

**COMMUNITY MATTERS**  
**HOUSING GROWS GLENN COUNTY**  
COMMUNITY MEETING SERIES  
**HAMILTON CITY | OCTOBER 19, 2022**





*Photo source: S. Morgado, Hamilton City Park*

# AGENDA

- Welcome and Presentation
  - Introductions
  - Meeting Schedule and Structure
  - Group Agreements
  - Housing Needs Data
  - Local Efforts

# STAFF INTRODUCTIONS



# MEETING SCHEDULE

## FALL 2022



### All Housing Types

Wednesday, October 19th  
Hamilton High School Library  
620 Canal Street  
Hamilton City, CA 95951

## WINTER/SPRING 2023



### Homeownership

Wednesday, February 8th  
Glenn Success Square  
Conference Center  
131 E. Walker St  
Orland, CA 95963



### Homeownership

Wednesday, March 1st  
Grapevine/Oakdale  
Conference Room  
311 S. Villa Avenue  
Willows, CA 95988

# MEETING STRUCTURE

TIME	DURATION	ITEM
5:45-6:00 pm	15 minutes	Mixer with refreshments!
6:00-6:15 pm	15 minutes	Welcome and presentation
6:15-6:45 pm	30 minutes	Affordable housing developer panel
6:45-7:35 pm	50 minutes	Breakout groups
7:35-7:55 pm	20 minutes	Breakout group share-outs
7:55-8:00 pm	5 minutes	Wrap-up

# HOUSING NEEDS DATA – HAMILTON CITY

- There are 2,446 people, of which 1,297 live in owner-occupied units (53%) and 1,149 in renter-occupied units (47%). There are 909 housing units of which 871 are occupied and 38 are vacant.



Photo source: CHIP, Shotover Inn Apartments, Hamilton City

- Most units in Hamilton City are older in age, with an estimated **83% of all housing units built before 1990**. Almost one in five were built before 1950.
- **Approximately 10% of all households in Hamilton City are overcrowded**, which is double that experienced by the rest of the unincorporated county.
- In the unincorporated county, **Hamilton City has the highest percentage of cost-burdened owner households and the second highest percentage of cost-burdened renter households** (30% or more of income spent on housing costs).
- There are **34 affordable rent-restricted units available in Hamilton City (12 limited to farmworkers)**; 489 households (20%) earn less than 50% of the Area Median Income and are considered very low-income. **These other 455 households need some form of affordable housing.**

# HOUSING NEEDS DATA – GLENN COUNTY

- Approximately **45%** of the housing stock in the unincorporated county was **built more than 50 years ago**.
- The number of **housing units increased by 1.5%** from 2010 to 2020 in unincorporated Glenn County, most of which were single-family construction and mobile homes.
- An estimated **2,044 people in unincorporated Glenn County are employed in agriculture industries**, which is 26.0% of all employed residents.
- From 2010 to 2019, **Glenn County renters saw a large rent increase of 14.7%** while homeowners experienced a 0.8% decrease in housing costs.
- Just under **30% of total households are cost burdened** within the unincorporated portions of the county. This means they pay more than one third of their monthly income toward housing.
- The number of **senior households (65+) grew 13.3%** to 2,420 between 2010 and 2018 in unincorporated Glenn County.

# HOUSING NEEDS DATA – FARMWORKERS

- The agricultural industry is the largest industry in unincorporated Glenn County, providing approximately **26% of all employment**.
- In 2017, countywide, there were **3,135 farmworkers** (1,640 worked 150 days or more and 1,446 worked less than 150 days).



Photo source: CHIP, Las Palmas Apartments, Hamilton City

- There are **2 affordable, rent-restricted properties for farmworkers** in Glenn County. Las Palmas Apartments (12 units) in Hamilton City, and Rancho De Soto Apartments (33 units) in Orland.
- Farmworkers have been identified as having **“disproportionate housing needs”** in Glenn County (housing needs are greater than what is available).



