

GLENN COUNTY



GLENN COUNTY GENERAL PLAN

2014 - 2019

HOUSING ELEMENT

ADOPTION DRAFT MARCH 2015

TABLE OF CONTENTS

1. Introduction..... 1

 1.1. Purpose of the Housing Element 1

 1.2. Consistency with Other General Plan Elements 1

 1.3. Public Participation..... 3

2. Housing Needs Assessment..... 5

 2.1. Population 5

 2.2. Employment Trends 10

 2.2.1. Labor Market 10

 2.2.2. Business and Industry 12

 2.2.3. Agriculture 14

 2.2.4. Workplace Commuting Patterns 15

 2.3 Household Characteristics 16

 2.3.1. Number of Existing Households 16

 2.3.2. Total Households Overpaying for Housing 20

 2.3.3. Lower Income Households Overpaying 22

 2.3.4. Total Number of Existing Extremely Low-Income Households 24

 2.4. Housing Stock Characteristics 24

 2.4.1. Housing Conditions 24

 2.4.2. Overcrowded Households 28

 2.4.3. Housing Costs (for Sale and Rent) 29

 2.4.4. Housing Units by Type 34

 2.4.5. Vacancy Rates 36

 2.5. Special Housing Needs 37

 2.5.1. Persons with Disabilities 37

 2.5.2. Persons with Developmental Disabilities..... 40

 2.5.3. Seniors 42

 2.5.4. Large Households 44

 2.5.5. Farm workers (Seasonal and Permanent) 45

 2.5.6. Female Headed Households 46

2.5.7. Homeless 47

2.6. Energy Conservation 53

2.7. Existing Assisted Housing Projects At-Risk..... 55

3. Review of Previous Housing Element 55

4. Projected Housing Needs 71

5. Sites Inventory and Analysis 74

5.1. Sites Inventory 74

5.2. Suitability and Availability 76

5.2.1. Realistic Development Capacity..... 76

5.2.2. Environmental Constraints 82

5.2.3 Adequate Infrastructure Capacity..... 85

5.2.4. Zoning for a Variety of Housing Types 89

5.3. Governmental Constraints 93

5.3.1. Land Use Controls 93

5.3.2. Fees & Exactions 96

5.3.3. Processing and Permit Procedures..... 101

5.3.4. Local Government Fiscal Stress..... 102

5.3.5. Environmental and Infrastructure Factors 102

5.3.6. Housing for Persons with Disabilities 103

5.4. Non-Governmental Constraints 104

5.4.1. Environmental and Infrastructure Factors 104

5.4.2. Housing Production Costs..... 104

5.4.3. Financing Availability..... 105

5.4.4. Market Trends 105

6. Program Overview and Quantifiable Objectives..... 106

6.1. Adequate Sites 107

Goal: Adequate sites 107

Policies in support of the goal 107

Objectives to achieve goals and policies..... 108

6.2. Assist in the Development of Housing Opportunities 110

Goal: Assist in the development 110

Policies in support of the goal 110

Objectives to achieve goals and policies..... 111

6.3. Conserve and Improve Existing Housing Stock..... 113

Goal: Conserve and improve the existing housing stock 113
 Policies in support of the goal 113
 Objectives to achieve goals and policies..... 114
 6.4. Address and Remove or Mitigate Constraints..... 116
 Goal: Address and remove or mitigate constraints 116
 Policies in support of the goal 116
 Objectives to achieve goals and policies..... 116
 6.5. Equal Housing Opportunities 120
 Goal: Equal housing opportunities 120
 Policies in support of the goal 120
 Objectives to achieve goals and policies..... 120

TABLES

Table 1: Total Population 6
 Table 2: Population Growth Trends 6
 Table 3: Population Projections, 2010 - 2060 7
 Table 4: Population Trends – Neighboring Jurisdictions..... 8
 Table 5: Population by Age 8
 Table 6: Population by Race/Ethnicity 9
 Table 7: Educational Attainment (Population 25 Years and Over) 10
 Table 8: Labor Force 12
 Table 9: Employment by Industry 13
 Table 10: Major Employers..... 14
 Table 11: Top 10 Leading Crops 14
 Table 12: Commuting Patterns to and from Glenn County..... 15
 Table 13: Household Growth Trends 16
 Table 14: Households by Tenure 16
 Table 15: Housing Construction for Glenn County 17
 Table 16: Year Structure Built..... 19
 Table 17: Maximum Household Income Level by Household Size 20
 Table 18: Income Range 20
 Table 19: Affordable Payments by Household Size 21
 Table 20: Housing Cost as a Percentage of Household Income 22

Table 21: Households by Income Category Paying in Excess of 30% of Income for Housing Cost (Overpayment by Income Category)..... 23

Table 22: Housing Problems by Income Category..... 23

Table 23: Year Structure Built..... 24

Table 24: County of Glenn: CDBG Housing Conditions Survey for the Unincorporated Area of Glenn County (CDBG Grant #99-STBG-1404)..... 25

Table 25: County of Glenn: CDBG Housing Conditions Survey for the Unincorporated Area of Glenn County (CDBG Grant #99-STBG-1404)..... 25

Table 26: House Heating Fuel 26

Table 27: Selected Housing Characteristics 26

Table 28: Housing Permits Issued 1999- Current 27

Table 29: Pending Housing Developments 27

Table 30: Overcrowded Households..... 28

Table 31: Number of Bedrooms in Housing Units 29

Table 32: Occupants per Room 29

Table 33: Housing Value: Specified Owner-Occupied Units 30

Table 34: Mortgage Status & Selected Monthly Owner Costs 30

Table 35: Selected Monthly Owner Costs as a Percentage of Household Income..... 31

Table 36: Gross Rent..... 31

Table 37: Available Rental Units in Orland 32

Table 38: Gross Rent as a Percentage of Household Income 32

Table 39: Median Rents..... 33

Table 40: Median Value/Rent..... 34

Table 41: Housing Units by Type..... 35

Table 42: Housing Units by Type..... 35

Table 43: Vacancy Rates 36

Table 44: Regional Vacancy Rates 37

Table 45: Persons with Disabilities by Disability Type and Age 38

Table 46: Persons with Disability by Employment Status 39

Table 47: Care Facilities for Seniors and/or Disabled Persons 40

Table 48: Developmentally Disabled Residents by Age 41

Table 49: Developmentally Disabled Residents by Residence Type 42

Table 50: Householders by Tenure by Age 43

Table 51: Senior Households by Income and Tenure..... 43

Table 52: Household Size by Tenure..... 44

Table 53: Existing Housing Stock Number of Bedrooms by Tenure 45

Table 54: Farmworkers 46

Table 55: Female Headed Households (2011)..... 47

Table 56: Glenn Homelss Survey Data..... 50

Table 57: Homeless Facilities 52

Table 58: Emergency Shelter Providers..... 53

Table 59: Glenn County Housing Construction..... 57

Table 60: Regional Housing Needs Allocation (RHNA): January 1, 2014 – June 30, 2019 71

Table 61: Remaining Need Based on Units Built/Under Construction..... 73

Table 62: Glenn County Zoning Allowing Residential Uses ‘By Right’ 74

Table 63: Site Inventory Summary 75

Table 64: Development Standards 78

Table 65: Housing Types Permitted by Zoning District..... 90

Table 66: Development Standards 93

Table 67: Planning Fees 96

Table 68: School Fees 99

Table 69: Fees Compared to Overall Development Costs 101

Table 70: Quantified Objectives..... 107

APPENDICES

Appendix A: County of Glenn Master Fee Schedule..... 124

Appendix B: Parcels with Access to Sewer (S) and Public Water (PW) including Development Capacity..... 129

Appendix C: Candidate Sites for Rezoning to “RM”..... 139

Appendix D: Contact Information 142

1. INTRODUCTION

This section of the Glenn County General Plan presents goals, objectives, policies, and supporting information related to the provision of housing for existing and future residents of the County. The purpose of the Housing Element is twofold: 1) to preset specific policies and actions for housing development in the context of the Land Use Element of the County's General Plan; and 2) to meet regional standards and achieve state certification, pursuant to statutory requirements, which in turn will help the County qualify for state and federal housing aids and grants.

1.1. PURPOSE OF THE HOUSING ELEMENT

The Housing Element of the County General Plan is a detailed statement of housing goals, objectives, policies, and programs for the unincorporated areas of Glenn County. The Element is based on a comprehensive technical assessment of existing housing policies and programs, current and projected housing needs, especially related to low income households and special needs populations, and inventory of sites available for housing construction. It includes an analysis of market, environmental, governmental, and other factors which constrain housing production and an assessment of new programs and policies that can enhance housing production in the County.

The purpose of the Housing Element is to guide decision-making by elected and appointed officials, in the context of broader General Plan policy and time frame, regarding housing. Specifically, the Housing Element sets forth how the County will address the need for housing, especially to low and moderate income families and special needs families and individuals. The Housing Element also provides housing-related data and information to the public on housing conditions in the County.

1.2. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies". The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the County.

The Housing Element is one of seven mandatory elements of a General Plan. These mandatory elements are Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. These seven mandated elements of the General Plan are summarized below:

1. Land Use

The land use element designates the type, intensity, and general distribution of uses of land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses.

2. Circulation

The circulation element is correlated with the land use element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.

3. Housing

The housing element is a comprehensive assessment of current and projected housing needs for all economic segments of the community. In addition, it embodies policies for providing adequate housing and includes action programs for that purpose. By statute, the housing element must be updated every 5 years.

4. Conservation

The conservation element addresses the conservation, development, and use of natural resources, including water, forests, soils, rivers, and mineral deposits.

5. Open Space

The open space element details plans and measures for the long-range preservation and conservation of open space lands, including open space for the preservation of natural resources, the managed production of resources (including agricultural lands), outdoor recreation, and public health and safety.

6. Noise

The noise element identifies and appraises noise problems within the community and forms the basis for land use distribution.

7. Safety

The safety element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

Government Code Section 65580 declares that local and state governments have a responsibility to use their vested powers to facilitate housing development and to make “adequate provision for the housing needs of all economic segments of the community.” Furthermore, the

Legislature acknowledges the need for jurisdictions to consider “economic, environmental, and fiscal factors and community goals set forth in the General Plan.”

The Housing Element is consistent with the Land Use, Circulation, and Open Space Elements of the General Plan. Housing Element policies promote housing consistent with the various designations set forth in the Land Use Element and maintains policies of agricultural support and protection. However, in some instances, programs calling for further study of specific housing issues may lead to future recommendations for policy change that cannot be assessed for consistency at this time. Consistency determinations on such recommendations will be made on a case-by-case basis in conjunction with the review of specific program proposals.

The passage of AB 162 made changes to Government Code Section 65302, which requires amendment of the Safety and Conservation elements of the County’s General Plan to include analysis and policies regarding flood hazard and management information upon the next revision of the Housing Element on or after January 1, 2009. Information on flood hazards and management has been included in Section 5.2.2. The passage of SB 1241 made changes to Government Code Section 65302, which requires amendment of the Safety Element of the County’s General Plan to address the risk of fire for land classified as state responsibility areas and land classified as very high fire hazard severity zones upon the next revision of the Housing Element on or after January 1, 2014. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation elements. If any disadvantaged unincorporated communities are identified within the County due to analysis required to comply with SB 244, the County will amend the Land Use and Housing elements per SB 244 requirements.

1.3. PUBLIC PARTICIPATION

Housing Element law requires the County to make a diligent effort to facilitate the participation of all segments of the community during the preparation of its Housing Element update. As part of this overall process, the County has attempted to engage a variety of citizens and housing stakeholders by holding a series of meetings, public workshops, and public hearings open to the public. A more detailed description of each effort is included below.

The County conducted a public workshop on June 18, 2014 during the regularly scheduled Planning Commission meeting. County staff conducted a broad notification effort, which included publication in the local newspaper. County staff made a presentation describing the purpose of the Housing Element and the requirements governing its contents. Topics of discussion included the mandatory components of the Housing Element, Regional Housing Needs Allocation (RHNA), new legislation requirements, and next steps for completed the Housing Element update including a schedule of expected dates of completion for the draft document and public meetings. The Planning Commission and County staff were present at the

public workshop. While the workshop was publicized in advance of the meeting date, no members of the public attended the workshop. Comments were made concerning the County's ability to provide enough land to meet its regional housing needs allocation (RHNA) goals.

The County held a public hearing on August 20, 2014 during the regularly scheduled Planning Commission meeting to inform the Planning Commission, the public, and stakeholders of the content of the Housing Element and to continue the outreach process. No comments were received from the Planning Commission or members of the public on the draft Housing Element.

The County held a public hearing on September 30, 2014 during the regularly scheduled Board of Supervisors meeting to inform the Board of Supervisors, the public, and stakeholders of the content of the Housing Element and to continue the outreach process. Comments were received from the Board of Supervisors regarding water resources and potential impacts to housing based on water availability and well drilling practices. Comments were received from the public regarding collective living situations. Comments from the Board of Supervisors and the public have been incorporated into the draft Housing Element. During the September 30th meeting, the Board of Supervisors authorized County staff to submit the draft Housing Element to the Department of Housing and Community Development (HCD) for the initial 60-day review.

The County will ensure that it continues to conduct outreach to the community as revisions are made to the Housing Element update according to HCD findings. The County will ensure that the final Housing Element and all related documents are posted on the County's website, and available for review in hard copy prior to the Board of Supervisors meeting for adoption of the update.

The Draft Housing Element will be sent to the cities, local service providers, water and sewer districts, police departments, fire districts, community service providers that support low income families, and the special housing needs groups called out in the Housing Element, for review and comments. The list of recipients of the draft housing element is included as an appendix.

Additional public hearings will be conducted in front of the Planning Commission and Board of Supervisors for review and approval of the draft and final housing element documents, including environmental review.

2. HOUSING NEEDS ASSESSMENT

To successfully plan for housing needs, the demographic and socioeconomic variables of the community must be assessed. The Housing Needs Assessment analyses the demographic, household, income, employment, and housing stock characteristics for the unincorporated area of Glenn County. This information is used to determine the County's existing and future housing needs. It serves as the foundation for the development of the County's goals, policies, and programs that are designed to meet its identified housing needs.

Population statistics are provided from multiple different sources, each with its own projection and/or estimation method. Data sources for small jurisdictions are limited compared to larger jurisdictions and resources to collect data on a local level are minimal.

The US Census, completed every 10 years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. However, the 2010 Census did not provide all of the information available in the 2000 Census; as such, both censuses were used in the Housing Element. Additionally, the 2007-2011 American Community Survey (ACS) was also used as information source. Further, the California Department of Finance (DOF) also provides valuable data that is more current and was used in this Housing Element. This chapter primarily relies on the California Department of Housing and Community Development (HCD) Glenn County data packet which includes data from the 2000 and 2010 US Censuses, the three-year and five-year ACS, the DOF, and other sources. Local sources were used for information not in the data packet and to supplement data packet information when possible. The data presented in the Housing Needs Assessment will not only guide the development of housing goals and policies, but will also be integrated into the body of the Housing Element to present the current status of housing and housing-related issues in the County.

Other sources of information include the California Employment Development Department (EDD) and the California State University at Chico's Center for Economic Development (CED). The DOF and the CED produce bi-annual information in January and July of each year. The EDD provides monthly data on employment, industry, and earnings.

2.1. POPULATION

As of January 1, 2013, the estimated population of the unincorporated portion of Glenn County was 14,562 as shown in **Table 1**.

TABLE 1: TOTAL POPULATION

City of Orland	7,626
City of Willows	6,161
Unincorporated Glenn County	14,562
Total	28,349

~ State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2013, with 2010 Census

Table 2 shows the population growth trends for the unincorporated Glenn County from 1970 to 2013. The unincorporated portion of the County has experienced negative growth recently in 2011 and 2012, along with a decline in growth rate. The growth rate was 0.33% between 2000 and 2013, an increase of 610 people. The population growth rate was -0.05% between 2010 and 2013, a decreased of 103 people. Part of this is explained by a decline in net migration to the County. Net migration is based mainly on the abundance or lack of jobs in an area. The decline occurred during a time of economic recession in California, which may partially explain the decline.

