 has been <del>partially</del> implemented <a href="#">to the extent feasible by Glenn County.</a> This program will be revised <del>and expanded to encourage the County to expand rental assistance programs</del><a href="#">to include outreach to encourage use of vouchers by Glenn County residents and to support the continued implementation of the Housing Choice Voucher Program (see Housing Plan Program HE.17).</a></p>

**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
<p><b>Program HE.0.47:</b></p> <p>Demonstrate that processing procedures and standards are objective and encourage and facility development of emergency shelters by including a zoning designation that explicitly allows the use, promote the use through development and management standards, permit procedures and other applicable land-use regulations which are objective and predictable. These may include the following;</p> <ul style="list-style-type: none"> <li>• Maximum number of beds or persons permitted to be served nightly by the facility;</li> <li>• Off street parking based on demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;</li> <li>• Size and location of exterior and interior on-site waiting and client intake area;</li> <li>• Provision of on-site management;</li> <li>• Proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart;</li> <li>• Length of stay;</li> <li>• Lighting; and</li> <li>• Security during hours of operation.</li> </ul> <p><i>Responsibility: Planning Division</i></p> <p><i>Time Frame: Within one year of adoption of the housing element</i></p> <p><i>Funding: Local funding</i></p> <p><i>Objective: Allow emergency shelters and transitional housing in appropriate residential and commercial zones</i></p>	<p><b>Accomplishments:</b> This has not been implemented. <del>In October 2018, the County released a Request for Proposals (RFP) for a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). As part of the Glenn County Unified Development Code update, County staff will amend the County Code to define emergency shelters and identify a zoning designation that explicitly allows the use, promote the use through development and management standards, permit procedures and other applicable land-use regulations which are objective and predictable.</del> <u>completed. The Development Code update that is underway will include provisions to accommodate provisions consistent with Program HE.0.47 and the requirements of State law.</u></p> <p><b>Status:</b> This program <u>is anticipated to be completed in December 2022, as part of the Development Code update. The program will be revised and combined with similar programs</u> <del>is incorporated into Program HE.5</del> in the Housing Plan to reduce redundancy and to address the current requirements of State law. Additionally, this program will be expanded to ensure that the County Code is consistent with State housing law to remove barriers to the production of a variety of housing types.</p>
<p><b>Program HE.0.48:</b></p> <p>Continue to support the Housing Continuum of Care Plan which works with homeless services, resident homeless and housing provider organizations in each county; research and design a long-term strategy to end chronic homelessness in Glenn County; work with existing housing coalitions in Glenn County, develop a local and regional Continuum of Care Plan; enhance and stabilize the homeless services and housing providers in the County.</p> <p><i>Responsibility: Health and Human Services – Community Action Department</i></p>	<p><b>Accomplishments:</b> <u>The County has actively supported the Housing Continuum of Care Plan and implemented strategies to reduce homelessness and provide assistance to persons and households experiencing homelessness.</u> In 2017, <del>The</del> <u>the</u> Dos Rios Continuum of Care prepared the 2017-2026 Housing Strategic Plan, which was a collaborative model to prevent and end homelessness in Colusa, Glenn and Trinity Counties. The Plan recommends the use of available Continuum of Care, Emergency Solutions Grant and Housing Support Program funds to launch the housing plan efforts. As previously identified, the County has been awarded a total of \$261,328 of funding through Emergency Solutions Grant for rapid rehousing services, homelessness</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Time Frame: Continuous</i></p> <p><i>Funding: Federal funding</i></p> <p><i>Objective: End homelessness in Glenn County</i></p>	<p>prevention, a homeless management information system, and centralized or coordinated entry system between 2017 and 2019. Of the \$261,328, \$103,884 was awarded in 2017, \$92,835 was awarded in 2018, and \$64,609 was awarded in 2019.</p> <p><del>Additionally, in</del> In July 2019, Glenn County, through its Community Action Department (CAD), in partnership with the Glenn County Health and Human Services Agency (HHSA), has commissioned the <del>is</del> 10-Year Plan to End Homelessness for the purpose of laying out a focused and practical strategy for addressing the issue of homelessness in Glenn County. The 10-Year Plan to End Homelessness builds and expands upon the previous work of the Dos Rios Continuum of Care (CoC) which previously adopted a 2017-2028 Housing Strategic Plan. Glenn County, as one of three counties in the CoC (Glenn, Colusa, Trinity), functions as the lead agency for the CoC through its Colusa-Glenn-Trinity Community Action Partnership. The 10-Year Plan to End Homelessness follows the HCD requirements in order to position Glenn County for receiving No Place Like Home funds (NPLH). Glenn, through its Community Action Department, in partnership with Glenn County Health and Human Services is responsible for applying for and administering the NPLH funds.</p> <p><b>Status:</b> Program HE.O.48 has been reviewed and implemented, as appropriate. This program <del>continues to be relevant and is</del> will be revised <del>to provide additional details and combined with similar program</del> <a href="#">to provide additional details</a> and <del>continueds</del> in the Housing Plan <del>as Program HE.19 aimed at assisting persons experiencing homelessness to reduce redundancy.</del></p>
<p><b>Program HE.O.49:</b></p> <p>Support the continued implementation of the Section 8 and Family Self-Sufficiency Existing rent subsidy program, which provides rent subsidies directly to participants landlords, and support attempts to secure additional funding for expanded programs.</p> <p><i>Responsibility: Health and Human Services – Community Action Department</i></p> <p><i>Time Frame: Continuous</i></p> <p><i>Funding: State funding</i></p> <p><i>Objective: Continued rental assistance</i></p>	<p><b>Accomplishments:</b> The <a href="#">County continues to support the implementation of the Housing Choice Voucher and Family Self-Sufficiency programs through a Memorandum of Understanding with the Housing Authority of Butte County, which manages</a> <del>provides</del> Section 8 Housing Choice Voucher Program <a href="#">for Butte and Glenn Counties. Through its involvement in the Housing Authority of Butte County, the County continues to ensure rental assistance programs are available to serve</a> eligible residents of Glenn County, which reduces the tenant’s share of monthly rent. There are currently 87 Housing Choice vouchers allocated for use by Glenn County residents who may use their vouchers in either county, and on average, 65% of the allocated vouchers are used at any given time. <a href="#">This program has been successful in continuing rental assistance.</a></p> <p><b>Status:</b> Program HE.O.49 has been reviewed and implemented, as appropriate. This program will be revised and combined with <del>similar programs</del> <a href="#">Program HE.O.46 to reduce redundancy. The updated program is provided as Program HE.17</a> in the Housing Plan.</p>



Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	<del>which provides for continued support of rent subsidy programs and supports efforts to reduce redundancy and to expand the program to encourage the County explore avenues to expand rental assistance programs.</del>
<p><b>Program HE.0.50:</b></p> <p>Encourage nonprofit sponsors to make application for HUD Section 202 allocations for construction of rental housing for senior citizens and the disabled by assisting sponsors in locating appropriate sites, and considering the use of CDBG funds, redevelopment funds, and/or other available resources to either write down the cost of the site or fund infrastructure improvements. Take all actions necessary and proper to expedite processing and approval of such projects.</p> <p><i>Responsibility:</i> Health and Human Services – Community Action Department</p> <p><i>Time Frame:</i> Continuous</p> <p><i>Funding:</i> Federal funding</p> <p><i>Objective:</i> Encourage use of federal funding for senior and disabled housing</p>	<p><b>Accomplishments:</b> <del>This is an ongoing program.</del> While no applications have been received for construction of <u>assisted</u> rental housing for senior citizens and the disabled, <u>the County expedited processing of the Riverside County Home development, which provides 6 duplex units and a residential care facility for seniors.</u> This program remains applicable to ensure that special needs housing is prioritized by assisting sponsors with grant funding applications and providing an expedited review process.</p> <p><b>Status:</b> Program HE.0.50 <u>continues to be appropriate to ensure funding assistance for housing for seniors and persons with a disability.</u> <del>is an ongoing program.</del> This program will be revised and combined with similar programs in the Housing Plan to reduce redundancy. Additionally, this program will be expanded to ensure that the County prioritizes the development of affordable and special needs housing to provide a variety of housing types <u>and to include an outreach component to ensure developers and non-profit sponsors are aware of available resources for affordable housing.</u></p>
<p><b>Program HE.0.51:</b></p> <p>Designate the Glenn County Community Action Department as the local referral agency to direct residents with discrimination complaints to the state Department of Fair Employment and Housing. Publicize this service through the local media, schools, libraries, the post office, and local housing advocacy groups.</p> <p><i>Responsibility:</i> Health and Human Services – Community Action Department</p> <p><i>Time Frame:</i> Continuous</p> <p><i>Funding:</i> Federal funding</p> <p><i>Objective:</i> Ensure fair employment and housing</p>	<p><b>Accomplishments:</b> This has not been fully implemented. No fair housing complaints were received during the 5<sup>th</sup> Cycle planning period.</p> <p><b>Status:</b> Program HE.0.51 has not been fully implemented, <u>but continues to be necessary and appropriate.</u> This program will be revised and combined with other fair housing related programs in the Housing Plan to ensure that the County affirmatively further fair housing for all residents by establishing a fair housing complaint process in the County and preparing fair housing educational materials to ensure residents understand their rights. <u>The revised program includes specific steps to affirmatively further fair housing and timing for each component of the program, to improve program implementation.</u></p>
<p><b>Program HE.0.52:</b></p> <p>Support and encourage nonprofit sponsors to make application, for FmHA 514/516 allocations for rentals which provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing. Identify and support nonprofits</p>	<p><b>Accomplishments:</b> <del>This is an ongoing program.</del> While no <u>requests for assistance or</u> applications have been received for Migrant Farm Worker Rental Housing, this program remains applicable to ensure that the County prioritizes the production of migrant farmworker rental housing by assisting sponsors with grant funding applications and providing an expedited review process.</p>



