

# COMMUNITY MATTERS

HOUSING GROWS GLENN COUNTY  
COMMUNITY MEETING SERIES

**HOMEOWNERSHIP**

**ORLAND | FEBRUARY 8, 2023**

**WILLOWS | MARCH 1, 2023**



# STAFF INTRODUCTIONS



# MEETING SCHEDULE



## 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!
6:00-6:20 pm	20 minutes	Welcome and presentation
6:20-6:45 pm	25 minutes	Speaker 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

# AFFORDABLE & MARKET-RATE HOMES

- **Affordable Single-Family Homes:** The initial price is set by the market factors described below, and then price financed through the primary mortgage is reduced to affordable levels through mechanisms such as:
  - *Self-Help Construction Model:* Prospective home buyers provide labor to assist in the construction of the units. The intent of this program is to trade-off hours of labor into equity ("sweat equity") to reduce the purchase price of the units.
  - *Down Payment Assistance:* Low-interest deferred loans to assist with down payment (called a "silent second mortgage"). Payment isn't required until home is sold, refinanced or paid off.
- **Market-Rate Single-Family Homes:** The price of the home is set by the market factors described below.
- Market Factors That Affect the Price of Homes:
  - Land: cost/availability
  - Construction materials
  - Labor
  - Fees paid to local governments and schools, mostly Development Impact Fees

# SINGLE-FAMILY HOUSING DEVELOPMENT CONSTRAINTS

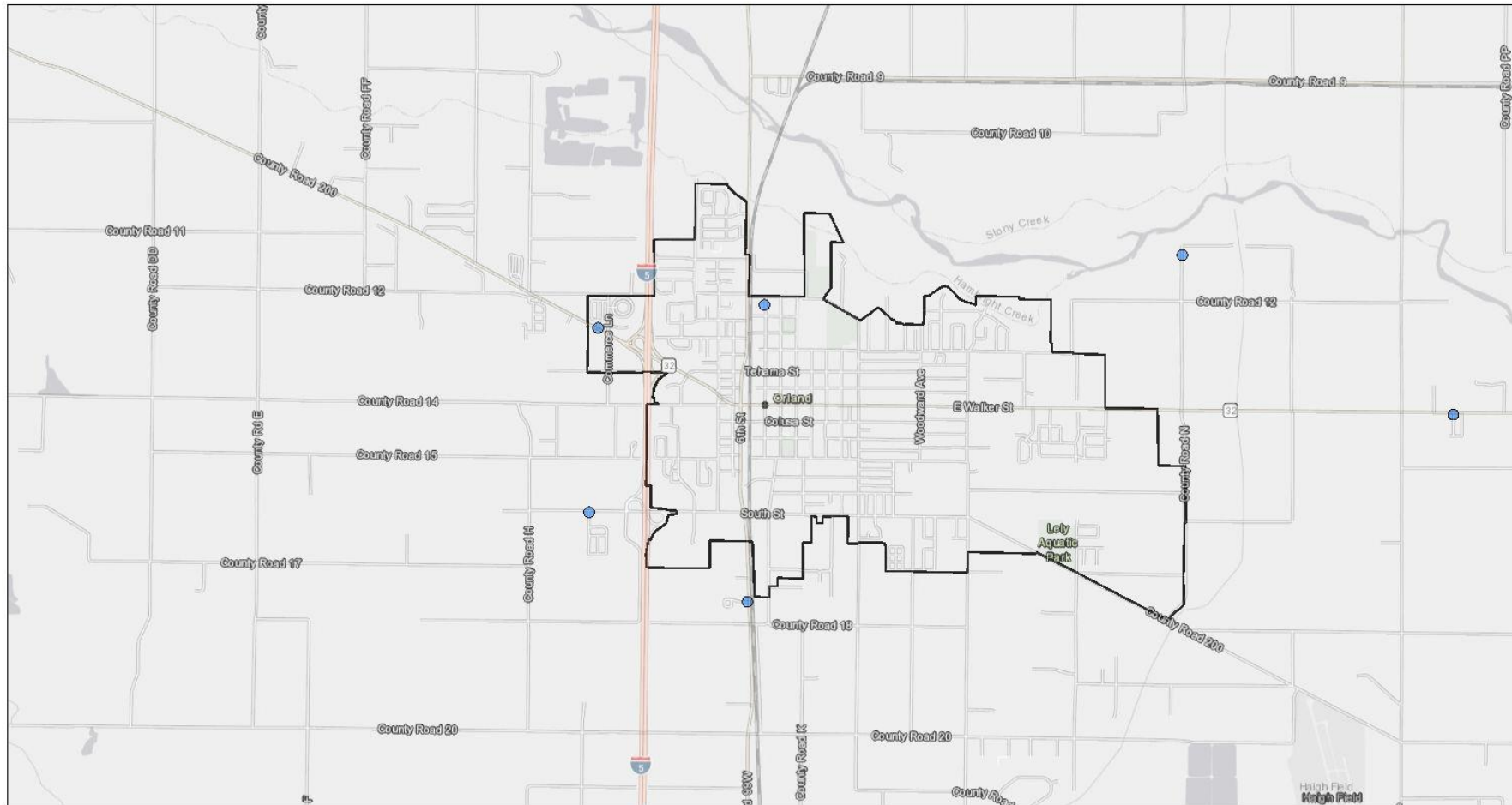
- There is site availability in Glenn County for large-scale projects. However, developers express challenges for moving projects forward due to high development costs relative to household incomes, including the needed infrastructure required to build, and the imbalance between the cost of delivering homes and homebuyers who have the ability to pay for these homes.
- Additional housing solutions in the region include: alternative building techniques such as modular options; manufactured homes; Accessory Dwelling Units (ADUs); and community land trusts, housing trusts, and private bonds.