TABLE 2: POPULATION GROWTH TRENDS

Year	Population	Numerical Change	Percent Change
1970	10,552	-	-
1980	12,542	1,990	18.86%
1990	13,758	1,216	9.70%
2000	13,952	194	1.41%
2005	14,625	673	4.82%
2010	14,665	40	0.27%
2011	14,542	-123	-0.84%
2012	14,528	-14	-0.10%
2013	14,562	34	0.23%

~ US Census Bureau 1970, 1980, 1990, 2010; DOF 2013, Reports E-4, E-5, and E-8

The CED *Glenn County Economic & Demographic Profile* reports that net migration for Glenn County was negative from 1996 to 2006 with the exception of 2002. This indicates that, for the most part, more people are moving out of the County than moving into the County. Between 1999 and 2002, the net migration continuously declined, reaching a net migration of positive 10 in 2002, the only year between 1996 and 2006 that more people were reported moving into the County. The numbers have increased since 2002 and 2006 shows 88 people leaving (*Glenn County Economic & Demographic Profile 2009-10*, Center for Economic Development, California State University, Chico).

The Department of Finance (DOF) provides projections for all counties through 2060. Using these projections and subtracting Willows and Orland’s proportion (approximately 41.9% in 2010) of the County population projections can give some idea as to the anticipated population for the unincorporated County for the coming years. These estimates are shown in **Table 3**. Based on DOF projections, the County as a whole is expected to experience an annual growth rate of approximately 0.71%. Based on population projection estimates, the unincorporated County is expected to experience an annual growth rate of approximately 0.54%.

TABLE 3: POPULATION PROJECTIONS, 2010 - 2060

Year	2010	2020	2030	2040	2050	2060
DOF County Population (includes cities)	28,143	30,780	33,552	36,027	38,020	40,040
Unincorporated County Population Projection ¹	14,665 (actual)	14,744 ¹	16,071 ¹	17,257 ¹	18,212 ¹	19,179 ¹

~ Department of Finance 2013, Report P-1

¹Estimated population is based on DOF projections minus the proportional estimate of populations for Orland and Willows

In 2008, there were approximately 22 people per square mile in Glenn County including the incorporated cities. This number is projected to decrease to 21.6 people per square mile by 2015. (*Glenn County Economic & Demographic Profile 2009*, Center for Economic Development, California State University, Chico). The existing population in the unincorporated area of the County is primarily centralized around the City of Orland and the City of Willows as well as along the main travel corridors of the County. The western portion of the County is minimally inhabited due to lack of services, water, and the Mendocino National Forest which is comprised of 224,000 acres owned by the federal government.

Growth trends shown in **Table 2** show the unincorporated area to have a slow growth rate. With such slow growth in the unincorporated area of Glenn County, housing needs have been easily met in the past. Future projections suggest no change in the growth rate to cause any substantial difficulty in meeting future housing needs based on these growth assumptions.

The City of Orland experienced a population growth of almost 2% annually between 1998 and 2008, reaching a total population of 7,353 in 2008. During the same time period the City of Willows grew by 0.3% annually to a total population of 6,502. Neighboring jurisdictions, as shown in **Table 4**, have seen a steady population increase due in part to a greater number of births than deaths, growth in employment opportunities, and an increase in available housing.

TABLE 4: POPULATION TRENDS – NEIGHBORING JURISDICTIONS

Jurisdiction Name	2000	2010	Change (2000 – 2010)	
			Number	Percent
City of Orland	6,281	7,291	1,010	16.08
City of Willows	6,220	6,166	-54	-0.87
Butte County	203,171	220,000	16,829	8.28
Tehama County	56,039	63,463	7,424	13.25
Colusa County	18,804	21,419	2,615	13.91
Glenn County	26,453	28,122	1,669	6.31

~ 2000 U.S. Census, 2010 U.S. Census

The age distribution of the County’s population is shown in **Table 5**. The age distribution in the County has changed relatively little in the past 22 years. In 2009 the largest age group was estimated to be the 20-29 year-old group with 4,829 people, making up 16% of the population. This is 2% higher than the state average for the same age group. This information is based on estimates done by DOF which are projections from age data gathered during the 2000 Census. Since 2000, the number of people in the 45-54 age range grew the most at 1.52% while the 35-44 age range decreased by 2.81%.

TABLE 5: POPULATION BY AGE

Age Group	2000				2010			
	Local		State		Local		State	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0-9 years	4,241	16.03	5,202,148	15.36	4293	15.27	5,037,172	13.52
10-19 years	4,649	17.57	4,798,835	14.17	4,383	15.59	5,414,870	14.54
20-24 years	1,560	5.90	2,371,765	7.00	1,770	6.29	2,765,949	7.42
25-34 years	3,203	12.11	5,168,768	15.26	3,510	12.48	5,317,877	14.27
35-44 years	3,888	14.70	5,643,068	16.66	3,343	11.89	5,182,710	13.91
45-54 years	3,206	12.12	4,312,838	12.73	3,835	13.64	5,252,371	14.10
55-59 years	1,252	4.73	1,445,026	4.27	1,817	6.46	2,204,296	5.92
60-64 years	1,023	3.87	1,142,406	3.27	1,434	5.10	1,832,197	4.92
65-74 years	1,793	6.78	1,897,718	5.6	2,046	7.28	2,275,336	6.11
75-84 years	1,204	4.55	1,273,333	3.76	1,175	4.18	1,370,210	3.68
85+ years	434	1.64	415,735	1.23	506	1.80	600,968	1.61
Median Age	33.7		32		35.3		35.2	

~ 2000 U.S. Census, 2010 U.S. Census

The County’s population by race/ethnicity is shown in **Table 6**. Glenn County’s population is 55.8% white, 37.4% Hispanic, 2.3% Asian, 0.6% Black, and 1.7% American Indian. The Hispanic

population has increased 17% since 1990, while the White population has decreased 18% in the same time frame. Asians and American Indians were the next largest groups, with blacks being the smallest group. Like age distribution, race/ethnicity is a projection based on data from the 2010 Census by DOF. Projections are compiled July 1st of every year.

TABLE 6: POPULATION BY RACE/ETHNICITY

Year	White	Hispanic	Asian	Black	American Indian	Other	Total
1990	18,447	5,021	776	132	454	0	24,830
1991	18,510	5,361	814	138	484	0	25,307
1992	18,543	5,726	839	148	517	0	25,773
1993	18,358	5,977	858	143	535	0	25,871
1994	18,083	6,245	878	164	557	0	25,927
1995	18,117	6,582	918	165	590	0	26,372
1996	17,793	6,827	937	165	614	0	26,336
1997	17,585	7,085	954	173	639	0	26,436
1998	17,219	7,283	967	181	662	0	26,312
1999	16,928	7,523	979	185	691	0	26,306
2000	16,924	7,879	918	130	464	449	26,764
2001	16,901	8,057	930	130	466	497	26,951
2002	17,027	8,293	944	130	466	487	27,347
2003	17,244	8,547	952	132	475	504	27,854
2004	17,285	8,737	960	134	479	520	28,115
2005	17,437	8,995	972	136	488	530	28,558
2006	17,624	9,261	988	138	497	544	29,052
2007	17,769	9,516	1,004	140	501	558	29,488
2008	17,921	9,779	1,022	144	505	572	29,943
2009	18,077	10,551	1,040	148	509	586	30,411
2010	15,717	10,539	674	192	477	523	28,122
2015 (p)	15,551	11,905	1,139	168	589	n/a	29,352
2030 (p)	13,131	16,276	1,689	188	645	n/a	31,929
Percentage (of 2010 population)	55.8%	37.4%	2.3 %	0.6%	1.7%	1.9%	

~ 2010 Economic & Demographic Profile, Center for Economic Development and 2010 U.S. Census

Educational attainment refers to the highest degree of education an individual has completed. **Table 7** displays educational attainment for the population 25 years and over. Approximately 73.5% of the population over 25 completed high school or above. The Hamilton City Census Designated Place (CDP) had the highest percentage (54.2%) of the population above 25 not

completing high school. The Artois CDP had the highest percentage (40%) of the population who attended college and received at least an Associate’s degree.

TABLE 7: EDUCATIONAL ATTAINMENT (POPULATION 25 YEARS AND OVER)

	Less than 9th grade	9 th to 12 th grade, no diploma	High school graduate	Some college, no degree	Associate’s degree	Bachelor’s degree	Graduate or professional degree	Total
City of Orland	687	416	874	1,440	225	273	147	4,062
City of Willows	509	249	992	982	370	421	338	3,861
Artois CDP	12	0	35	63	30	20	24	184
Elk Creek CDP	3	6	21	21	2	8	0	61
Hamilton City CDP	380	180	255	131	37	36	15	1,034
Unincorporated Glenn County	1,533	1,277	2,645	2,154	534	1,237	296	9,676
Total	2,729	1,942	4,511	4,576	1,129	1,931	781	17,599

~ 2008-2012 ACS, Table S1501

2.2. EMPLOYMENT TRENDS

Employment is defined by the California Employment Development Department (EDD) as the number of residents who are employed, regardless of city or county of residence. An increase in employment indicates an increase in economic activity, either by increase in local jobs, or by increase in the number of workers in residence.

Employment statistics are divided into four categories, employment, unemployment, labor force, and unemployment rate. Labor force is a total of employed and unemployed people, while unemployment rate is the unemployment rate divided by the labor force. Unemployment statistics provide a way of looking at the number of potentially qualified workers available in the community.

As of September 2007, the County saw a 0.9% increase from the preceding year of employed persons. Unemployment rates in 2007 were at 7.4%, continuing the trend of higher percentage of unemployment over state averages. Unemployment rates vary throughout the year, peaking in January and hitting the lowest averages between August and November due to seasonal agricultural employment.

2.2.1. LABOR MARKET

Located in the Sacramento Valley, Glenn County is primarily an agricultural region whose main crops by value are rice and almonds. A majority of jobs are in agricultural and manufacturing industries. The state snapshot attributes Glenn County’s high unemployment levels to a high percentage of seasonal employment due to the agriculturally-oriented nature of the Glenn

County job market (2006 Glenn County Snapshot, Employment Development Department, State of California). The Glenn County government has been supportive of retaining and encouraging job growth within the County.

Unemployment rates in Glenn County are typically higher than state averages due to the seasonal nature of agricultural jobs. During the past decade local unemployment levels have trended closer to the state averages. For example, Glenn County's unemployment rate peaked in 1992 at 19.1% while the state unemployment rate was just below 10%. Most recent statistics for 2006 put Glenn County at 8% and the state at 4.9% (2006 Glenn County Snapshot, Employment Development Department, State of California). The unemployment rate between 1990 and 2007 ranged between a low of 6.3% in 2006, and a high of 19.1% in 1992 (*Glenn County Economic & Demographic Profile 2009*, Center for Economic Development Center, California State University, Chico).

As shown in **Table 8**, the labor force in 2013 was 12,810 persons in the unincorporated County as reported by the California Employment Development Department (EDD). The labor force is the sum of employment and unemployment, excluding people in the armed forces. **Table 8** includes people working in the private and public sectors, people who are unemployed but actively seeking work, and laid-off workers who are waiting to be called back to work. To be counted here, members of the labor force may not be in institutions such as prisons, mental hospitals, or nursing homes and must be at least 16 years of age. The labor force has increased since 2000, by 1,510 persons in the unincorporated County.

The total labor force in the unincorporated County was 45.2% of the population in 2013 or approximately 12,810 residents. This represents a decrease of approximately 0.86% over the previous year. Of the two incorporated cities, Orland showed an 18% increase in the labor force between 1997 and 2007, the largest increase in the labor force in the County. During that same time the City of Willows saw a 14% increase in the labor force which represents the largest number of eligible employees in the three jurisdictions totaling 2,900 people. (*Glenn County Economic & Demographic Profile 2009*, Center for Economic Development Center, California State University, Chico).

Year	Orland	Willows	Unincorporated Glenn County	Annual Percent Change
1990	2,400	2,600	11,260	n/a
1991	2,400	2,500	11,080	-1.6
1992	2,500	2,600	11,410	3.0
1993	2,500	2,600	11,370	-0.4
1994	2,500	2,600	11,530	1.4
1995	2,500	2,600	11,480	-0.4
1996	2,400	2,600	11,400	-0.7
1997	2,300	2,500	10,960	-3.9
1998	2,200	2,400	10,500	-4.2
1999	2,200	2,400	10,390	-1.0
2000	2,600	2,700	11,300	8.8
2001	2,500	2,700	11,300	0.0
2002	2,500	2,700	11,300	0.0
2003	2,600	2,600	11,300	0.0
2004	2,600	2,700	11,600	2.7
2005	2,600	2,800	11,700	0.9
2006	2,700	2,800	11,900	1.7
2007	2,800	2,900	12,400	4.2
2008	2,780	2,890	12,200	-1.7
2009	2,870	2,960	12,600	3.3
2010	2,980	3,070	13,110	4.0
2011	2,960	3,050	13,040	-5
2012	2,970	3,070	13,060	.2
2013	2,920	3,020	12,810	-1.9

~ California Employment Development Department

2.2.2. BUSINESS AND INDUSTRY

Since the 2003-2008 Housing Element revision, the classification standard changed from the Standard Industrial Classification to the North American Industrial Classification. This new system separated out tourism from the retail trade and services sector. It also combined agricultural production, forestry, commercial fishing, and hunting and trapping, extraction of natural minerals and related services under Agriculture and Mining.

According to the *Glenn County Economic & Demographic Profile 2009-10*, the most prominent industry in Glenn County was the service sector making up 30% of businesses. Second was the

agriculture, forestry and fishing industry with 24%. In 2000, the agriculture and mining employment sector experienced the highest job growth, increasing 1.9% as a percentage of total employment since 1985.

The transportation and public utilities industry sector had the highest annual average increase earnings between 1985 and 2000, at 7.09%. Between 2005 and 2006, the transportation sector reported the most growth in employment with an 11.5% increase, compared to a 2% increase state-wide. The wholesale trade industry had the only reported decrease in employment at -3% compared to a 4% increase in California.

Table 9 shows employment in the unincorporated Glenn County by industry. According to the 2007-2011 ACS, the largest number of persons employed in the County worked in the Agriculture, forestry, fishing and hunting, and mining sector, with 1,513 persons or 27.2 percent of total employed. Educational services and health care and social assistance are the second largest employment sector in the County, with 16 percent of total employed.

TABLE 9: EMPLOYMENT BY INDUSTRY		
Industry Type	Unincorporated Glenn County	
	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	1,513	27.2
Construction	268	4.8
Manufacturing	511	9.2
Wholesale trade	225	4
Retail trade	480	8.6
Transportation, warehousing, and utilities	316	5.7
Information	27	0.5
Finance and insurance, and real estate and rental and leasing	185	3.3
Professional, scientific, and management, and administrative and waste management services	283	5
Educational services, and health care and social assistance	886	16
Arts, entertainment, and recreation, and accommodation and food services	329	5.9
Other services, except public administration	270	4.8
Public administration	279	5
TOTAL	5,572	100

~ Glenn County Housing Element Data Packet, 2013

The Dun & Bradstreet business database reports that businesses with one to four employees make up 75% of businesses in Glenn County. Employers with five to nine employees made up another 12%. This is consistent with statewide statistics where businesses with one to four

employees make up 73% of the total. The major employers in Glenn County are listed in **Table 10** below.

TABLE 10: MAJOR EMPLOYERS			
Employer Name	Location	Industry	Employed
Johns Manville Corporation	Willows	Insulation-Manufacturer	250-499
Erick Nielsen Enterprises Inc.	Orland	Agriculture Consultants	100-249
Glenn County Health and Welfare	Willows	County Public Health Programs	100-249
Glenn County Human Resource	Willows	County Government	100-249
Glenn Medical Center	Willows	Hospitals	100-249
Jacinto Grange	Countywide	Associations	100-249
Rumiano Cheese Factory	Willows	Cheese-Wholesale	100-249
Shasta Packing Company	Orland	Nurseries-Plants Trees & Etc.-Wholesale	100-249
Wal-Mart	Willows	Department Stores	100-249
Glenn County Emergency Services	Willows	Public Safety	100-249
Glenn County Mental Health	Willows	County Government	50-99
Glenn County Civil Division	Willows	County Government	50-99
Glenn County Sheriff's Office	Willows	Sheriff	50-99
Glenn – Colusa Irrigation District	Willows	Irrigation Companies	50-99
Land O'Lakes Inc.	Orland	Cheese Processors-Manufacturing	50-99
Lassen Land Company	Orland	Consultants-Business	50-99
Sun Bridge Healthcare	Willows	Convalescent Homes	50-99
Glenn County Office of Education	Orland	Child Care Service	50-99
Willows Unified School District	Willows	Schools	50-99
US Reclamation Bureau	Willows	Federal Government – Conservation Departments	50-99

~ California Employment Development Department; Glenn County Short Range Transit Plan Draft 2014

2.2.3. AGRICULTURE

According to the Glenn County 2012 Annual Crop and Livestock Report, the following agricultural commodities were the County's top ten leading crops:

TABLE 11: TOP 10 LEADING CROPS	
Commodity	2012 Value
1) Rice, paddy	\$145,551,000
2) Almonds	\$131,229,000
3) Walnuts	\$121,987,000
4) Dairy, total milk	\$68,071,000
5) Olives, table and oil	\$32,104,000
6) Dairy cattle	\$27,930,000
7) Corn	\$27,035,000

8) Apiary	\$17,084,000
9) Prunes	\$15,729,000
10) Hay, alfalfa	\$15,382,000

~ 2012 Glenn County Annual Crop & Livestock Report

Many farm workers are hired by farm labor contractors (FLCs), who organize laborers into crews for producers (*Agricultural Workforce AIC Whitepapers on California Agricultural Issues*, University of California, Agricultural Issues Center, 11/2009). Seasonal workers supply much of the labor force required for agricultural operations in Glenn County. There have been few requests for farm labor housing in the County. It appears that many farm workers are either permanent residents of the County and its municipalities or are residents of nearby jurisdictions who commute into the County for work. Those who commute into the County may be employed by the FLCs as they can facilitate farm labor matters for local growers. In any case, Glenn County has made every attempt to craft and maintain its farm labor housing ordinance to be as flexible as possible while preserving public health and safety.