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Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p>with application sand assistance in the development of farm worker housing. Annually review opportunities to provide Migrant Farm Worker Rental Housing.</p> <p><b>Responsibility:</b> Health and Human Services – Community Action Department</p> <p><b>Time Frame:</b> Continuous</p> <p><b>Funding:</b> State funding</p> <p><b>Objective:</b> Support migrant farm worker housing opportunities</p>	<p><b>Status:</b> Program HE.0.52 <del>is an ongoing program</del> continues to be relevant and appropriate. This program will be revised and combined with similar programs <a href="#">that support affordable and special needs housing</a> in the Housing Plan to reduce redundancy. Additionally, this program will be expanded to ensure that the County prioritizes the development of affordable and special needs housing to provide a variety of housing types <a href="#">and to include an outreach component to ensure developers and non-profit sponsors are aware of available resources for affordable housing</a>.</p>
<p><b>Program HE.0.53:</b></p> <p>Continue to require the first floors of multi-family developments to accommodate access and use by the elderly and disabled.</p> <p><b>Responsibility:</b> Planning and Public Works Agency</p> <p><b>Time Frame:</b> Continuous</p> <p><b>Funding:</b> Local funding</p> <p><b>Objective:</b> Availability of adequate housing for elderly and disabled</p>	<p><b>Accomplishments:</b> This program <del>is ongoing</del> reflects ongoing requirements. No applications for multi-family residential development projects in the unincorporated area were received during the 5<sup>th</sup> Cycle planning period.</p> <p><b>Status:</b> Program HE.0.53 <del>has been reviewed and implemented, as appropriate</del> continues to be appropriate and necessary, although no multi-family development projects were proposed during the 5<sup>th</sup> Cycle. The Riverside Country Home development provided 6 accessible duplex units and a residential care facility, which increased housing opportunities for elderly and disabled persons. This program will be revised and combined with similar programs in the Housing Plan to ensure the County Code contains provisions for reasonable accommodation <del>in accordance with Government Code Sections 65583(a)(5) and (c)(3) that establishes reasonable accommodation provisions to overcome barriers to housing to comply with SB 520 and to meet the needs of persons with disabilities in accordance with the federal Fair Housing Amendments Act (FHAA) of 1988 and California Fair Employment and Housing Act, Government Code Section 1290.</del></p>
<p><b>Program HE.0.54:</b></p> <p>Inspect housing upon receiving complaints regarding health and safety problems, and require compliance with applicable codes.</p> <p><b>Responsibility:</b> Planning and Public Works Agency / Health and Human Services – Community Action Department</p> <p><b>Time Frame:</b> Continuous</p> <p><b>Funding:</b> Local &amp; State funding</p> <p><b>Objective:</b> Insure safe and health housing where possible</p>	<p><b>Accomplishments:</b> <del>This is an ongoing program.</del>The Environmental Health Department and Code Enforcement Officer <a href="#">inspect housing upon receiving health and safety complaints and</a> generally determine whether an existing structure meets Health and Safety Standards and is therefore suitable for living. County staff have not identified any neighborhoods or areas in the unincorporated County with substandard housing. <del>Additionally</del> However, no complaints were received during the 5<sup>th</sup> Cycle regarding substandard housing, <a href="#">thus no inspections were performed in association with this program</a>.</p> <p><b>Status:</b> Program HE.0.54 <del>is an ongoing program</del> continues to be relevant to ensure safe and decent housing is provided in the County. This program will be revised and combined with similar programs in the Housing Plan to ensure the County continues to monitor the</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	conditions of the existing housing stock and <del>provide housing rehabilitation assistance, as applicable</del> <a href="#">addresses health and safety complaints related to housing.</a>
<p><b>Program HE.0.55:</b></p> <p>The County shall apply for state and federal monies for direct support of low-income housing construction and rehabilitation. The County shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The County shall also seek state and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME, and USDA funds. The County shall establish concessions and incentives to assist the development of housing for lower income households, contact non-profit developers at least annually to promote the benefits of this program to the development community.</p> <p><i>Responsibility: Planning and Public Works Agency / Health and Human Services – Community Action Department</i></p> <p><i>Time Frame: Ongoing and at least annually depending on funding programs</i></p> <p><i>Funding: Grant funding</i></p> <p><i>Objective: To develop affordable housing for families and seniors</i></p>	<p><b>Accomplishments:</b> <del>This is an ongoing program. While no applications for affordable or special needs housing were received during the 5<sup>th</sup> Cycle planning period, the</del><a href="#">The County continues to apply for CDBG, Home, USDA, and other State and Federal funding sources to fund programs to assist lower income and special needs households. As previously discussed, the County did not have any developers or non-profit sponsors request assistance or identify interest in affordable housing development during the 5<sup>th</sup> Cycle. As previously noted, the County provided financial assistance to 1 extremely low-income household, 2 very low-income households, and 1 low-income household for the renovation of their existing housing units utilizing CDBG/HOME funding. The County also utilized CalHOME funding to assist 1 very low-income household and 1 low-income household rehabilitate their existing housing units, resulting in a total of 6 lower income households assisted during the 2014-2019 planning period.</a></p> <p><a href="#">The County is updating its Development Code to provide incentives for affordable housing consistent with State Density Bonus law. Following completion of the Development Code update, a list of available incentives for development of lower income housing will be prepared.</a></p> <p><b>Status:</b> Program HE.0.55 has been reviewed and <a href="#">partially</a> implemented, <del>as appropriate.</del> <a href="#">The Development Code update, which will establish incentives for affordable housing, is scheduled for completion in December 2022.</a> <del>It continues to be appropriate to seek and identify potential funding sources and</del> <a href="#">to identify</a> incentives for affordable and special needs housing. This program will be continued <del>and will be combined with other similar programs</del> <a href="#">as Program HE.9</a> in the Housing Plan to encourage the rehabilitation and production of affordable and special needs housing through financial assistance and development incentives <a href="#">and includes a stronger outreach component to engage the development community and share information regarding available housing resources and incentives.</a></p>
<p><b>Program HE.0.56:</b></p> <p>The County shall meet with non-profit developers and other stakeholders by June 2015 and bi-annually thereafter to establish and implement a strategy to assist the development of housing affordable to extremely low-income households. As part of this effort, the County shall also at least bi-annually seek and apply for state and federal</p>	<p><b>Accomplishments:</b> <del>This is an ongoing program. This program was not completed.</del> While no applications for affordable or special needs housing <a href="#">development projects</a> were received during the 5<sup>th</sup> Cycle planning period, the County continues to apply for CDBG, Home, USDA, and other State and Federal funding sources <a href="#">when County staffing resources are available</a> to fund programs to assist lower income and special needs</p>