# ACCESSORY DWELLING UNITS (ADUS)

- ADUs are complete independent living facilities for one or more persons on the same lot as the primary structure. Can be attached or detached from the primary structure. Also known as second units or granny flats.
- ADUs can be especially helpful for multi-generation households (extended family members living together).
- The County Planning and Building Department and the Hamilton City Community Services District can answer questions about the requirements for ADUs.
- The California Housing Finance Agency has an ADU Grant Program. The ADU Grant provides up to \$40,000 towards pre-development and non-reoccurring closing costs associated with the construction of the ADU. Predevelopment costs include site prep, architectural designs, permits, soil tests, impact fees, property survey, and energy reports.

**<https://www.calhfa.ca.gov/adu/index.htm>**

# LOCAL EFFORTS

## CHIP, Shotover Inn Apartments Rehabilitation

- Community Housing Improvement Program (CHIP) has applied to the State of California for funding to rehabilitate the Shotover Inn Apartments.

## Glenn County General Plan Update

- The County is currently updating its General Plan. The update includes a number of proposed changes to the General Plan Map for Hamilton City, including rezoning some parcels from commercial, industrial and agricultural uses to single family and multi-family residential, as well as mixed use that will allow residential.

# LOCAL EFFORTS

## **Continuum of Care (CoC)**

- Supports housing and homelessness-related programs. Funding comes from the State through the Dos Rios CoC to local governments and service providers in Glenn, Colusa, and Trinity Counties. The Glenn County Community Action Department administers the CoC.

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

- Supports a variety of community development objectives, including housing rehabilitation and infrastructure. Glenn County recently applied to support rental assistance and owner-occupied housing rehabilitation programs. Orland is in the planning stages. Cities/counties apply to the State for funds.

## **Home Investment Partnership Program (HOME)**

- Supports development of affordable housing. Cities/county apply to the State for funds in partnership with a developer. Willows recently completed Sycamore Ridge Apartments with HOME funds. Orland is under construction for Liberty Bell Apartments with HOME funds. Funding can be applied for at such time that there is an eligible project in Hamilton City.

# LOCAL EFFORTS

## Permanent Local Housing Allocation (PLHA)

- Formula funds: New, flexible source of funding for incorporated jurisdictions to address unmet housing needs in their communities. Funded by real estate recording fees and provided in 5-year planning cycles. There is no sunset date for this funding source.
- In 2020, Orland, Willows, and Glenn County pooled their allocations together **(\$1,750,000 total)** and focused their efforts on affordable multi-family rental housing. Year 1 of these funds is being used to support the Shasta Garden Apartments rehabilitation project in Orland. The County administers these funds on behalf of the cities.
- The County and Cities have an agreement which indicates that the County intends to pursue funding opportunities, as appropriate, for the development of public infrastructure in unincorporated communities, such as Hamilton City, so that future PLHA funding may be allocated to projects in those areas.

# AFFORDABLE HOUSING DEVELOPER PANEL



Community Housing  
Improvement Program  
(CHIP)



Habitat for Humanity  
Yuba/Sutter



Housing Authority of  
the County of Butte  
(HACB)



Dawson Holdings, Inc.  
(DHI)

# AFFORDABLE HOUSING DEVELOPER PANEL

## Questions

- Describe your organization's mission and the types of housing you build/own/manage.
- What housing projects have you built or are planning to build in Glenn County and Hamilton City? What need(s) do they address?
- Thinking about your work in Glenn County and Hamilton City, what are your organization's priorities for the future? What are the challenges?

# BREAKOUT GROUPS

- Let's get into breakout groups!
- Use the breakout group guiding questions handouts (2 sides)
- Glenn County staff have volunteered as notetakers
- There are staff located at each table that can provide Spanish interpretation
- You will have 50 minutes



# GROUP AGREEMENTS

- Everyone has a seat at the table
- Everyone is encouraged to participate; “step up, step back”
- Please start your comments off with your name and role in the community, if you feel comfortable doing so
- Respectful communication – one person speaks at a time





# BREAKOUT GROUPS: SHARE-OUTS

- Choose one spokesperson for your group
- Briefly summarize and share the group's discussion

# CONTACT INFORMATION



**Glenn County Community Action Department**

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[www.countyofglenn.net/dept/community-action/welcome](http://www.countyofglenn.net/dept/community-action/welcome)