2.2.4. WORKPLACE COMMUTING PATTERNS

Table 12 shows commuting patterns to and from Glenn County. Butte County, Colusa County, and Tehama County are adjacent to Glenn County to the northeast, south and north respectively, and have the most commuters into and out of Glenn County for employment. The City of Chico within Butte County is the nearest and largest city to Glenn County and has the highest number of commuters from and to Glenn County.

Butte County to the west, Tehama County to the north and Colusa County to the south have the highest commute patterns with the more people commuting to Butte and Colusa Counties from Glenn County and more people commuting from Tehama County to Glenn County.

TABLE 12: COMMUTING PATTERNS TO AND FROM GLENN COUNTY			
TO GLENN COUNTY		FROM GLENN COUNTY	
Residence:	Number of individuals:	Residence:	Number of individuals:
Butte County	1,084	Butte County	1,674
Tehama County	538	Tehama County	731
Colusa County	222	Colusa County	335
Shasta County	126	Sacramento County	15
Sacramento County	44	Alameda County	14
Total:	2,014	Total:	2,769

~ 2008-2012 ACS

2.3 HOUSEHOLD CHARACTERISTICS

The unincorporated area of Glenn County had 5,112 households in 2010 with an average of 2,846 persons per household. The homeownership rate was 73%, which is higher than the State of California homeownership rate of 56.7%.

2.3.1. NUMBER OF EXISTING HOUSEHOLDS

Table 13 shows the household growth trends in the unincorporated Glenn County for the years 2000 to 2010. Since 2000, the County has seen a minor increase in growth by 264 households. This is a growth rate of approximately 26 houses a year.

Year	Total Households	Numerical Change	Annual Percent Change
2000	4,848	n/a	n/a
2010	5,112	264	5.45%

~ 2000 U.S. Census and 2010 U.S. Census

As shown in **Table 14**, the majority of households within Glenn County are owner occupied (62.2% in 2010). Statistics from 1990 to 2010 show Glenn County was primarily an owner-occupied community, and census data suggests the trend was on the rise between 1990 and 2000. Current data suggests the trend may be balancing out slightly and moving toward a renter occupied community.

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Owner	5,451	61.80	5,868	63.98	6,100	62.2
Renter	3,370	38.20	3,304	36.02	3,700	37.8
TOTAL	8,821	100	9,172	100	9,800	100

~ 1990 U.S. Census, 2000 U.S. Census and 2010 Census

Multi-family rental housing is primarily located in and adjacent to the cities (including Hamilton City) where there is access to sewer and public water allowing for denser development. In the unincorporated areas of Glenn County, rental housing is often associated with and is secondary to agricultural operations. Glenn County Code allows second residences with an Administrative Permit which creates additional rental housing supplies oftentimes used for family members, or farm labor. There are no restrictions put on who may or may not live in second residences.

Housing growth in Glenn County is reflective of the economic condition of the area. Development in Glenn County tends to be significantly slower than the surrounding areas. In the ten year period between 1997 and 2007, Butte County reported an average increase of 7% in

new housing permits, while Tehama County reported 13% annual increase in new housing permits in the same ten year period. Glenn County had an average increase of 10% of new housing units (2009 *Economic & Demographic Profile*, Center for Economic Development/California Construction Industry Research Board) during the same period. The State of California saw a 3% annual increase over the same time period.

The CED reports an average of 39 new single family residences permitted between 1997 and 2007 in the City of Orland, and nine in the City of Willows. The total construction in the two cities equaled about 49% of the County's total new building permits, meaning that 51% of new construction in 2007 occurred in the unincorporated areas of Glenn County.

Year	Type of Permit	Detached	Mobile Home	Total
1997	New	20	17	37
	Demolition	4	7	11
	Total	16	10	26
1998	New	17	23	40
	Demolition	1	7	8
	Total	16	16	32
1999	New	26	28	54
	Demolition	13	12	25
	Total	13	16	29
2000	New	25	27	52
	Demolition	10	2	12
	Total	15	25	40
2001	New	47	33	80
	Demolition	5	7	12
	Total	42	26	68
2002	New	57	34	91
	Demolition	12	8	20
	Total	69	42	111
2003	New	63	45	108
	Demolition	20	13	33
	Total	83	58	141
2004	New	67	33	100
	Demolition	8	10	18
	Total	75	43	118
2005	New	57	31	88
	Demolition	11	10	21

	Total	68	41	109
2006	New	19	12	31
	Demolition	0	8	8
	Total	87	20	39
2007	New	33	21	54
	Demolition	10	18	28
	Total	43	39	82
2008	New	13	11	24
	Demolition	11	9	20
	Total	24	20	44
2009	New	9	7	16
	Demolition	0	9	9
	Total	9	16	25
2010	New	3	5	8
	Demolition	0	6	6
	Total	3	11	14
2011	New	6	3	9
	Demolition	1	4	5
	Total	7	7	14
2012	New	6	1	7
	Demolition	0	4	4
	Total	6	5	11
2013	New	5	4	9
	Demolition	0	7	7
	Total	5	11	16

~ Glenn County Building Division

The total housing units annual percent change in the County was the greatest in 2003 with a 97.2% annual percent change. This represents 91 new single family units and 51 new multi-family units permitted in the calendar year. For the same time period the City of Orland saw 25 new single family units and 51 new multi-family units for a total of 590.9% annual change and the City of Willows issued permits for three new single family units. The largest number of permits issued for the cities was in 2005 for Orland with 134 new single family units, and 2006 for the City of Willows with 30 new single family home and 3 multi-family units (2009 Economic & Demographic Profile/ California Construction Industry Research Board).

The number of new housing units authorized by building permits in the County increased an average of 10% per year between 1997 and 2007. This increase equals an average of 105 new housing units for the ten year period. This was combined with an annual 1.5% increase in population (2009 Economic & Demographic Profile).

The Glenn County Human Resources Agency, Community Action Division 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.

Year Built	Orland	Willows	Unincorporated	Total	Percentage
Built 2001-2013	361	62	172	595	5.62
Built 1999 to March 2000	16	0	102	118	1.12
Built 1995 to 1998	168	34	245	447	4.24
Built 1990 to 1994	147	81	464	692	6.54
Built 1980 to 1989	292	263	694	1,249	11.81
Built 1970 to 1979	537	362	1,199	2,098	19.84
Built 1960 to 1969	292	314	654	1,260	11.91
Built 1950 to 1959	244	338	696	1,278	12.08
Built 1940 to 1949	208	284	508	1,000	9.45
Built 1939 or earlier	319	445	1,076	1,840	17.39
Total	2,584	2,183	5,810	10,577	100

~ Glenn County Building Division, City of Orland and City of Willows

As referenced above, 18.5% of homes in the unincorporated area of Glenn County were constructed in 1939 or earlier and 20.6% were constructed between 1970 and 1979. Only 4.7% of homes in the unincorporated area of Glenn County have been constructed since 1999.

Glenn County will meet its housing needs using methods that are uncommon in large urban areas, but are widely accepted among rural jurisdictions. This includes continuing to allow second residential dwelling units and mobile homes that meet the minimum residential construction standards as outlined in Chapter 15.590 of the Glenn County Code. This chapter of the County Code allows a variety of housing types so long as the minimum standards are met.

Considering the slow population growth of Glenn County, (0.33% between 2000 and 2013, an increase of 610 people) the low number of building permits is not surprising. The number of demolition permits reflects the age of the Glenn County housing stock.

Mobile homes can provide additional low income housing options. These structures can be financed separately from the land and the cost for mobile homes per square foot is lower than building a new conventionally framed single family dwelling. When a used mobile home is purchased, the costs are even lower.

Mobile home parks also provide very low and low-income housing for the unincorporated area of the County. There are ten mobile home parks located in the unincorporated area of the

County. Six are located adjacent to the City of Orland, two around the City of Willows, one in Hamilton City and one along State Highway 45 east of Bayliss.

2.3.2. TOTAL HOUSEHOLDS OVERPAYING FOR HOUSING

The median household income in 1999 was \$32,107 with 18.1% of the population below the poverty rate. Comparatively, the State of California median household income was significantly higher at \$47,493 with 14.2% of the population below the poverty level for the same year. In 2005 the median household income had risen to \$35,707, an increase of 9.5% in five years. In the ten years between 1989 and 1999 the County’s median household income increased by 40.6%, while California’s median household income increased by 32.7% (2009 Glenn County Profile, Center for Economic Development, California State University, Chico).

The State of California provides annual income limits which are used to evaluate housing affordability, housing need, and eligibility for housing assistance. Income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). In 2014, the area median income for a household of four was \$57,900.

TABLE 17: MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE								
Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very Low	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Low	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Median	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150	\$71,800	\$76,450
Moderate	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750

~ California Department of Housing and Community Development, 2014 Income Limits

Based on the median income for a four person household, the following income categories have been defined by HCD.

TABLE 18: INCOME RANGE		
Income Category	Percentage	Income Range
Extremely Low	0-30%	\$0-\$17,350
Very Low	31%-50%	\$17,351-\$28,950
Low	51%-80%	\$28,951-\$46,300
Moderate	81%-120%	\$46,301-\$57,900
Above Moderate	120% +	\$69,500+

~ California Department of Housing and Community Development

Table 19 shows the monthly incomes based on the Glenn County income limits for households to be considered a part of specified income groups by household size up to a four-person household. It also displays the affordable monthly payment that a household can afford to

spend on rent or a mortgage loan each month based on the definition of overpaying which says that if a household is paying more than 30% of their income towards housing costs they are cost burdened and likely limited by a lack of sufficient supply of affordable housing.

TABLE 19: AFFORDABLE PAYMENTS BY HOUSEHOLD SIZE				
Income Groups	1 Person	2 Person	3 Person	4 Person
Extremely Low				
Annual Income Limit	\$12,150	\$13,900	\$15,650	\$17,350
Monthly Income	\$1,013	\$1,158	\$1,304	\$1,446
Affordable Monthly Payment	\$304	\$347	\$391	\$433
Very Low				
Annual Income Limit	\$20,300	\$23,200	\$26,100	\$28,950
Monthly Income	\$1,692	\$1,933	\$2,175	\$2,413
Affordable Monthly Payment	\$508	\$580	\$653	\$724
Low				
Annual Income Limit	\$32,450	\$37,050	\$41,700	\$46,300
Monthly Income	\$2,704	\$3,088	\$3,475	\$3,858
Affordable Monthly Payment	\$811	\$926	\$1,043	\$1,157
Moderate				
Annual Income Limit	\$48,650	\$55,600	\$62,550	\$69,500
Monthly Income	\$4,054	\$4,633	\$5,213	\$5,792
Affordable Monthly Payment	\$1,216	\$1,389	\$1,564	\$1,738

~ Numbers estimated using income information from HCD

The table below breaks down housing cost into owner and renter occupied units and then by income brackets. Of all owner occupied units, approximately 36.6% of households are paying more than 30% of the household income towards housing costs. In contrast, approximately 50% of rental occupied households are paying more than 30% of the household income towards housing.

TABLE 20: HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME					
Owner-Occupied Units					
Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30+% of HH Income
\$0-19,999	919	14.81	161	134	624
\$20,000-34,999	1,020	16.44	348	178	494
\$35,000-49,999	924	14.89	363	153	408
\$50,000 +	3,342	53.86	1,654	946	742
Subtotal	6,205	100	2,526	1,411	2,268
Renter-Occupied Units					
\$0-19,999	1,003	33.87	45	127	831
\$20,000-34,999	870	29.38	118	191	561
\$35,000-49,999	451	15.23	175	208	68
\$50,000 +	637	21.52	485	122	30
Subtotal	2,961	100	823	648	1,490
TOTAL	9,166		3,349	2,059	3,758

Notes: Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census estimates for Total Households.

~ 2008-2012 ACS, Table B25106

2.3.3. LOWER INCOME HOUSEHOLDS OVERPAYING

Based on the Glenn County 2014 Area Median Income (AMI) of \$57,900, lower-income households (those earning up to 80 percent of the AMI) are those making up to \$46,300 per year or less. These households are shown in **Table 21** in the first three income range categories.

State and federal housing law defines overpayment as a household paying more than 30 percent of gross income for housing expenses. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

According to the 2007-2011 ACS, an estimated 1,710 households (39.6%) were overpaying for housing in 2011. Of those households, 1,292 were lower-income households. **Table 21** provides additional overpayment data by tenure and income level.

Typically lower-income households, especially those categorized as extremely low and very low, experience a higher percentage of housing problems (including cost burden) than do higher-income households.

TABLE 21: HOUSEHOLDS BY INCOME CATEGORY PAYING IN EXCESS OF 30% OF INCOME FOR HOUSING COST (OVERPAYMENT BY INCOME CATEGORY)

Household Type	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Lower Income
Ownership Households	525	471	554	483	1,294	3,327	1,550
Overpaying owner households	329	232	216	252	133	1,162	777
Percentage of overpaying owners	62.6%	49.2%	39.0%	52.2%	10.3%	34.9%	50.1%
Renter Households	245	252	326	82	81	986	823
Overpaying renter households	203	154	157	33	0	548	515
Percentage of overpaying renters	83.0%	61.3%	48.2%	40.4%	0.0%	55.6%	62.6%
Total Households	770	723	880	565	1,375	4,313	2,373
Overpaying households	532	386	373	285	133	1,710	1,292
Percentage of overpaying households	69.1%	53.4%	42.4%	50.5%	9.7%	39.6%	54.4%

~ Glenn County Housing Element Data Packet 2013

Statistics show that low income individuals and families are more likely to live in sub-standard housing and sometimes unsafe living conditions. This applies to owners and renters alike. Funding for individuals and families regardless if they are owners or renters is available in the form of loans and grants to assist with weatherization and energy efficiency upgrade.

TABLE 22: HOUSING PROBLEMS BY INCOME CATEGORY

	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	575	474	1,049
% with any housing problems	75.7	75.9	75.8
% Cost Burden >30%	65.4	75.9	70.2
% Cost Burden >50%	50.1	57.8	53.6
Household Income >30% to <=50% MFI	791	530	1,321
% with any housing problems	66.1	67.4	66.6
% Cost Burden >30%	50.7	62.1	55.3
% Cost Burden >50%	12.5	33.6	21
Household Income >50% to <=80% MFI	845	1,130	1,975
% with any housing problems	43.4	44.3	43.9
% Cost Burden >30%	17.4	34.6	27.2
% Cost Burden >50%	0	12.5	7.1

~ HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) special tabulations from Census 2000.

2.3.4. TOTAL NUMBER OF EXISTING EXTREMELY LOW-INCOME HOUSEHOLDS

According to the 2007-2011 ACS, Glenn County has a total of 770 households that meet the qualifications for extremely low-income households. Extremely low-income (ELI) households are defined as households with income totaling less than 30% of the area median income. Of these households, 245 are renters and 525 are home owners. Extremely low-income households have special housing needs and a certain urgency to the specific housing needs, as they are often the group that is on the verge of homelessness. Most ELI households are severely cost burdened by housing prices and are the income group most likely to experience a housing crisis when faced with rent increases, foreclosures and other similar events. The County has included programs to address ELI households including application for state and federal grant monies directed at supporting low-income housing construction and rehabilitation, including assessment of loan and grant opportunities including the Local Housing Trust Fund Program administered through HCD, through the support of development of Single-Room Occupancy Units, and through the County's on-going commitment to work with and assist those developers who are willing to provide low income housing.