6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p>funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME, Local Housing Trust Fund program, Proposition 1-C funds and USDA funds. The County shall establish concessions and incentives by June 2015 to assist the development of housing for extremely low-income households such as increased densities, modifications to development standards, priority processing and fee deferrals.</p> <p><b>Responsibility:</b> Planning and Public Works Agency / Health and Human Services – Community Action Department</p> <p><b>Time Frame:</b> Incentives and Concessions and strategy by June 2015, Ongoing and at least bi-annual contact, depending on funding programs</p> <p><b>Funding:</b> Grant funding</p> <p><b>Objective:</b> To develop affordable housing for families and seniors</p>	<p>households. <a href="#">The Development Code update that is underway will include incentives for extremely low income housing development.</a></p> <p><b>Status:</b> <del>This program</del> continues to be appropriate, <del>including to</del> seeking and identifying potential funding sources and incentives for affordable and special needs housing. <a href="#">The County is in the process of developing incentives for extremely low income housing as part of its Development Code update.</a> This program will be continued and will be combined with other similar programs <a href="#">from the 5<sup>th</sup> Cycle.</a> <del>in the Housing Plan</del> <a href="#">This program is continued in Program HE.9</a> to encourage the production of affordable and special needs housing through financial assistance and <a href="#">proactively engage the development and non-profit community, including identifying</a> development incentives, such as increased densities, modified development standards, and development fee reductions, <a href="#">and resources available for housing projects.</a> <a href="#">This program is also continued in Program HE.5 to ensure the Development Code update establishes incentives for extremely low income housing.</a></p>