# MOBILE HOMES

- **Mobile homes**: Prefabricated structures built in factories. Mobile homes are then transported to a location for use as a permanent, temporary, or holiday residence.
- The table below identifies mobile homes, residential trailer, and recreational vehicle (RV) parks within Glenn County. The number of parks and number of units are shown by community.

COMMUNITY	NUMBER OF PARKS	NUMBER OF UNITS
Elk Creek	1	5
Glenn	1	10
Hamilton City	1	36
Orland	6	224
Willows	4	69

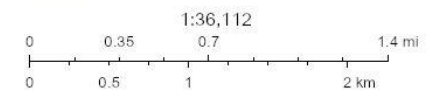
## Orland, Mobile Home Parks, 2018



1/25/2023, 4:18:16 PM

City/Town Boundaries

(A) Mobile Home Parks (HIFLD, 2018)

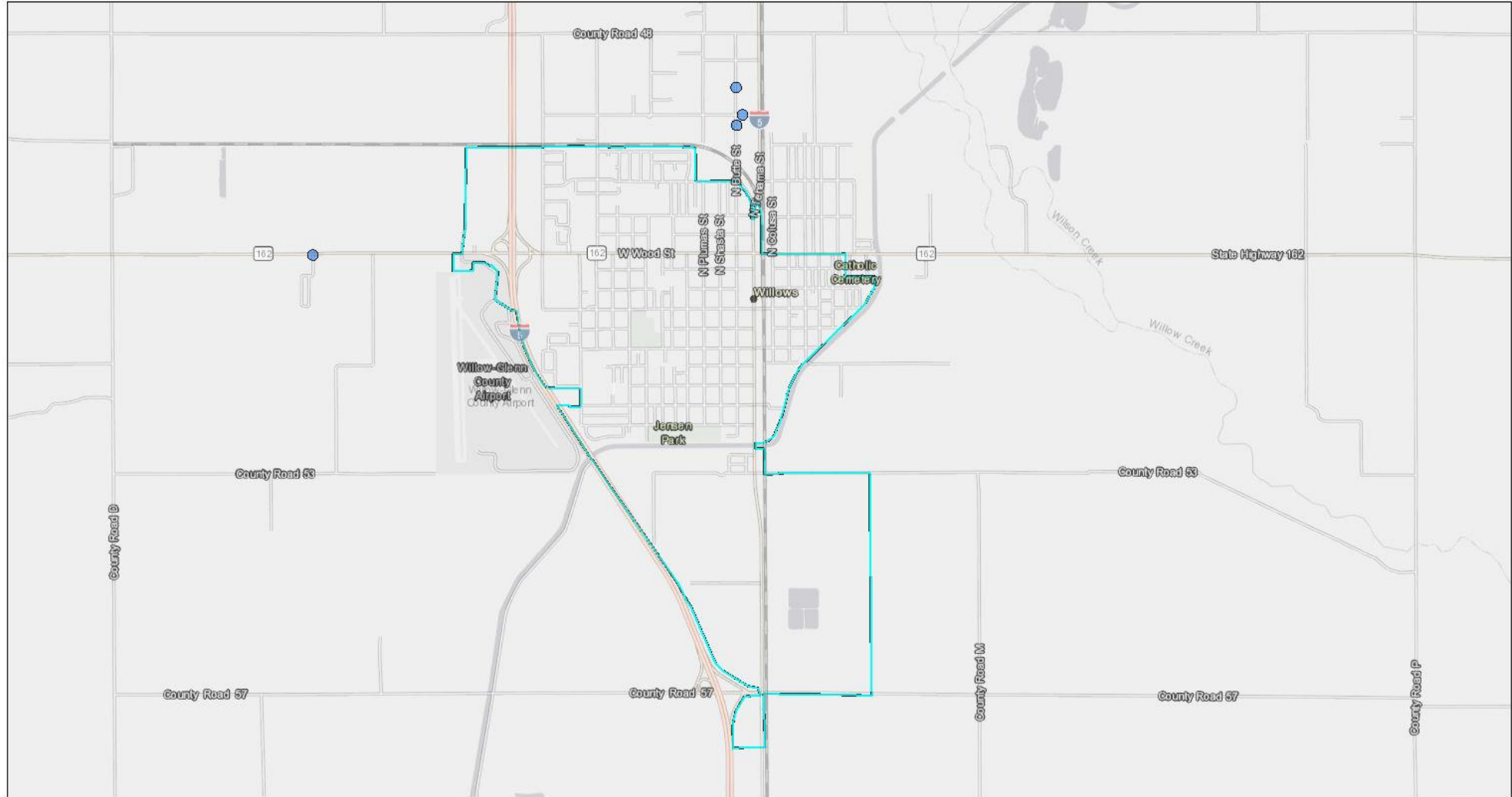


Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



CA HCD

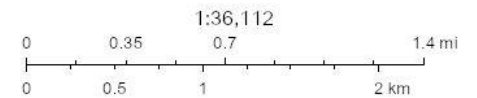


# Willows, Mobile Home Parks, 2018



2/17/2023, 4:08:57 PM

-  City/Town Boundaries
-  (A) Mobile Home Parks (HIFLD, 2018)



Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Data Source: California State Department of Housing and Community Development (HCD), AFFH Data Viewer

# ACCESSORY DWELLING UNITS (ADUS)



*Photo source: J.Candela, Memorial Park*

- **Accessory Dwelling Units (ADUs)**: 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 Cities of Orland and Willows and Glenn County have ADU programs in their draft 2021-29 Housing Elements.

# ACCESSORY DWELLING UNITS (ADUS)

- **City of Willows Draft 2021-29 Housing Element:** Programs HD-1.3.2, and RC-1.3.1-1.3.2 include
  - Offering the public free “pre-approved” ADU plans which have been professionally designed and plan checked. This will provide a streamlined permit process and savings for interested owners.
  - Removing constraints to the production of ADUs in accordance with State laws through analysis of the City’s zoning code, planning processes, and development standards, with subsequent amendments to bring the City into compliance.
  - Developing a formal program that offers incentives to property owners who develop ADUs that offer affordable rents for very-low, low-, or moderate-income households, with recorded regulatory restrictions on rents. Incentives in the form of reduced fees, exceptions to customary development requirements, pre-approved and no cost plans, and funding sources to subsidize construction costs will be considered.