2.4. HOUSING STOCK CHARACTERISTICS

Glenn County has an older housing stock, increasing the percentages of housing units in need of rehabilitation and replacement. This section looks more closely at the condition of existing housing, cost of housing construction, numbers, tenure, and vacancy statistics.

2.4.1. HOUSING CONDITIONS

According to table below, most structures in Glenn County, including the two incorporated cities, were constructed between 1940 and 1959 (2,278: 22.8%) and between 1970 and 1979 (2,098: 21.0%). Also, eighteen percent or 1,840 of the homes were built in 1939 or earlier. Glenn County's housing stock is older and may require more maintenance than communities with a larger percentage of new homes.

Census Tract #	Built 1999 to March 2000	1970-1999	1970- Earlier	Total Housing Units
101	56	1,351	1,351	2,758
102	23	986	656	1,665
103	28	375	492	895
104	0	1,075	1,858	2,933
105.01	6	480	532	1,018
105.02	5	219	489	713

~ 2000 Census

In 2002 a Housing Conditions Survey was conducted throughout the County, with the exception of the Hamilton City and Elk Creek Community Services Districts; as those areas had been previously surveyed. Based on data collected during the field study a value was given to denote the condition of the residence based on observation of the foundation, roofing, siding, windows and electrical from County roads.

In some cases, the surveyors were unable to view residences due to visibility barriers or proximity to the road. These represented less than one percent of the total number of houses surveyed, and thus were omitted from the survey totals.

TABLE 24: COUNTY OF GLENN: CDBG HOUSING CONDITIONS SURVEY FOR THE UNINCORPORATED AREA OF GLENN COUNTY (CDBG GRANT #99-STBG-1404)

Condition	Total Houses Surveyed	Percent of Total
Sound	2,060	50.17
Minor	1,112	27.08
Moderate	703	17.12
Substantial	110	2.68
Dilapidated	121	2.95
Total	4,106	100

~ Local 2002 Housing Conditions Survey

TABLE 25: COUNTY OF GLENN: CDBG HOUSING CONDITIONS SURVEY FOR THE UNINCORPORATED AREA OF GLENN COUNTY (CDBG GRANT #99-STBG-1404)

Construction Type	Wood Frame	Percent of Total	Mobile	Percent of Total	Modular	Percent of Total
Sound	1,675	40.79	91	2.22	220	5.36
Minor*	809	19.70	90	2.19	186	4.53
Moderate*	430	10.47	150	3.65	115	2.80
Substantial**	79	1.92	20	0.49	10	0.24
Dilapidated***	95	2.31	8	0.19	14	0.34

*Minor and Moderate: Repairs are handled by the homeowner.
 **Substantial: Rehabilitated dwelling or under a housing program administered by the Human Resources Agency, Social Services Division.
 ***Dilapidated: Need to be replaced.

~ Local 2002 Housing Conditions Survey

The tables below offer another look at the housing stock of Glenn County. This information was gathered from the 2008-2012 ACS. Heating fuel in the unincorporated area of the County comes from a variety of sources primarily, utility gas, bottled, tank or LP gas, electricity and wood. There is no coal or coke used for heating in the County or incorporated cities. Solar and wind power were not included when this statistic was published, but the County has seen an increase in the use of both solar and wind to provide electricity to housing units.

TABLE 26: HOUSE HEATING FUEL

	City of Orland	City of Willows	Unincorporated Glenn County	Total
Utility gas	1,567	1,363	1,327	4,257
Bottled, tank or LP gas	0	24	1,058	1,082
Electricity	652	564	1,258	2,474
Fuel oil, kerosene, etc.	0	0	30	30
Coal or coke	0	0	0	0
Wood	199	187	1,116	1,502
Solar energy	0	0	0	0
Other fuel	0	59	25	84
No fuel used	12	84	15	111
Total:	2,430	2,281	4,829	9,540

~ 2008-2012 ACS

TABLE 27: SELECTED HOUSING CHARACTERISTICS

	City of Orland	City of Willows	Unincorporated Glenn County	Total
Lacking complete plumbing facilities	37	34	55	126
Lacking complete kitchen facilities	26	0	73	99
No telephone service	51	0	264	315

~ 2008-2012 ACS

As these substandard dwellings are brought to the attention of the County, they are referred to the Glenn County Human Resource Agency, Community Action Division for resolution. The Housing Rehabilitation program funded through the State of California Community Development Block Grant (CDBG) and Home Investment Partnership Program - Owner Occupied Rehabilitation (HOME-OOR) grants are most often used for these types of repairs and upgrades. The Glenn County Human Resources Agency, Community Action Division, manages and administers these housing grants for the benefit of residents of the County. Often, the residents of these units are in contact with the Glenn County Human Resource Agency, Community Action Division, and are already receiving monetary assistance when the Planning, Building or Environmental Health Departments become aware of them.

New permits for single family residences were fairly consistent from 2000 to 2006, until Glenn County, the state and the Country saw a downturn in the housing market. Permits issued in the County are predominantly for new single family residences. Very few multi-unit residences are permitted within the County, partially due to the fact that there is very limited area in the unincorporated County that has the services to accommodate multi-family units. Dense residential development is more likely to be built in close proximity to the cities where both public water services and sewer are more readily available. There is a small area north east of the City of Willows that falls within the unincorporated County that has both sewer and public water. Hamilton City also has this combination allowing for denser development to occur.

Year	Single-Family	2-4 units	5+ Units	TOTAL
1999	28			28
2000	61	4		65
2001	57	5		62
2002	57			57
2003	63			63
2004	68			68
2005	59			59
2006	81	1		82
2007	54			54
2008	24			24
2009	9			9
2010	3			3
2011	6			6
2012	6			6
2013	5			3
2014	5			5

~ Glenn County Building Department Records

Housing development in Glenn County is relatively slow compared to neighboring jurisdictions and the state as a whole. All of the housing developments listed below are Subdivision Maps or Parcel Maps that have been approved and may or may not have been recorded. There are a variety of resultant parcel sizes and zonings in the pending housing developments. None of the housing developments include zoning that would allow the development of multi-family housing, although second residences may be permitted on the larger of the parcels in cases where Environmental Health and Zoning requirements can be met.

Developer/ Development Name	Number/Type of Units	Unit Size (sq. ft.)	Price Range	Status
Ficher	18			A
Frederick L. Richter & Sons	9			A
CRB Properties, LLC	6			A
Barrera	7			A
Stornetta	21	2,975	\$292,827.69 - \$309,555.75	UC
De Meyer	2			C
Jasper	2			A
Jimenez	2			A
Verboom	3			A
Medina	2			C
Fleming	4			A
Payer	4			A
Smith	4			A

FMR	4			A
Martine	2			A
Flores	2			A
Quintel	2			A
Parker	4			A
Status: C = Complete; UC = Under Construction; A = Approved (Tentative or Final Map)				

~ Glenn County Planning Division Records

2.4.2. OVERCROWDED HOUSEHOLDS

Overcrowded housing conditions are a concern for government agencies as it can cause increased stress to the conditions of existing housing stock and infrastructure while also posing health and safety concerns. Overcrowded housing is defined as more than 1.01 persons per room, excluding the kitchen and bathroom. Severely overcrowding is more than 1.5 persons per room. Overcrowded conditions are impacted by family size, tenure and household income. In the unincorporated area of Glenn County, 3.5% (125 households) of owner occupied housing and 8.4% (110 households) of renter occupied housing is considered to have overcrowded conditions, while 0.2% (8 households) of owners and 0.8% (10 households) of renters live in severely overcrowded conditions.

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percent	Households	Percent	Households	Percent
1.00 or less	3,448	96.5	1,202	91.6	4,650	95.2
1.01 to 1.50	117	3.3	100	7.6	217	4.4
1.51 or more	8	0.2	10	0.8	18	0.4
TOTAL	3,573	100	1,312	100	4,885	100
% Overcrowded by Tenure	125	3.5	110	8.4	235	4.8

~ 2007-2011 ACS, Table B25014

State-wide, California saw an almost double increase in the number of overcrowded housing conditions between the 1980 Census and the 1990 Census from 6.9% to 12.3% and a continued increase in the 2000 Census to 15%.

Overcrowded conditions are tied to availability of a variety of affordable housing sizes, particularly housing suitable for accommodating larger families. Renters tend to be more impacted by overcrowding, but it can also effect owner occupied housing.

TABLE 31: NUMBER OF BEDROOMS IN HOUSING UNITS

Number of Rooms	City of Orland	City of Willows	Unincorporated Glenn County	Total
No bedroom	17	10	34	61
1 bedroom	329	274	483	1,086
2 bedrooms	569	895	1,629	3,093
3 bedrooms	1,349	915	2,831	5,095
4 bedrooms	409	221	546	1,176
5 or more bedrooms	49	111	110	270
Total	2,722	2,426	5,633	10,781

~ 2008-2012 ACS

The majority of Glenn County residents, including the two incorporated cities of Orland and Willows, live in two and three bedroom homes. Approximately 50% of housing units in Orland have 3 bedrooms, 38% of housing units in Willows have 3 bedrooms, and 50% of housing units in the unincorporated area of Glenn County have 3 bedrooms.

TABLE 32: OCCUPANTS PER ROOM

	City of Orland	City of Willows	Unincorporated Glenn County	State of CA	Total
1.00 or less	2,335	2,254	4,615	11,448,896	11,458,100
1.01 to 1.50	58	10	207	655,419	655,694
1.51 or more	37	17	7	362,016	362,077
Total	2,430	2,281	4,829	12,466,331	12,475,871

~ 2008-2012 ACS

Census data indicates that there is a relatively small amount of overcrowding in Glenn County. Approximately 4.3% of people living in the unincorporated Glenn County live in overcrowded conditions, and 0.1% severely overcrowded. State totals put 5.3% of people statewide live in overcrowded households and 2.9% in severely overcrowded conditions. It is assumed that the small percentage of the population living in overcrowded and severely overcrowded conditions within in the County would most likely be located in the two incorporated cities and the unincorporated community of Hamilton City because all apartment complexes are located within and adjacent to these three communities.

2.4.3. HOUSING COSTS (FOR SALE AND RENT)

Nearly 50% of the housing in Glenn County costs between \$200,000 and \$499,999. The average price for a three bedroom house in the City of Willows is \$137,550 and \$265,285 for a four bedroom house. For the City of Orland, an October 2013 housing cost survey of prices between April and October 2013 showed median sales prices ranging from a low of \$122,000 in April to a high of \$158,000 in October. Even more recent information reported by Trulia Real Estate Search in January 2014 indicated home prices in Orland ranged from \$75,000 to \$549,900, with a

median sales price of \$175,400. By percentage, there are very few homes costing in the range of \$500,000 to over \$1,000,000 or more. Higher cost housing in the unincorporated area is usually located out in the rural areas and includes land costs associated with agricultural uses. Housing costs are very reasonable in Glenn County as compared to other areas of California.

TABLE 33: HOUSING VALUE: SPECIFIED OWNER-OCUPIED UNITS

Value	City of Orland	City of Willows	Unincorporated Glenn County	Total
Less than \$50,000	89	21	323	433
\$50,000 - \$99,999	302	66	228	596
\$100,000 - \$149,999	224	181	329	734
\$150,000 - \$199,999	311	249	367	927
\$200,000 - \$299,999	385	506	826	1,717
\$300,000 - \$499,999	143	188	1,038	1,369
\$500,000 - \$999,999	29	5	334	368
\$1,000,000 or more	37	0	61	98
Total	1,520	1,216	3,506	6,242

~ 2008-2012 ACS

Glenn County experienced a rapid increase in home prices during the recent state-wide housing boom caused in part by the rising costs of housing in neighboring communities such as Chico in adjacent Butte County. Both development and prices have dropped considerably as the housing market declined.

TABLE 34: MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS

Mortgaged	City of Orland	City of Willows	Unincorporated Glenn County	Total
Less than \$300	0	18	9	27
\$300 - \$499	0	0	12	12
\$500 - \$699	39	21	103	163
\$700 - \$999	170	182	263	615
\$1,000 - \$1,499	441	275	472	1,188
\$1,500 - \$1,999	234	197	555	986
\$2,000 or more	172	200	639	1,011
Total	1,056	893	2,053	4,002
Not Mortgaged	464	323	1,453	2,240
Grand Total	1,520	1,216	3,506	6,242

~ 2008-2012 ACS

Monthly mortgage costs discussed above are the total cost of housing, including mortgages, deeds of trust, contracts to purchase, real estate tax, insurance, utilities and fuels. Monthly mortgage costs are relatively low and reasonable in Glenn County as compared to other areas of California. Most residents in the unincorporated area and the two incorporated cities pay between \$1,000 and \$2,000 for monthly mortgage costs. There are 2,240 homes without a mortgage payment in Glenn County. Renters and homes where the mortgage has already been paid off generally account for these.

TABLE 35: SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

	City of Orland	City of Willows	Unincorporated Glenn County	Total
Less than 20.0%	175	202	536	913
20.0 to 24.9%	166	161	269	596
25% - 29.9%	140	145	249	534
30% - 34.9%	141	154	136	431
35% or more	434	231	853	1,518
Not computed	0	0	10	10
Total	1,056	893	2,053	4,002

~ 2008-2012 ACS

According to the 2008-2012 ACS, approximately 51% of residents (2,043) with a mortgage in the County, including the two cities, paid below 29.9% of their monthly homeowner costs as a percentage of household income. For the same time period, approximately 49.7% of California residents with a mortgage paid below 29.9% of their monthly homeowner costs as a percentage of household income. Approximately 48.7% of residents (1,949) with a mortgage in the County, including the two cities, paid above 30% compared to 50.3% statewide. The households paying over 30% of their income towards housing are considered to be overpaying.

TABLE 36: GROSS RENT

	City of Orland	City of Willows	Unincorporated Glenn County	Total
Less than \$200	23	19	11	53
\$200 - \$299	76	91	13	180
\$300 - \$499	148	0	231	379
\$500 - \$749	227	468	264	959
\$750 - \$999	211	149	313	673
\$1,000 - \$1,499	164	243	209	616
\$1,500 or more	49	58	44	151
Total	898	1,028	1,085	3,011
No rent paid	12	37	238	287
Grand Total	910	1,065	1,323	3,298

~ 2008-2012 ACS

Average rents for Glenn County are low compared to neighboring communities. Approximately 28.8% of renters in the unincorporated area pay between \$750 and \$999 per month for rental housing. Approximately 45.5% of renters in Willows pay between \$500 and \$749 per month for rental housing and approximately 25.3% of renters in Orland pay this amount. A majority of renters in the City of Orland pay between \$500 and \$749 per month due to Orland's proximity to the City of Chico where housing costs are considerably higher because of the housing demand of the student population attending California State University, Chico.

Transcript, Rentbits.com, and Craig's List reported the following current rental rates for specific housing types within the City of Orland.

TABLE 37: AVAILABLE RENTAL UNITS IN ORLAND

Rental Type	Units Available for Rent	Price Range
One-Bedroom Apartment	3	\$475-500
Two-Bedroom Apartment	1	\$700
Three-Bedroom Apartment	0	\$0
One-Bedroom House	0	\$0
Two-Bedroom House	6	\$595-\$825
Three-Bedroom House	4	\$925-\$1250
Four-Bedroom House	2	\$1,300-\$1,800
Total	16	Median \$900

~ Transcript, Rentbits.com, Craig's List

The City of Orland also conducted a rental search in October 2013, which revealed that prices ranged from \$475 to \$675 for a one-, two-, or three-bedroom apartment and from \$1,199 to \$1,750 for a three- or four-bedroom house.

According to the 2008-2012 ACS, the median contract rent in Willows was \$629 in 2012. Based on a survey taken in May 2014, the median rent for a two-bedroom unit in Willows was \$720. Based on this survey, prices ranged from \$475 to \$650 for a one bedroom, \$550 to \$811 for a two bedroom, \$600 to \$1,200 for a three bedrooms, and \$975-\$1,325 for a four bedroom rental unit within the City of Willows.