## VII OTHER REQUIREMENTS

### A. ENERGY CONSERVATION OPPORTUNITIES

Government Code Section 65583(a)(7) requires that a housing element contain an analysis of opportunities for energy conservation with respect to residential development. The purpose of this analysis is to ensure the locality has considered how energy conservation can be achieved in residential development and how energy conservation requirements may contribute to reducing overall development costs and, therefore, increasing the supply and affordability of units.

Glenn County does not operate, nor is it responsible for producing or operating, any electrical or other power sources to provide energy supplies to residential customers. However, the Building Division of is charged with the responsibility of enforcing State Energy Efficiency Standards for Residential and Non Residential Buildings (Government Code Title 24, Part 6) in addition to all applicable sections of the California Building Standards Code.

The California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) is California's first green building code and the most recent version (2019) has been adopted by Glenn County. The purpose of CALGreen is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts that reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen addresses: planning and design, energy efficiency, water efficiency and conservation, and environmental quality. It is the responsibility of builders and homeowners to comply with Title 24 standards, and for the County to enforce those standards through plan check and code compliance inspections. CALGreen includes mandatory measures for new residential development that address electric vehicle charging equipment and spaces, indoor and outdoor water efficiency requirements, energy measures adopted by the California Energy Commission, material conservation and efficiency standards that address construction waste, durability of construction materials, and recycling, and environmental quality.

#### NEW DEVELOPMENT

There are many opportunities for conserving energy in new, as well as existing, homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. The building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation, works to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation or storm windows and doors, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation, which incorporates energy conservation considerations.

The County encourages energy conservation in residential projects. New subdivision and parcel reviews are considered in terms of street layout and lot design. Residential structures must meet the requirements of Title 24 (CalGreen) relating to energy conservation features of the California Building Standards Code.