# ACCESSORY DWELLING UNITS (ADUS)

- **City of Orland Draft 2021-29 Housing Element:** Program AH-1.4.1
  - Developing a formal program that establishes incentives to property owners who develop ADUs that offer affordable rents for very-low, low-, or moderate-income households, with recorded regulatory restrictions on rents. Incentives in the form of reduced fees, exceptions to customary development requirements, pre-approved and no-cost building plans, and funding sources to subsidize construction costs will be considered.
- **County of Glenn Draft 2021-29 Housing Element:** Programs HE.5 and HE.15
  - Removing constraints to the production of ADUs in accordance with State laws through analysis of the County's zoning code, planning processes, and development standards, with subsequent amendments to bring the County into compliance.
  - Encouraging the development of ADUs and JADUs through a variety of measures including a promotional campaign with an ADU handbook and community presentations, ADU amnesty for illegally built ADUs, and prototype ADU plans.



# HOUSING NEEDS DATA

- Approximately **45%** of the housing stock in unincorporated Glenn 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.



*Photo source: Pacific West Communities, Sycamore Ridge Apartments*

- From 2010 to 2021, there were **266 single-family detached units and 87 multi-family units built** in Orland. This is a total increase of housing units of 17.4%.
- From 2010 to 2020, there were **10 single-family detached units and 49 multi-family units built** in Willows. This is a total increase of housing units of 2.5%.
- Most units in Willows are older in age, with an estimated **70.6% of all housing units built before 1980**. Almost one in five were built before 1950.

# ORLAND: CURRENT AND FUTURE SINGLE-FAMILY DEVELOPMENT

## ■ Subdivisions:

- Ambrosia (Lynwood Phase II): 31 SF dwellings, approximately 7.9 acres—currently under construction/homes for sale
- Orland Park: Phase I (approved) 64 units, 15.6 acres; Phase II (proposed) 144 lots, 31.7 acres—Phase I may start construction 2023
- Penbrook: 33 lots (proposed), 5.7 acres
- Quiet Creek: Phase I (proposed), 65 lots, 22.5 acres

# WILLOWS: BASIN STREET

- The South Willows Residential Development planned by Basin Street Development is located east of 1-5, and south of Jensen Park and the Central Canal. The proposed subdivision could include up to 416 single-family units. There are also 8 acres zoned for multi-family units, which at maximum allowable densities would be 240 units. The infrastructure costs would be a minimum of \$20 million.
- The City of Willows is working with Cal Water to connect City water wells along Basin Street to Cal Water infrastructure.
- Basin Street Development (owner) is working with the City to apply for the 2024 round of Affordable Housing and Sustainable Communities (AHSC) grant funding to help pay for costs of infrastructure.

# DOWN PAYMENT ASSISTANCE & OWNER-OCCUPIED REHABILITATION

- **Down Payment Assistance**: Due to current housing prices, the cities and County have not been able to offer enough in the way of down payment loans to make these feasible. However, CalHFA does offer down payment loan programs.
- **Owner-Occupied Housing Rehabilitation**: The County and City of Orland have traditionally offered a Housing Rehabilitation program; the County has recently applied for funding and Orland has some funds on hand. Willows will be exploring this in the next one-two years.
- **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 and Willows are in the planning stages. Cities/counties apply to the State for funds.



# SPEAKER PANEL – ORLAND FEB. 8<sup>TH</sup> MEETING



Community Housing  
Improvement Program  
(CHIP)



D.R. Horton



Habitat for Humanity  
Yuba/Sutter



Home & Heart

NORTH VALLEY  
HOUSING  
TRUST

North Valley  
Housing Trust

# SPEAKER PANEL – WILLOWS MAR. 1<sup>ST</sup> MEETING



Basin Street  
Properties



Community Housing  
Improvement Program  
(CHIP)



Habitat for Humanity  
Yuba/Sutter



Home & Heart

NORTH VALLEY  
HOUSING  
TRUST

North Valley  
Housing Trust

# SPEAKER PANEL

## Questions:

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



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

# 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



*Photo source: Community Housing Improvement Program (CHIP),  
Rancho de Soto Apartments*

- Let's get into breakout groups!
- Use the breakout group guiding questions handouts (2 sides).
- Glenn County staff have volunteered as notetakers.
- You will have 50 minutes.



# BREAKOUT GROUPS: SHARE-OUTS



*Photo source: Pacific West Communities, Paigewood Village*

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

# CONTACT INFORMATION



**Glenn County Community Action Department**

530-934-6510

[gccad@countyofglenn.net](mailto:gccad@countyofglenn.net)

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