TABLE 38: GROSS RENT AS A PERCENTAGE OF HOUSHOLD INCOME

	City of Orland	City of Willows	Unincorporated Glenn County	Unincorporated Glenn County Percentage	Total	Percentage
Less than 15%	82	114	217	16.4	413	12.5
15% to 19.9%	189	136	85	6.4	410	12.4
20% to 24.9%	55	147	144	10.9	346	10.5
25% to 29.9%	83	72	147	11.1	302	9.2
30% to 34.9%	106	59	168	12.7	333	10.1
35% or more	364	490	303	22.9	1,157	35.1
Not computed	31	47	259	19.6	337	10.2
Total	910	1,065	1,323	100	3,298	100

~ 2008-2012 ACS

According to the 2008-2012 ACS, approximately 44.8% of renters in the unincorporated Glenn County paid 29.9% or less of their household income toward gross rent and 35.6% of renters paid 30% or more. County wide there is a higher percentage of households paying either a fraction of their household income or a majority of their household income (with 12.5% and 35.1% respectively) as opposed to the mid range of 15% through 34.9% of income paid towards housing.

The U.S. Department of Housing and Urban Development calculates fair market rent for specific areas by estimating of the amount that would be necessary to pay a full month’s rent in the specific area. Fair market rent is set at the 40th percentile point within the rent distribution of housing units. This means that around 40% of the rent values will be below the calculated fair market value and 60% will be above. In the table below, fair market rent is expressed in dollars per month:

TABLE 39: MEDIAN RENTS							
Number of Bedrooms							
Year	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
2000	\$307.00	\$375.00	\$483.00	\$673.00	\$778.00	\$894.00	\$1,011.00
2001	\$310.00	\$379.00	\$488.00	\$680.00	\$787.00	\$905.05	\$1,040.81
2002	\$319.00	\$391.00	\$503.00	\$701.00	\$811.00	\$932.65	\$1,072.55
2003	\$332.00	\$406.00	\$522.00	\$728.00	\$842.00	\$968.00	\$1,144.00
2004	\$341.00	\$417.00	\$537.00	\$748.00	\$865.00	\$995.00	\$1,144.00
2005	\$414.00	\$425.00	\$559.00	\$727.00	\$747.00	\$859.00	\$988.00
2006	\$428.00	\$439.00	\$578.00	\$752.00	\$772.00	\$888.00	\$1,021.00
2007	\$443.00	\$454.00	\$598.00	\$778.00	\$799.00	\$919.00	\$1,057.00
2008	\$511.00	\$524.00	\$690.00	\$898.00	\$922.00	\$1,060.00	\$1,219.00

~ 2009 Economic & Demographic Profile, Center for Economic Development

The fair market rent indicator is calculated considering privately owned, modest dwellings with standard sanitary conditions. This indicator is calculated in order to provide rental and utility assistance to low-income families (2009 Glenn County Profile, Center for Economic Development, California State University, Chico). Between 2000 and 2008 the average three bedroom rent was about 9% less expensive than the three County region average (including Glenn, Butte and Tehama Counties). Butte County was about 10% more expensive than the average price while Tehama was approximately 2% less expensive.

The Fair Market Rent as compared to Gross Rent paid in Glenn County is fairly comparable. Gross Rent paid in Glenn County has not exceeded Fair Market Rent amounts. Rental rates in Glenn County are therefore considered affordable.

TABLE 40: MEDIAN VALUE/RENT								
Value/Rent	1990	2000	1990 to 2000 Change	1990 to 2000 Percent Change	ACS 2011	ACS Margin of Error	2000 to 2011 Change	2000 to 2011 Percent Change
Median Home Value	67,100	94,900	27,800	41%	233,800	+/-9,511	138,900	146%
Median Gross Rent	355	458	103	29%	623	+/-42	520	36%

Note: Margin of Error for American Community Survey 2007-2011 data represents the degree of uncertainty for an estimate arising from sampling variability.

~ 2007-2011 ACS and U.S. Census 1990, 2000.

Section 65583(a)(8)(B) of state law governing the update of the Housing Element states *the analysis shall estimate the total cost of producing new rental housing.*

The Glenn County Building Department estimates that new rental housing could cost between \$75,000 to \$100,000 per unit. Price is dictated by the size of the units and the cost of land.

The unincorporated area of Glenn County has very few areas where apartment buildings could be constructed. The development of apartment buildings requires both sewer and public water facilities. While public water facilities are more readily available within the unincorporated area of the County, there are only three sewer treatment facilities in the County. The City of Orland has a sewer treatment plant that provides service to the area within the city limits and a small County owned industrial park located adjacent to the Orland Airport. The City of Willows has recently upgraded their sewer treatment facility which provides services to the incorporated city. There is an agreement to provide sewer services to a small area adjacent to the city known as Northeast Willows. This has allowed this area to be developed at densities typical of the incorporated areas; though, it is prone to seasonal flooding. The area is close to build out; although, there are some vacant and underdeveloped parcels remaining in the area.

Within the unincorporated area of the County, Hamilton City has the only sewer treatment facility. There is a limited amount of land currently zoned for multiple residential uses in Hamilton City. The County intends to re-zone some vacant land in Hamilton City to create an opportunity for multi-family housing to be constructed. This will help to accommodate the extremely low and very low RHNA requirements. Further discussion of existing infrastructure can be found in Section 5.2.3.

2.4.4. HOUSING UNITS BY TYPE

In Glenn County, most residents live in single-family detached housing or mobile homes. Mobile homes are more widespread in the unincorporated area. Most single-family detached

structures are located in the two incorporated cities of Orland and Willows and in the unincorporated communities of Artois, Butte City, Elk Creek, Glenn, and Hamilton City. As one moves away from these community centers, housing becomes secondary to the primary land use of commercial agriculture.

TABLE 41: HOUSING UNITS BY TYPE

Unit Type	2000		2010		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	3,816	71.95	4,183	73.8	367	100.8
Duplex	42	0.8	61	1.1	19	5.2
3-4 Units	53	1.0	64	1.1	11	3.0
5+ Units	45	0.85	90	1.6	45	12.4
Mobile Home & Other	1,348	25.4	1,270	22.4	-78	-21.4
Totals	5,304	100	5,668	100	364	100

~ Census 2000 Summary File 3 (SF 3) H30. Units in Structure
2006-2010 ACS, Table B25024

TABLE 42: HOUSING UNITS BY TYPE

Unit Type	2010		Current 2014		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	4,221	73.8	4,240	73.8	19	86.4
2-4 Units	126	2.2	126	2.2	0	0
5+ Units	91	1.6	91	1.6	0	0
Mobile Home & Other	1,282	22.4	1,285	22.4	3	13.6
Totals	5,720	100	5,742	100	22	100

~ Department of Finance E-5 Report

The tables above show housing units by type for the unincorporated area of Glenn County. The tables suggest that unincorporated Glenn County is comprised primarily of single family units and mobile homes with approximately 73% of all housing being classified as single family, and approximately 23% as Mobile Homes & Other. Although there is a slight variation between Census data and DOF figures, there have been approximately 424 new single family units built within the unincorporated area of Glenn County between 2000 and 2014. Approximately 63 mobile homes were removed between 2000 and 2014.

Glenn County has estimated that it costs approximately \$56.02 per square foot to purchase and locate a mobile home on property and approximately \$112.04 per square foot to build a new residence. The cost of placing a mobile home on a parcel costs half of what it does to build a new home and can be accomplished quicker. Glenn County is providing very low- and low-income housing by allowing mobile homes to locate in the unincorporated area.

Mobile homes provide for affordable housing throughout the unincorporated area because mobile homes may be used as for a wide variety of uses including a second dwelling, senior

citizen housing and farm worker housing. Mobile homes can be financed separately from the land creating more owner/purchaser options. In some cases, greater cost savings can be achieved through the purchase of a used mobile home, which meets the minimum standards set by the County.

2.4.5. VACANCY RATES

The residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. However, a low vacancy rate sometimes drives the cost of housing upward and increases tolerance for substandard units.

In a healthy market, the ideal vacancy rate is between 5 and 8 percent. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the County, there should be an adequate selection for all income levels.

The 2000 Census has a total of 5,305 housing units and lists 457 vacant in the unincorporated Glenn County for a vacancy rate of 8.6%. Information in the 2010 Census, as presented in the table below, shows the vacancy rate was 10.6% with 5,720 total housing units and 608 vacant units. By comparison, the unincorporated County had a greater number of vacancies in 2010 compared to both the cities of Orland and Willows.

TABLE 43: VACANCY RATES

	City of Orland	City of Willows	Unincorporated Glenn County	Total
Total Housing Units	2,659	2,399	5,720	10,778
Occupied	2,515	2,173	5,112	9,800
Vacant	144	226	608	978
For Rent	39	99	118	256
For Sale Only	33	27	57	117
Rent/Sold Not Occupied	11	8	25	44
Seasonal, Recreational, or Occasional Use	11	14	185	210
All Other Vacant	50	78	223	351
Vacancy Rate	5.4%	9.4%	10.6%	9.1%

~ 2010 U.S. Census

The vacancy rates for Butte, Glenn, and Tehama counties and the State of California have all increased between 2000 and 2010. The vacancy rate for California increased the most by 2.3%. Tehama County had the highest vacancy rates in both 2000 and 2010.

TABLE 44: REGIONAL VACANCY RATES						
	2000			2010		
	Total	Vacancy	Percentage	Total	Vacancy	Percentage
State of California	12,214,549	711,679	5.8	13,680,081	1,102,583	8.1
Butte County	85,523	5,957	7.0	95,835	8,217	8.6
Glenn County	9,982	810	8.1	10,778	978	9.1
Tehama County	23,547	2,534	10.8	26,987	3,220	11.9

~ 2000 Census and 2010 U.S. Census

2.5. SPECIAL HOUSING NEEDS

This section addresses housing needs as related to groups with special housing needs as identified by the state. This includes persons with disabilities, persons with developmental disabilities, seniors, large households, farm workers, female headed households, homeless and emergency shelters. These are the groups that have specialized housing needs. These groups tend to experience a higher than average occurrence of overcrowding and overpaying due to the limitations and difficulties finding adequate housing.

2.5.1. 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. The disabled person with a mobility limitation requires 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.

Since there are no DOF, 2010 US Census, or reliable ACS data, 2000 US Census information is used for this analysis. The 2000 Census defined six types of disabilities including sensory, physical, self-care, mental, go-outside-home, and employment. A disability is defined as a mental, physical, or health condition that lasts over six months and persons may have more than one disability. **Table 45** displays the total number of disabilities reported by type of disability. According to the 2000 Census, there were 4,415 disabilities in unincorporated Glenn County. This means there were 4,415 disabilities, not that there were 4,415 disabled persons.

The primary type of disability found in Glenn County is physical, followed by go-outside-home, employment, mental, sensory, and self-care. Persons that have a “Go-outside-home” disability reported having a physical, mental or emotional condition lasting six months or more that made it difficult to go outside the home alone to shop or visit a doctor’s office, while “physical disability” is a person reporting a long lasting condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting or carrying. These individuals primarily live on limited incomes, are often in need of a variety of social services and can have special needs in housing type, location and amenities. In the 65 and over group, which makes up a third of all disabled persons, the majority have classified themselves as “Physically disabled”, with “Go-outside-home disability” being the second. The 65 and over group also qualify as seniors and have special housing constraints associated with that group as well. Special housing constraints associated with seniors are discussed in Section 2.5.3.

TABLE 45: PERSONS WITH DISABILITIES BY DISABILITY TYPE AND AGE		
	Unincorporated County ¹	Percent
Total Disabilities Talled	4415	
Total Disabilities for Ages 5-15 Years	131	1.50%
Sensory disability	16	0.18%
Physical disability	25	0.29%
Mental disability	71	0.81%
Self-care disability	19	0.22%
Total Disabilities for Ages 16-64 Years	2856	32.77%
Sensory disability	231	2.65%
Physical disability	607	6.96%
Mental disability	394	4.52%
Self-care disability	146	1.68%
Go-outside-home disability	589	6.76%
Employment disability	889	10.20%
Total Disabilities for Ages 65 Years and Over	1428	16.38%

Sensory disability	255	2.93%
Physical disability	474	5.44%
Mental disability	224	2.57%
Self-care disability	152	1.74%
Go-outside-home disability	323	3.71%

~ 2000 Census PCT041

¹ Individuals may have more than one disability.

As seen in **Table 46**, 1,106 of the unincorporated population reported a disability, of which about 46% are not employed and another 43% are over the age of 65. The remaining 11% are employed. The 46% of people with disabilities between the ages of 5 and 64 living in Glenn County are not employed, thus, living on a limited income increasing the difficulty in finding adequate housing.

TABLE 46: PERSONS WITH DISABILITY BY EMPLOYMENT STATUS		
	Unincorporated County	Percent
Age 5-64, Employed Persons with a Disability	125	11%
Age 5-64, Not Employed Persons with a Disability	507	46%
Persons Age 65 Plus with a Disability	474	43%
Total Persons with a Disability	1106	100%
% of Total Population (Civilian Non-institutional)	8%	

~ 2000 Census PCT028

Persons with disabilities may have difficulty living in rural areas due to potential mobility issues and the distance from services. Second dwelling units are often a useful housing option which allows for disabled people to live near family members or have a caregiver live close by. Glenn Transit Service provides subsidized transportation for disabled people in and around the two incorporated cities. These programs are designed to provide mobility and access to services for individuals without an automobile or who cannot operate an automobile.

Accessible housing is located primarily in the two incorporated cities and is not as prevalent in the unincorporated area. **Table 47** lists care facilities for seniors and disabled persons along with the capacity of each facility. Each of these facilities is located within the City of Orland. Most of the housing for the disabled in the unincorporated area is in the form of a second residential dwelling unit located on property owned by family members.

The Colusa-Glenn-Trinity Community Action Partnership has been working together for 20 years to reduce poverty and help families achieve self sufficiency and economic security. While not specifically directed at disabled persons, housing solutions is listed as the number two priority for Glenn County in the 2008-2009 Community Action Plan Optional Programmatic Goals.

There are several group homes in the unincorporated area of the County with six (6) or fewer residents. These types of care homes are considered residential uses by state law and therefore no additional permits are required.

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

TABLE 47: CARE FACILITIES FOR SENIORS AND/OR DISABLED PERSONS				
Facility Name	Address	Capacity (persons)	Facility Type	Client Type
Always Loving Care	1202 Walnut Street, Orland	6	Elderly Residential	Elderly
Always Loving Care II	201 Guilford Circle, Orland	6	Elderly Residential	Elderly
David Leroy Manor	6362 County Road 24, Orland	6	Adult Residential	Developmentally Disabled
David Leroy Manor II	900 Fifth Street, Orland	6	Adult Residential	Developmentally Disabled
The Neighborhoods at Westhaven	1460 Fairview Street, Orland	32	Elderly Residential	Elderly
Sparrow’s Landing, LLC	721 East Street, Orland	3	Elderly Residential	Elderly
Westhaven Assisted Living	1440 Fairview Street, Orland	42	Elderly Residential	Elderly - Dementia
North Valley Services Adult Day Support Center	923 East South Street, Orland	50	Adult Day Care	Developmentally Disabled

~ State of California Community Care Licensing Division

2.5.2. 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. According to Section 4512 of the Welfare and Institutions Code a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

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 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 U.S. Census reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The DDS maintains data by zip code regarding people with developmental disabilities.

Table 48 shows the population of developmentally disabled persons by age within Glenn County by zip code. The population within zip code 95963 includes people within the City of Orland as well as parts of the unincorporated County. The population within zip code 95988 includes people within the City of Willows as well as parts of the unincorporated County. The population within zip code 95951 includes people within Hamilton City. These three zip codes include the most developmentally disabled people as they account for most of the population within the County. Roughly half of the developmentally disabled residents are under the age of 18. **Table 49** reports developmentally disabled residents by residence type. Approximately 80% of developmentally disabled residents live with a parent or guardian.

TABLE 48: DEVELOPMENTALLY DISABLED RESIDENTS BY AGE						
Zip Code	0 – 13 Years	14 – 17 Years	18 – 51 Years	52 – 61 Years	62+ Years	Total
95913	1	0	0	0	0	1
95920	0	0	2	0	1	3
95939	1	1	0	0	0	2
95943	3	1	1	0	0	5
95951	8	2	9	0	0	19
95963	57	12	69	4	2	144
95988	33	8	34	1	2	78
Glenn Total	103	24	115	5	5	252

~ California Department of Developmental Services, 2013

TABLE 49: DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE

Zip Code	Parent or Guardian	Independent Living	Comm. Care Facility or Other	Total
95913	1	0	0	1
95920	2	1	0	3
95939	2	0	0	2
95943	5	0	0	5
95951	18	0	1	19
95963	109	25	10	144
95988	64	11	3	78
Glenn Total	201	37	14	252

~ Glenn County Housing Element Data Packet, 2013

There are a number of housing types appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD (U.S. Department of Housing and Urban Development) housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the County will implement programs to coordinate housing activities and outreach with the Far Northern Regional Center, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. The County has included programs to specifically address the needs of the developmentally disabled.