#### RETROFIT

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The Glenn County Building Divisions monitors such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

### **COSTS AND PROGRAMS**

As nonrenewable energy resources have been progressively depleted and energy costs continue to rise, people have become increasingly aware of energy conservation measures, primarily as a means to offset and control rising costs. While the use of alternative energy sources is most advantageous in developing new housing, numerous energy-conserving measures can be retrofitted onto existing and older housing which conserve the use of nonrenewable fuels and save money.

Energy-related costs could directly impact the affordability of housing in Glenn County. Title 24 of the California Building Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the County is responsible for enforcing the energy conservation regulations.

Pacific Gas and Electric Company (PG&E) provides electricity and natural gas service to Glenn County and the incorporated cities. PG&E is a privately owned utility company providing service to most of northern and central California. PG&E provides a variety of energy conservation services for residents, as well as energy assistance programs for lower income households to assist in energy conservation and controlling utility costs. These programs include the California Alternative Rates for Energy (CARE), Family Electric Rate Assistance (FERA), and the Relief for Energy Assistance through Community Help (REACH).

The CARE program provides a 15% monthly discount on gas and electric rates to households with qualified incomes, certain non-profit organizations, homeless shelters, hospices, and other qualified non-profit group living facilities.

The FERA program provides a monthly discount on electric bills for income-qualified households of three or more persons.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income households, elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. PG&E has also sponsored rebate programs that encourage customers to purchase more energy-efficient appliances and heating and cooling systems.

The Low Income Home Energy Assistance Program (LIHEAP) is a federally funded assistance program overseen by the California Department of Community Services and Development (CSD) and administered by 48 action agencies throughout California. LIHEAP offers financial aid to help a customer offset the cost of heating or cooling their home and offers home weatherization.

In addition, the Community Action Department of the Glenn County Health & Human Services Agency administers a utility assistance program to eligible low-income persons to offset the costs of heating and/or cooling their housing unit. Assistance is given in the form of credit in a utility account or a wood voucher. This program applies to eligible persons in Glenn, Colusa, and Trinity counties. The Community Action Department also administers a weatherization program for low-income homes in Glenn County. Weatherization includes attic insulation and venting, door weather-stripping, glass replacement, low-flow showerheads, and gas appliance replacement

### **B. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS**

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c][6][B]). There are 2 aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The Countywide General Plan is currently undergoing a comprehensive update. The general plan includes Land Use, Circulation, Public Facilities and Services, Agriculture and Economic Development, Conservation and Open Space, Safety, Noise, and Housing Elements.

The Housing Element is primarily a housing program assistance document, the implementation of which will not directly impact policies in other General Plan elements. Revisions were made to the Housing Element goals, policies, and programs as a result of this update; however, none of the revisions represent a significant change in policy or direction from the previous Housing Element in the context of the General Plan. None of the revisions to the Housing Element will conflict with the community's goals as reflected in the General Plan or with the specific policy guidance provided by the General Plan. The County has reviewed

policies in the other elements of the General Plan and has concluded that none of those policies will impede the County's achievement of, or be inconsistent with, the policies of the adopted General Plan. Housing Element policies primarily relate to housing assistance, housing rehabilitation, equal housing opportunity, residential energy conservation, and other topics not directly affected by policies in the other General Plan elements. Residential energy conservation policies contained in the Housing Element will help contribute to the achievement of General Plan policies for incorporating smart growth planning principles and green building standards for sustainable development.

It is noted that the County is currently undertaking a separate effort to amend the General Plan to comply with State laws and community visions that require various updates to General Plan elements. The General Plan, prior to adoption will be review in detail for internal consistency as part of the General Plan Update.

### **C. PRIORITY WATER AND SEWER SERVICE**

Government Code Section 65589.7(a) requires public agencies and private entities providing water or sewer services to grant a priority for provision of these services to proposed developments that include housing units affordable to lower income households. Within Glenn County, areas in which both water and sewer services are provided by either the County or non-County services districts exist only in the communities of Orland, Willows, Hamilton City, Northeast Willows, and Parkway Estates which are served by community systems for wastewater disposal and treatment. In addition, numerous water companies and community services districts oversee the provision and development of water supplies for urban uses in Glenn County.

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