2.5.3. SENIORS

The senior population is defined as those people aged 65 years and older. Senior households have special housing needs primarily due to three major concerns; physical disabilities/limitations, income and health care costs. Unit sizes and accessibility to transit, health care, and other services are important housing concerns for this population. Housing affordability also represents a key issue for seniors, many of whom are living on fixed incomes. As the Baby Boom generation ages, the need for senior housing serving various income levels is expected to continue growing in Glenn County, California, and the nation. The 2010 Census

indicates that state wide 11.4% of the population was 65 and older, while 13.3% of the population of Glenn County meets this description.

Table 50 illustrates the tenure of senior households in the unincorporated area of Glenn County. The majority of senior households own their homes. The age group with the highest rate of homeownership is those 65-74 years old (45% in 2010). The largest percentage of renter households are also headed by someone aged 65-74 years (8.8% in 2010).

Between 2000 and 2010, the number of both owner-occupied and renter-occupied senior households increased. Owner-occupied senior households increased by 7.4 percent (77 households) during this time period. Renter-occupied senior households increased by 43.4 percent (66 households) during this time period.

TABLE 50: HOUSEHOLDERS BY TENURE BY AGE				
	2000		2010	
	Number	Percentage	Number	Percentage
Owner-Occupied				
65-74 years	558	46.6	603	45
75 years and older	487	40.7	519	38.7
Renter-Occupied				
65-74 years	77	6.4	118	8.8
75 years and older	75	6.3	100	7.5
Total Senior Households	1,197	100	1,340	100

~ 2000 and 2010 U.S. Census

The unincorporated Glenn County senior renter households (65 years old and over) were more likely to be lower-income than their homeowner counterparts. As shown in **Table 51**, 48.4 percent of senior renter households earned less than 80 percent of median family income, compared to 43.1 percent of senior owner households in 2000.

TABLE 51: SENIOR HOUSEHOLDS BY INCOME AND TENURE		
Senior Renter Households	Number	Percent
30% MFI or Less	6	3.3
31% to 50% MFI	66	35.9
51% to 80% MFI	17	9.2
81% MFI or Greater	95	51.6
Total Households	184	100
Senior Owner Households		
30% MFI or Less	98	9.2
31% to 50% MFI	179	16.8
51% to 80% MFI	183	17.1
81% MFI or Greater	608	56.9
Total Households	1,068	100
Total Senior Households		

30% MFI or Less	104	8.3
31% to 50% MFI	245	19.6
51% to 80% MFI	200	16.0
81% MFI or Greater	703	56.1
Total Households	1,252	100

Notes:

Figures reported above are based on the HUD-published CHAS 2000 data series, which uses reported 1999 incomes. CHAS data reflect HUD-defined household income limits, for various household sizes. Senior household defined as those with householders 65 years old and over.

Totals may be different from previous table due to HUD special tabulations of Census 2000 data.

~ HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) special tabulations from Census 2000.

Housing for seniors is located primarily in the two incorporated cities and is not as prevalent in the unincorporated area. **Table 47** shown in Section 2.5.1 above lists care facilities for seniors and disabled persons along with the capacity of each facility. Each of these facilities is located within the City of Orland. Most of the housing for seniors in the unincorporated area is in the form of a second residential dwelling unit located on property owned by family members.

2.5.4. LARGE HOUSEHOLDS

Large households are those households that include five or more persons. Like disabled and seniors, large households have special requirements for housing that limits the options available and often leads to overcrowded conditions. They need larger homes but don't necessarily make enough money to afford many of the larger homes available.

In the unincorporated Glenn County, 762 households, 15.8 percent of all households, have five or more persons. Of the large households, 76.9 percent own their home and 23.1 percent rent. This information is illustrated in **Table 52**.

	1-4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	2,920	71.8	586	76.9	3,506	72.6
Renter	1,147	28.2	176	23.1	1,323	22.4
TOTAL	4,067	100	762	100	4,829	100

~ 2008-2012 ACS, Table B25009

Of the existing housing stock, the majority of houses have three bedrooms as shown in **Table 53**. Two bedroom houses are second with approximately 27.21% of the total housing units (compared to 53.12% of the total housing units having three bedrooms). Besides households with zero bedrooms, five plus bedroom houses constitute the lowest percentage of housing type in the County with 1.74% of the total housing stock. Houses with three or more rooms are

primarily owner occupied, while studios through two bedroom houses are more frequently occupied by renters. This could be a reflection of affordable housing costs for renters, or an increase in smaller second residences placed on parcels intended for rental units.

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	7	0.2	9	0.7	16	0.33
1 BR	220	6.3	128	9.7	348	7.2
2 BR	825	23.5	489	37.0	1,314	27.21
3 BR	1,958	55.8	607	45.9	2,565	53.12
4 BR	427	12.2	75	5.6	502	10.4
5+ BR	69	2.0	15	1.1	84	1.74
TOTAL	3,506	100	1,323	100	4,829	100

~ 2008-2012 ACS, Table B25042

2.5.5. FARM WORKERS (SEASONAL AND PERMANENT)

Farm workers are those residents defined as persons whose primary income is earned through seasonal or permanent agricultural labor. Farm workers are categorized into three groups; permanent, seasonal, and migrant. Permanent farm workers are employed year round in agricultural related positions. Seasonal farm workers on average work less than 150 days a year in the field. Migrant farm workers are seasonal workers who travel a distance great enough that they are unable to return to their permanent residence at the end of the day.

Glenn County has adopted standards in its zoning code to allow seasonal farm worker housing 'by right'. Any farm worker housing exceeding the standards is required to seek approval of a discretionary conditional use permit. These standards were created to allow flexibility while protecting public health and safety.

Many growers do provide farm worker housing based on the needs of the farming business and the circumstances of the individual worker. Most of the farm workers are permanent, full-time employees and residents of Orland, Willows, or the unincorporated area of the County.

Glenn County, in the past, has met its housing needs and will continue to do so in the future. Housing needs for seasonal and permanent farm workers will be met not by traditional methods used in large urban areas (large subdivisions, etc.), but by allowing mobile homes to be used as second residential dwelling units and by allowing seasonal and permanent farm worker housing in Agricultural Zones. This provides a low cost, possibly temporary housing, to meet the needs of farmers and their employees.

Glenn County will also meet its housing needs through annexations into the incorporated cities and the unincorporated areas where public water and/or sewer services are available. These services allow for denser development to occur bringing down the costs of housing.

Information provided by the USDA tells us that approximately 90% of all farm operations reporting in Glenn County have less than ten employees. Of the farms with less than ten employees, 56% of them are seasonal employees. In the farm operations reporting more than ten employees, 49% of them are seasonal employees. The 56% -49% of seasonal employees are either looking for additional employment in the off seasons, or relying on public assistance. Some may be forced to move out of the area to find work, or return to Glenn County as migrant farm workers during harvest season. The data below does not break out migrant farm workers as a separate group.

TABLE 54: FARMWORKERS	
Farm Operations with less than 10 employees	
Permanent	280
Seasonal (e.g. less than 150 days)	357
Total	637
Farm Operations with 10 or More employees	
Permanent	37
Seasonal (e.g. less than 150 days)	36
Total	73

~ USDA 2012 Census of Hired Farm Labor

Standards for farmworker housing and structures for transient labor are described in 15.800. This code section allows farmworker housing as a permitted use in the Exclusive Agricultural Zone (AE), Agricultural Preserve Zone (AP) and the Farmland Security Zone (FS). It is defined as 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 to public health, building and fire safety criteria. Further discussion of farmworker housing is included in Section 5.2.4.

There are many 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.

2.5.6. FEMALE HEADED HOUSEHOLDS

Female headed households are those households with a female parent and children under 18, with no male parent present. Often they have lower income levels than male headed households, and households with two parents. They are the households that are often times in need of assistance including child care, job training, and housing rehabilitation. **Table 55**

illustrates the number of households that are headed by females in the unincorporated County. Within the unincorporated area of the County, approximately 15% of households are headed up by a female, but they make up approximately 50% of all families under the poverty level. Female headed households oftentimes have a hard time finding adequate, affordable housing to accommodate their families’ needs without overpaying for housing.

TABLE 55: FEMALE HEADED HOUSEHOLDS (2011)

Householder Type	Glenn Countywide		Unincorporated County	
	Number	Percent	Number	Percent
Total Households	6885	100	3653	53.1
Total Female Headed Householders	1236	18	558	8.1
Female Heads with Children under 18	883	12.8	391	5.7
Female Heads without Children under 18	353	5.1	167	2.4
Total Families Under the Poverty Level	930	13.5	471	6.8
Female Headed Households Under the Poverty Level	428	6.2	234	3.4

~ 2007-2011 ACS, Table B17012

The Dos Rios Continuum of Care and Glenn County Human Resource Agency manages a “family house” within the city limits of Willows that provides transitional housing for up to 24 months for moms who are getting their children back from foster care. The unit has a maximum of nine beds and a case manager on-site. Also, there is easy access to support services to assist female head of households in an attempt to prevent these families from falling into homelessness.

2.5.7. HOMELESS

Housing Elements are required per California state law to estimate the need for emergency shelters for homeless people. Individuals and families in need of emergency shelter have the most immediate housing need of all the special groups. Oftentimes, they have the most difficult sets of housing needs to meet due in part to both the diversity and complexity of the factors that lead to homelessness and the immediacy of the need for emergency shelter. Most homeless individuals and families suffer from chronic homelessness and have a hard time sustaining and getting out of the cycle of homelessness.

According to HCD and the 2000 U.S. Census data, 26% of the nation’s homeless individuals and families live in California even though the state is home to only 12% of the nation’s total population. This statistic puts almost one in every 100 Californian residents as homeless. This figure includes an estimated 90,000 children, the largest percentage of homeless children since the Great Depression.

Homeless individuals are defined as those individuals who lack a fixed income and a regular nighttime residence. Homeless come in all shapes and sizes requiring different levels of support

services. Some are in need of immediate, short-term shelters while others have long-term, chronic needs. Included under the umbrella of homeless fall single men and women, couples, families, displaced youths without parents, and seniors. They can be victims of economic dislocation, physically disabled, teen parents with their children, veterans, hospital and jail discharges, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farm workers.

Supportive housing for the homeless population is divided into three distinct housing types. Each housing type provides a set of services that meet the needs of the different conditions of homeless individuals.

Emergency Shelters are considered housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Health and Safety Code 50801).

Transitional Housing is buildings configured as rental housing developments, but operated under program requirements that call 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 (Health and Safety Code 50675.2(h)).

Supportive Housing has 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 on-site or off-site 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 (Health and Safety Code 50675.14(b)).

In Glenn County, there are daily requests for homeless assistance from low-income individuals. The Community Action Division of the Glenn County Human Resource Agency provides and manages the limited services available for homelessness in Glenn County, including essential services, vouchers for temporary housing stays in local motels, and homeless prevention services. While all homeless persons are served, priority services are offered to families and emancipated youth.

The Glenn County Human Resource Agency led a four county effort to develop a long range plan to assist the many homeless found in the streets, camps, abandoned buildings and cars in the counties of Colusa, Glenn, Tehama and Trinity. The collaboration, named Dos Rios Continuum of Care, requested and received funding to hire a Housing Services and Affordable Housing Consultant to develop a Housing Continuum of Care Plan. The end result was an inclusive long range plan addressing issues in and for the four County region, as well as each individual County. The reports were completed in December of 2005 and cover the planning period from 2005-2010. The reports focus the limited resources of the four County region into a

strategy which develops long range solutions for reducing homelessness with limited programs funding, and services.

The Needs Analysis for the Continuum of Care Plan consists of working with homeless services, resident homeless, and housing provider organizations in each of the four Counties in researching and the design of a long-term strategy to end chronic homelessness in the region by designing and implementing a survey/census of the homeless population. This includes the collection of data (profile of homelessness, causes of homelessness, County-wide census of homelessness), analysis of the data, production of a report and coordinating the set up of a communications model among Continuum of Care providers.

The Planning Process included working with existing housing coalitions in Glenn, Colusa, Tehama, and Trinity Counties and developing a local and regional Continuum of Care Plan. The Final Product for this grant resulted in the development of a Continuum of Care Community Plan for Glenn County. This is a part of a larger regional strategy to organize and deliver housing services to meet the specific needs of people who are homeless as they move to stable housing and self-sufficiency.

The larger regional group known as the Dos Rios collaborative (Colusa, Glenn, Trinity and Tehama Counties) continues to work in partnership to address regional components of individual County plans, as well as having an overarching "Dos Rios Continuum of Care Plan". Each individual plan, as well as the Dos Rios Plan, includes action steps necessary to assist in ending homelessness and prevent a person or family's return to homelessness. Components of the Continuum of Care Plan include emergency services, transitional housing, supportive services, permanent supportive housing and permanent housing. The Plan contains information identifying housing needs within Glenn County and the greater regional area, showing the linkage of the communication among Glenn partners and the Dos Rios network, and creates strategies to meet identified needs as persons and families move to permanent housing.

In addition to Plan development, the final result of the Community Development Block Grant Planning and Technical Assistance was to identify feasible projects and apply for federal funding opportunities that are consistent with plan strategies in each of the four Dos Rios partner Counties. Continued efforts shall be made to seek and secure funding from federal, state, and local funding sources including but not limited to CDBG, Housing and Urban development Grants, McKinney Vento, Federal Emergency Shelter Grants, Emergency Housing Assistance Program, Emergency Food & Shelter Program, United Way, and HOME Investment Partnership Program.

While Glenn County still has very limited resources, the development of the Continuum of Care and on-going coordination on a regional level has aided in the collaboration of services to support the neediest subsection of the local population. The Continuum of Care suggests that homelessness is rooted in part in the nation's prosperity and as housing standards have

improved and incomes have increased those living at or below the poverty level have been priced out of the housing market. Other reasons for homelessness include unemployment and underemployment, cutbacks in “safety net” programs, mental illness and substance abuse, domestic violence and dysfunctional family life. Events such as eviction, domestic violence, and release from jail or mental health hospitals can result in a person or family ending up homeless. The lack of affordable housing provides one of the greatest barriers to a successful return to self-sufficiency.

Homeless data was collected by the Glenn County Human Resources Agency on January 28, 2009 in Orland, Willows, Hamilton City and Artois at a variety of locations including local shelters (motel/hotel), the jail, Unity House in Orland, and locations where the homeless populations tend to congregate. The total number of people surveyed was 49; 28 males and 21 females. The survey reports 88 total homeless people in Glenn County, making up 0.3% of the total population. Of those surveyed 48% of the people had been homeless for less than 6 months while 43% of those surveyed reported suffering from homelessness for more than one year. The survey results reported a total of 21 homeless children. 47% of those surveyed answered yes to substance abuse questions, and of those 57% admitted to being frequent or regular users.

TABLE 56: GLENN HOMELESS SURVEY DATA			
Survey Category	Criteria	Number of Responses	Percent of Responses
Gender	Males	28	58
	Females	21	42
Duration of homelessness (NB: # of people answering this question = 48; percentage calculations for this category use base of 48)	Less than 6 months	23	48
	More than 6 months; less than 1 year	4	9
	More than 1 year	21	43
Frequency of homelessness – 4 or more times in the past 3 years	Yes	20	41
	No	29	59
Household counts	Total # of adults in household	81	
	Total # of children	21	
	Total all people in household	88	
Substance abuse Frequent or regular users	Yes	23	47
	No	26	53
	Among 23 users	13	57
Residential counseling treatment (for mental health or substance abuse issues)	Yes	20	41
	No	29	59

~ Glenn County Human Resources Agency

A homeless survey conducted in January and August of 2005 during the Continuum of Care process, reported 33 homeless in January, with two children 17 or younger and in August, there were 37 adults surveyed with 13 children. In both the January and August homeless counts, those surveyed were predominantly white, English speakers. In both surveys more people reported having disabilities than not, and only two Armed Service Veterans were counted. Sixty percent of all surveyed in the 2005 surveys reported some kind of disability, an unusually high percentage. All families surveyed had one or two children with them, with only one family reporting substance abuse issues. Forty eight percent of those surveyed reported that eviction, loss of housing or inability to afford housing was the primary cause of their homelessness while 30% said a lack of work was the cause. Results of the survey suggest that temporary housing, coordination at the time of release from jail, and alcohol and drug treatment and counseling were needed to support the homeless population of Glenn County.

In January 2013, a homeless count was performed in Glenn County. Surveys were conducted in Orland, Willows, Hamilton City, and Artois at a variety of locations including local shelters (motel/hotel), the jail, Unity House in Orland, and locations where the homeless population tends to congregate. A total of 46 people were found during the survey. More than half (59.1%) of them were males and many of those found had been homeless for more than a year (50%) compared with those that were homeless between less than six months (20.5%) and less than one year (18.2%). The majority (40.9%) of the respondents were alcohol/substance abusers, and many (34.1%) have chronic substance abuse issues. This data may indicate that a fair number of the homeless persons in the county are newly homeless due to the recent economic downturn. Respondents were likely to have experienced home foreclosure/eviction, alcohol/substance abuse, and/or family crisis/break-up, which resulted in their homelessness.

Of the 46 homeless persons surveyed, 31.8% of respondents reported staying in a homeless transitional housing program, 25.0% in a street or car, 20.5% outside, and 18.2% in a tent or trailer. Approximately 45.5% of the homeless stated that they had experienced more than four episodes of homelessness in the past three years in Glenn County.

Providers of homeless services in Glenn County have extremely limited resources to work with in assisting the homeless. The Continuum of Care plan states that there is more coverage available (yet still not adequate) to assist persons at risk of homelessness from becoming homeless. The purpose of the Continuum of Care plan was to identify existing services and work towards the development of a system of housing and services that can meet the particular needs of a homeless person at any time during their move towards self-sufficiency.

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. Emergency Shelters

are usually temporary housing, but can house a person for up to three months. 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. All of these opportunities for transitional housing have been established since the Continuum of Care plan was written as it reports that Glenn County is absent of any transitional housing programs.

TABLE 57: HOMELESS FACILITIES

Facility Type	Population Served	Permanent/ Seasonal	Current Bed #	Estimated Need	Unmet Need
Transitional Housing	Prison reentry program	24 months	4		
Transitional Housing	Families	24 months	9		
Transitional Housing	Emancipated youth	24 months	6		
Transitional Housing	Orland House	24 months	6		

~ Glenn County Human Resources Agency

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 in 2005 by the Continuum of Care update.

The Human Resource 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.

While Glenn County has gaps in available services, the accomplishments since the 2005 Continuum of Care plan suggest a continued effort to find funding sources to assist homeless and those persons and families living in poverty, and a dedication to coordination with government agencies as well as local advocates on a regional scale.

The closest homeless shelters are located in the cities of Chico and Willows. The City of Willows provides emergency shelter/transitional housing through its Section 8 program, which is administered on the city’s behalf by the Glenn County Human Resource Agency. This program provides emergency shelter for all Glenn County residents, provided certain circumstances are met, and supports the provision of transitional housing. Memorial Hall in Willows has been available in the past for use as an emergency shelter and will continue to be. **Table 58** lists the available homeless assistance programs in and around Glenn County.

TABLE 58: EMERGENCY SHELTER PROVIDERS

Agency Name	Address	City	Services
Oroville Rescue Mission	4250 Lincoln Blvd	Oroville	Emergency shelter services
Community Action Agency of Butte County	181 E. Shasta Ave	Chico	Provides shelter and essential services for homeless families
Torres Community Shelter	101 Silver Dollar Fairgrounds	Chico	Emergency shelter services, evening meal, essential services for homeless families
Glenn County Human Resources Agency & Family Resource Center	604 E. Walker Street	Orland	Provides services to Glenn County residents, including business, child & adult, and employment services, housing and energy assistance, in-home supportive services, public assistance/cash aid, and public authority
Colusa-Glenn-Trinity Community Action Agency	420 East Laurel Street	Willows	Emergency shelter services

2.6. ENERGY CONSERVATION

In 2006, the State Legislature adopted the Global Warming Solutions Act, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80% below 1990 levels by 2050. Through both SB375 and AB32, promoting energy conservation has become a consistent theme in regulations, green building practices, and business operations. Cities across California have become increasingly involved in promoting resource conservation to make their community more environmentally sustainable.

- Building Codes.** In 2012, Glenn County adopted the California Green Building Code (CALGreen), the first statewide green building standards code. The Code is designed to help California achieve GHG reduction goals through the planning, design, operation, construction, use, and occupancy of every new building, and to additions and alterations to nonresidential buildings. CALGreen includes mandatory provisions to reduce water use by 20%, improve indoor air quality, divert 50% of construction waste from landfills, and inspect energy systems for nonresidential building.
- Neighborhood design.** Neighborhood design and site planning can also help to reduce energy consumption. Sizing and configuring lots to maximize a building's solar orientation facilitates optimal use of passive heating and cooling techniques. Placing housing near jobs, services, and other amenities reduces energy consumption for transportation. Other design strategies with beneficial energy implications include installing broad-canopied trees for shade and clustering development to reduce auto use.

- **Green standards.** The building industry offers programs to improve the energy efficiency and sustainability of housing. The BIA sponsors a voluntary program called Green Builder. The U.S. Green Building Council (USGBC) sponsors a building certification program called Leadership in Energy and Environmental Design (LEED). The USGBC reviews projects for conformance based on efficiency, sustainability, materials quality, and design factors, and then issues certifications based on the points achieved for sustainable practices.

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 Division of the Glenn County Human Resources 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 Division 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.

2.7. EXISTING ASSISTED HOUSING PROJECTS AT-RISK

State law requires that the Housing Element include information about housing units, which due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions, have the potential of conversion to market rate housing units (California Government Code 65583). At-risk housing refers to multi-family rental housing complexes that receive funding through a federal, state, or local program that are eligible to convert to fair market rent within the current planning period and subsequent five year planning period.

No housing units within the unincorporated County are considered at-risk. Future multi-family rental housing complexes may receive federal, state or local funding that obligates the complex to rental restrictions intended to provide low-income housing. At a future date, the County may have to consider options on preserving affordable housing units. This will require proactive policies and programs that include community participation and support of local non-profit agencies.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

While the majority of the Glenn County General Plan covers the planning period 1992-2012, state law requires that Housing Element cover a shorter time frame and must be comprehensively updated on a regular basis. The previous Housing Element covered the period from 2007-2014, therefore, it is being updated. This Housing Element will cover 2014-2019.

As required by California Government Code Section 65588, Glenn County has reviewed its previous 2010 Housing Element and has evaluated the appropriateness of its housing goals, objectives, and policies in contributing to the attainment of California's housing goals, the

effectiveness of the 2010 Housing Element in attainment of the County's housing goals and objectives, and the progress of the County in implementation of the 2010 Housing Element. This 2014-2019 Housing Element is updated to include results of the review of the previous and earlier Housing Elements.

By definition, a goal is an "...ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed...a goal is generally not quantifiable, time-dependent or suggestive of specific actions for its achievement" (State of California General Plan Guidelines, 1990). The County has made progress toward its goals as described in the review of the 2010 Housing Element programs. Because of the continued worthiness as an expression of community values; the majority of the goals and policies remain consistent with state and national housing objectives, and therefore remain incorporated into this revision of the Housing Element.

The General Plan Guidelines define a policy as a specific statement that guides decision making and indicates a clear commitment of the local legislative body. After a review of the policies contained in the previous 2010 Housing Element, the County determined that there were many policies that should be continued. For this, and the previous Housing Elements, only limited goals and policies were considered inconsistent or outdated and therefore removed or updated. The new goals were formulated by including updated consistencies with the state while including an assembly of the optimal historic goals and policies.

An objective is defined as a "...specific end condition or state that is an intermediate step toward attaining a goal." With regard to housing, objectives must be quantified, that is, measurable and/or time-specific.

The goals, policies, and quantifiable objectives were reorganized in the previous Housing Element 2010 to reflect state priorities. Adequate Sites ensured identification of locations that are appropriately zoned to accommodate affordable housing for the previous planning period. Assist in the Development of Housing Opportunities assured adequate housing could be developed for a variety of special needs and income levels. Conserve and Improve Existing Housing Stock, and Address and Remove or Mitigate Constraints provided direction for alleviating the constraints. Equal Housing Opportunities provided for available fair housing information and resources at the local level.

During the previous planning periods, the County continuously reviewed, preserved, and developed Community Development Objectives (CDO).

The 2003 Housing Element CDO-1 stated that 742 dwelling units would be constructed by 2008. With the exception of units built for very low income households, a little more than half of the projected units were constructed during the 2003 housing element cycle. Due to the economic

downturn and minimal population growth, the number of units that were projected to be built or renovated at various income levels were modest, and yet still not encountered.

Past housing construction for years 2001-2013 is shown below for the unincorporated area of the County (does not include the incorporated cities of Orland and Willows):

Year	Income Group				
	Very Low Income	Low Income	Moderate	Above Moderate	Total
2001	25	27	20	10	82
2002	18	21	24	18	81
2003	18	12	10	35	75
2004	17	9	32	40	98
2005	12	12	8	51	83
2006	30	7	7	7	51
2007	12	12	10	20	54
2008	8	3	5	8	24
2009	4	2	1	9	16
2010	4	1	0	3	8
2011	2	0	1	6	9
2012	1	0	0	6	7
2013	1	2	1	5	9
Total	152	108	119	218	597

~ Glenn County Building Division

The following section includes the 2010-2014 Goals, Policies in Support of the Goal, and Objectives to Achieve Goals and Policies, as well as, a review of the goals, polices, and objectives implementation.

2010-2014 Goal: Adequate Sites:

HE.Goal (G).1 Assurance of choice of housing location for all residents of the Glenn County unincorporated area.

HE.G.1.1 (Policy to Support Goal) 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 2011, 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).

Six adjacent properties totaling 115.24 acres, approximately .25 miles east of the Orland city limits were changed from an AE-20 (Exclusive Agricultural Zone, 17-acre minimum parcel size) to Agricultural/Residential/AT-10 (Agricultural Transitional Zone, 8.5-acre minimum parcel size). This revision could provide for an additional six lots, with up to two residences per lot.

Additionally, a General Plan Amendment and Zone Change were approved for a 4.77± acre property from RE-5 (Rural Residential Estate 4.25 acre minimum) to a RE-1 (40,000 sq. ft. minimum parcel). The revision in zoning, located approximately 0.5 miles west of the City of Orland.

Objectives to Achieve Goals and Policies

HE.Objective(O).1 Designation of sufficient land for residential development to ensure land required to accommodate 100% of new development in all income levels identified by HCD through 2014 (RHNA). Parcels shall be appropriately zoned, vacant and located within the urban limit lines of the Cities & within Hamilton City due to identified infrastructure limitation. Parcels will be suitable, have the capacity for at least 16 units and will be available for development within the planning period.

Although the County did not specifically rezone 10.5 acres of vacant land to “RM”, discussions continue with stakeholders/landowners in order to ensure that the property to be re-zoned is best suited for the particular housing development goal. In general, the properties previously chosen for re-zoning remain viable candidates.

Additional land will be rezoned to accommodate projected development needs through 2019 and is included as a quantifiable objective.

HE.O.2 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 2014, and to allow sufficient land choice and inhibit inflated land values due to potential monopoly of growth areas. Because Glenn County permits residences in every zoning category and has sufficient existing locations for residential development, there are no established or known areas for monopolized growth. Additionally, 115 acres, east of the Orland city limits were changed from 17-acre minimum parcel size to 8.5 minimum acres.

HE.O.3 Continue to apply for and utilize Blueprint Grant opportunities to assist in planning for future housing and economic needs and demands. The Blueprint Grant has been a successful project for the County and the public by providing for a web based GIS system for the public and potential housing developers (<http://www.countyofglenn.net/MapsAndApps/>).

HE.O.4 Review the General Plan and Zoning Code, and if appropriate, designate minimum densities of development to assure that existing available land is not underutilized. The Glenn County Unified Development Code is reviewed on a continuous basis in order to provide for housing availability; additionally “Density Bonus” is defined in the existing Glenn County Unified

Development Code 15.020.D. 1; as defined by the State of California Government Code Section 65915, et seq., is an increased density of at least twenty-five (25) percent over the maximum authorized density which is granted to a developer/property owner of a housing project agreeing to construct a prescribed percentage of lower-income units.

HE.O.5 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. HE.O.6 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. Glenn County allows for residences in all zoning districts including Commercial and Industrial zoning without a Conditional Use Permit.

HE.O.7 Allow and promote through the development of ordinances and guidelines, where appropriate the development of small and irregular size lot development. Glenn County's Multi-Residential Zoning code is unique in comparison to other residential districts because planned unit development projects are exempt from the zoning's minimum property areas, lot width, and public street frontage requirements.

HE.O.8 Review permitting procedures to encourage and facilitate second-unit development in single-family residential areas. Glenn County Development Code allows for Second Residences with a ministerial process and without limits on the maximum square footage. This objective is established, and if additional revisions to simplify the process are recommended or researched they will be considered for recommended adoption.

HE.O.9 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. HE.O.9 has not been problematic in the County because nearly all zoning revisions in the County are to revise the acreage to a lesser acreage minimum, thereby providing for additional lots for residences to be constructed (example: from agricultural to residential).

Goal: Assist in the Development of Housing Opportunities

HE.G.2 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.

Policies in Support of the Goal

HE.P.7 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.8 Encourage and participate in efforts to achieve economies and efficiencies which will facilitate the production of quality affordable housing.

HE.P.9 Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.

The HE.P.7, 8, and 9 polices remain valid and are encouraged in processing of proposed affordable housing developments.

HE.P.10 Make ending homelessness a priority.

As provided in state law (Senate Bill 2): (a) Homelessness is a statewide problem that affects many cities and counties. There are an estimated 360,000 homeless individuals and families in California. (b) Because homelessness affects people of all races, gender, age, and geographic location there is a growing need for Glenn County to plan for the location of adequate emergency shelters. Many people experiencing homelessness, primarily youth and single individuals, need shelter but also have a need for residential substance abuse and mental health services. (c) The lack or shortage of emergency shelters for homeless individuals and families across the state leads to the concentration of services in inner cities and poor communities. (d) In order to ensure access to services in Glenn County for homeless individuals and families, it is important to plan for these services and to address the special needs and circumstances population. (e) It is the responsibility of Glenn County to identify areas for emergency shelters. Glenn County should include this as part of their planning process and provide availability of and locations for emergency shelters.

During April of 2011, the County of Glenn approved an Ordinance defining Emergency Shelters, Supportive Housing, and Transitional Housing as permitted uses in all zoning locations that permit Single Family Residences.

Added or revised Unified Development (Zoning) Code definitions as below:

B. 4. "Boardinghouse or roominghouse" means a building, other than a hotel, where regular meals for five or more persons are provided for compensation or profit. Nursing homes, rest homes, emergency shelters, supportive housing, and transitional housing, are not included.

E. 2. "Emergency Shelters" are permitted in any zoning designation which permits single family residence(s), and are considered housing with minimal supportive services that is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

F. 1. "Family" means one or more persons sharing a dwelling unit in a living arrangement indicative of a single household.

S. 62. "Supportive Housing" is permitted in any zoning designation which permits single family residence(s), and has no limit on length of stay, that is occupied by the target

population as defined in subdivision (d) of Section 53260 of the Health and Safety Code, and that is linked to on-site or off-site 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.

T. 1 “Transitional Housing” is permitted in any zoning designation which permits single family residence(s), and in a building configured as a rental house, but operated under program requirements that call 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 (Health and Safety Code 50675.2(h)).

HE.P.11 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. This is an active policy within the Glenn County Planning & Public Works Agency.

Objectives to Achieve Goals and Policies

HE.O.10 Construction of 1,108 dwellings by 2014 which will include 125 dwellings for extremely low income category, 126 dwellings for very low income category, 199 dwellings for low income category, 227 dwellings for moderate income category and 431 dwellings for above-moderate income category; which equals Glenn County’s regional allocation. Only 127 homes were constructed within the County between 2007 and 2013 among all income categories. This is equal to approximately 11.5 percent of Glenn County’s regional allocation. This included 16 dwellings for extremely low income category, 16 dwellings for very low income category, 20 dwellings for low income category, 18 dwellings for moderate income category, and 57 dwellings for above-moderate income category. This objective has been modified to reflect 2014 RHNA numbers and carried over into the 2014 Housing Element.

HE.O.11 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. This is on-going and will continue.

HE.O.12 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. This is on-going and will continue.

HE.O.13 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. Any application for grants to assist in the development of or rehabilitation of housing for low income and special needs groups is encouraged as is appropriate and will continue to be an important funding source for the County. Once funds are received, Glenn County will assist in the development of housing and services for farm workers.

HE.O.14 Assist developers and/or non-profit partners in making application for the Multi-Family 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.

HE.O.15 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.

It is established, and remains policy, in the County to assist developers and/or non-profit partners in making application, as well as, provide opportunities for low- and moderate-income households by assisting CHIP or others in locating suitable sites.

HE.O.16 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. Supportive Housing is permitted in any zoning designation which permits single family residence(s), and has no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260 of the Health and Safety Code.

HE.O.17 Update and revise as necessary the existing density bonus ordinance in compliance with Government Code Section 65915 and develop an outreach program to ensure its successful implementation. This has been accomplished.

As described in HE.O.4, Glenn County Code Title 15, Chapter 010, Section 020 (D)(1) states that the "Density Bonus", as defined by the State of California Government Code Section 65915, et seq., is an increased density of at least twenty-five (25) percent over the maximum authorized density which is granted to a developer/property owner of a housing project agreeing to construct a prescribed percentage of lower-income units.

HE.O.18 Amend the Glenn County Zoning Code to comply with SB2, classifying transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zoning designation. Transitional Housing in Glenn County is

permitted in any zoning designation which permits single family residence(s), without additional restrictions.

HE.O.19 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. This is discussed and made part of the County Code as described in the above discussed Unified Development Code for Density Bonuses as well as transitional housing, and shelters.

HE.O.20 Provide fast track or one-stop permit processing for housing developments affordable to lower income households or other priority housing needs. The County strives for the most efficient and timely permit processing as available, including those proposals involving affordable housing.

HE.O.21 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. Glenn County impact fees are generally based on square footage and valuation of the project being applied for.

2010-2014 Goal: Conserve and Improve the Existing Housing Stock

HE.G.3 Maintenance and improvement of the quality of the existing housing stock and the neighborhood in which it is located.

HE.G.4 Promote Energy conservation activities in all residential areas.

Policies In Support of the Goal

HE.P.12 Facilitate the removal of all unsafe, substandard dwellings which cannot be cost-effectively repaired. The above goals are being supported by implanting the following policies and objectives. The Glenn County Code Enforcement Officer receives, reviews, and writes documentation regarding substandard or unsafe structures. In collaboration with the landowner, environmental health, and building division code enforcement documents the rehabilitation of such structures. The demolition of vacant dilapidated dwellings has been the strategy taken with buildings which are not economically feasible to improve and will continue to be the County strategy in the next planning period.

HE.P.13 Promote public awareness of the need for housing and neighborhood conservation.

HE.P.14 Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing.

HE.P.15 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.

Primarily when notified, the Code Enforcement Officer will continue inspecting buildings for Building Code violations and Health and Safety Standards.

HE.P.16 Facilitate maximum use of Federal and State programs that can assist very-low and lower-income homeowners to properly maintain their dwelling units.

HE.P.17 All policies, implementation standards and programs contained in the Glenn County Energy Elements are incorporated herein by reference.

HE.P.18 Coordinated 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.

The County acknowledges, and will continue to direct citizens, that the USDA provides homeownership opportunities to low- and moderate-income rural citizens of Glenn County through several loans and grant programs that make funding available to finance vital improvements necessary to make homes safe and sanitary. USDA Multi-Family Housing Programs offer Rural Rental Housing Loans to provide affordable multi-family rental housing for very low-, low-, and moderate-income families; the elderly; and persons with disabilities.

Objectives to Achieve Goals and Policies

HE.O.22 Rehabilitation of 30 dwellings through 2014 which will include 7 dwellings for extremely low income category, 6 dwellings for very-low income category, 8 dwellings for low-income category, 6 dwellings for moderate-income category and 2 dwellings for above-moderate income category.

HE.O.23 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 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. Recent CDBG funds have been received in order to improve the curb, gutter, and drainage systems in Hamilton City. This area has been known for prevalence of the West Nile Virus, especially among children and elderly.

HE.O.24 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.

Throughout Glenn County, via the Health and Human Services Agency, Housing Rehabilitation programs are available to income-eligible individuals and families. 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. According to Building Permit Records the Housing Rehabilitation program has applied for approximately 20 Building permits for rehabilitation or complete replacement of dwellings.

HE.O.25 Maintain and monitor a current inventory of all substandard housing units.

HE.O.26 Require demolition of vacant dilapidated dwellings which are not economically feasible to improve to code standards.

HE.O.27 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.

HE.O.28 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 owner's knowledge of building code to facilitate rehabilitation.

According to Glenn County Code all new single-family dwellings, mobilehomes, and, modular homes must meet the minimum residential construction standards; however, a nonconforming building or structure damaged or destroyed by fire, explosion, earthquake or other act, may be restored if made to conform to all regulations. 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.

2010-2014 Goal: Address and Remove or Mitigate Constraints

HE.G.5 Review, address and where appropriate, remove and/or mitigate governmental and nongovernmental constraints that impact the development, maintenance, and improvement of housing.

Policies In Support of the Goal

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

HE.P.20 Encourage proper maintenance of essential public services and facilities in residential developments.

HE.P.21 Support programs which increase employment and economic opportunities.

HE.P.22 To the extent possible implement adopted land development and resource management policies without imposing regulations that have the effect of excluding housing for special needs groups and lower-income households.

HE.P.23 Review the possibility of relaxing development standards to mitigate and where possible remove constraints impacting the development and improvement of housing intended to accommodate low income and other special needs groups.

Objectives to Achieve Goals and Policies

HE.O.29 Identify infrastructure & service limitations that inhibit housing development. Explore & pursue programs & resources during the planning period that address constraints & facilitate development for a variety of housing types, including multi-family and housing for lower and moderate income needs.

HE.O.30 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.

HE.O.31 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.

HE.O.32 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.

HE.O.33 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.

HE.O.34 Support Economic Development Programs and strategies set forth in Section 5.3.5 of the Glenn County General Plan.

HE.O.35 Review and modify the zoning code and minimum residential standards to accommodate Efficiency Dwelling Units and Single-Room Occupancy Units/

HE.O.36 Amend the zoning code as appropriate to allow emergency shelters permitted without a Conditional Use Permit or other discretionary permits as is required by SB2. When identifying appropriate zoning the analysis should address the compatibility and suitability of the zoning designation and should include sufficient capacity to accommodate the local need. This has been accomplished and will be removed from the list of objectives.

HE.O.37 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.

HE.O.38 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.

HE.O.39 Reinstate the First Time Homebuyers program into the Program Income Re-use Plan to assist in addressing the constraint of limited funding opportunities.

HE.O.40 Review and modify as necessary the zoning code to clarify the multifamily 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 multifamily residential zone specifically targeted to low and very low income categories at the discretion of the Agency Director.

HE.O.41 Review and modify as necessary the zoning code to relax development standards impacting the development and improvement of housing for 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 rations.

HE.O.42 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.

HE.O.43 Adopt a written reasonable accommodation ordinance to provide exception in zoning and land-use for housing for person with disabilities protected under fair housing laws. Make the procedure a ministerial process under the following criteria: the accommodation will be used by an individual with a Disability protected under fair housing laws, the accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws, it will not impose an undue financial or administrative burden to the County and it will not require a fundamental alteration in the nature of the County's land use and zoning programs.

HE.O.44 Amend the definition of "Family" in the Zoning Code to one that looks at whether the household functions as a cohesive unit and the use is compatible with other development in the zoning designation to ensure compliance with fair housing laws and promote the development and siting of group housing in residential neighborhoods. This has been accomplished and will be removed from the list of objectives.

HE.O.45 Establish expedited permit procedures for developments with units affordable to lower-income households.

HE.O.46 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.

HE.O.47 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 dwellings for low income category, 302 dwellings for moderate income category, and 81 dwellings for above moderate income category.

The HE.G.5 goal, as well as the HE.P19-22 policies and the HE.O29-47 objectives remain valid and are encouraged in order to review, address and where appropriate, remove and/or mitigate governmental and nongovernmental constraints that impact the development, maintenance, and improvement of housing.

The County of Glenn approved an Ordinance defining Emergency Shelters, Supportive Housing, and Transitional Housing as permitted uses in all zoning locations that permit Single Family Residences. These described definitions have been revised or added in order to meet the objectives of the 2010-2014 Housing Element, as well as, addressing, removing and/or mitigating governmental constraints that impact the development, maintenance, and improvement of housing.

2010-2014 Goal: Equal Housing Opportunities

HE.G.6 Promote equal access to safe and decent housing for all income groups.

HE.G.7 Increase opportunities for special needs groups (elderly, large families, families with female heads of household, farm workers, disabled and homeless) to obtain adequate housing.

Policies In Support of the Goal

HE.P.23 Encourage enforcement of fair housing laws throughout the county.

HE.P.24 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.25 Support the development of housing plans and programs, including new publicly-subsidized housing, which maximize housing choice for special needs groups and lower-income households commensurate with need.

HE.P.26 Ensure all new multifamily construction meets the accessibility requirements of federal and state fair housing acts through local permitting and approval process.

Objectives to Achieve Goals and Policies

HE.O.48 Respond to complaints of discrimination and provide referral services for housing discrimination complaints to appropriate State and Federal agencies.

HE.O.49 Rental assistance to an annual average of 165 households through 2008 to include 68 very-low income category households, 97 low-income category households.

HE.O.50 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.

HE.O.51 Designate the Glenn County Community Action Division 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.

HE.O.52 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.

HE.O.53 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.

HE.O.54 Designate the Glenn County Community Action Division 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.

HE.O.55 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 with application sand assistance in the development of farm worker housing. Annually review opportunities to provide Migrant Farm Worker Rental Housing.

HE.O.56 Continue to require the first floors of multi-family developments to accommodate access and use by the elderly and disabled.

HE.O.57 Inspect housing upon receiving complaints regarding health and safety problems, and require compliance with applicable codes.

HE.O.58 Secure funding to implement a senior housing needs survey. This has been accomplished and will be removed from the list of objectives.

HE.O.59 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.

HE.O.60 The County shall meet with non-profit developers and other stakeholders by June 2011 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 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 2011 to assist the development of housing for extremely low-income households such as increased densities, modifications to development standards, priority processing and fee deferrals.

The HE.G.6 and HE.G.7 goals, as well as the HE.P23-26 policies and the HE.O47-60 objectives generally remain valid and are encouraged in order to promote equal access to safe and decent housing for all income groups, as well as, increase opportunities for special needs groups to obtain adequate housing.

The county continues to encourage enforcement of fair housing laws, using housing assistance programs, supporting new publicly-subsidized housing for special needs and lower-income households, as well as, ensuring new multifamily construction meets the accessibility requirements.

With funding provided by the CDBG Planning Technical Assistance; the Glenn County Human Resource Agency, in collaboration with the Citizens for Senior Housing Glenn Communities Working Together, conducted and developed a Senior Housing Needs Assessment report. The 2012 analysis included a demographic overview, numerous interviews and focus groups, a competitive analysis, and demand analyses to determine the market need for senior apartments, independent living, assisted living, and memory care. In addition, potential sites that might be appropriate for a senior housing project were identified and an overview of the sources of capital funds typically available for senior housing was provided.

As discussed in the above section, Glenn County has reviewed and evaluated the appropriateness of its housing goals, objectives, and policies in contributing to the attainment of the state’s housing goals, as well as, the effectiveness in attainment of the County’s housing goals and objectives, and the progress of the County.

4. PROJECTED HOUSING NEEDS

A Regional Housing Needs Allocation (RHNA) is mandated by the State of California for regions to address housing issues and needs based upon future growth projections for the area (California Government Code Section 65584). The state prepared the Regional Housing Needs Plan for Glenn County pursuant to the provisions of Section 65584.06 of the Government Code. The plan contains the County’s and city’s share of the statewide housing need covering the time period from January 1, 2014 to June 30, 2019.

The determination of the local share of regional housing needs is assigned by the California Department of Housing and Community Development, Division of Housing Policy Development. Regional Housing Needs Allocation numbers are separated into four income categories: very low, low, moderate, and above moderate income levels. A “fair share” policy adjustment of 20% was applied to the city income categories to move city percentages closer to county percentages. The County is responsible for 45% of the total allocation while the City of Orland has 31% of the total and the City of Willows has 24%. Projections have unincorporated Glenn County accommodating 25 new very low-income households, while the City of Orland can expect 20 new very low-income households and 15 within the City of Willows.

Income Category	City of Orland	City of Willows	Unincorporated Glenn County	Total
Very low (31-50% of area median income)	20	15	25	60
Low (51-80% of area median income)	10	11	19	40
Moderate (81-120% of area median income)	14	11	25	50
Above Moderate (over 120% of area median income)	36	26	48	110
Total	80	63	117	260

~ Department of Housing and Community Development

According to the California Department of Housing and Community Development, a jurisdiction may assume that 50% of its very low-income households meet the definition of extremely low-income if there are no studies or other data available to derive a credible number. Using this guideline, unincorporated Glenn County can expect an increase of 12.5 households meeting this criterion.

The purpose and principal use of the allocations in the Regional Housing Needs Plan is inclusion in local Housing Elements as the respective share of regional housing need. By doing so, the County is planning to accommodate its share of projected growth and to provide opportunities for all income groups to have access to adequate housing throughout the County.

The unincorporated area will accommodate its portion of the RHNA by re-zoning land within the Hamilton City Community Services District and adjacent to the two incorporated Cities of Orland and Willows because these are the only areas with access to both public water and sewer, allowing densities to accommodate low and very low income housing development. County wide the majority of low and very low income housing will be constructed within the boundaries of the two incorporated cities. It is anticipated that the balance of the RHNA can be accommodated through creative means such as mobile homes, second units, and use of newer technologies to facilitate development in areas dependent on wells and septic systems.

At the time of preparation of each jurisdiction's Housing Element update, they may reduce their respective allocations by the net units developed during the interim period (from January 1, 2014 until the date of Housing Element preparation). Affordability of housing units built, under construction or approved was determined using available data and resources for Glenn County, the Cities of Orland and Willows, and other jurisdictions with similar demographics. Since the start of the current planning period (January 1, 2014) there have been eight building permits issued (not including replacement housing) for the construction of new single family residences (standard construction and manufactured homes). Five of the permits were for new standard construction while the other three were for manufactured homes. From January 1, 2014 to date, there has been one Administrative Permit issued for a second residence. Based on information provided by the applicants, the second home was for family members with no rent to be charged.

Due to construction costs of new standard construction single family residences which are discussed further in sections 2.4.4, 5.3.2, and 5.4.2 and the estimated affordability by persons in each income category provided in **Table 19**, it has been concluded that standard construction single family homes are predominantly affordable to the moderate and above moderate income categories. HCD has said that Glenn County's housing allocation over the planning period will include 25 moderate housing units and 48 above moderate housing units. As discussed below, there is more than enough vacant land available to accommodate the moderate and above moderate housing allocations in the County. An analysis of potential new units allowed in the agricultural zones was not included in the sites inventory. Without considering the potential for parcel splits, there is enough land to accommodate 3,964+ new single family residences in the agricultural zones. The total moderate and above moderate allocation is approximately 1.84% of the total vacant land able to accommodate these income categories.

TABLE 61: REMAINING NEED BASED ON UNITS BUILT/UNDER CONSTRUCTION			
Income Category	New Construction Need	Units Built, Under Construction or Approved	Remaining Need
	A	B	A-B
Very Low (0-50% of AMI)	25	2	23
Low (51-80% of AMI)	19	0	19
Moderate (81-120% of AMI)	25	1	24
Above Moderate (over 120% of AMI)	48	5	43
TOTAL UNITS	117	8	109

~ Department of Housing and Community Development & Glenn County Building Division

There were three manufactured home permits issues since January 1, 2014 to date. These permits for manufactured homes were in rural residential zones. There were five standard construction home permit issues since January 1, 2014 to date. Five of these permits were in agricultural zones and one permit was in a rural residential zone. Manufactured homes make up a majority of the second residences issued in the County and have been determined to accommodate the very low income category as it has been noted throughout the Housing Element. Because of anecdotal evidence both at the local and state level it has been determined that second units are an important way to provide housing to family members, and low income households. Some of the ways this information was obtained was through conversations between applicant and planning staff, through state legislative opinion expressed in Government Code Section 65852.150 which says “second units are a valuable form of house in California”, documented discussions with property management companies, and evidence based on historical permit activity in Glenn County and other jurisdictions. The remaining mobile home permits issued were counted towards the low income category as they are considered an affordable alternative to standard housing construction and have been added to the one standard construction building permit that was issued as a second residence.

Based on the above described assumptions regarding affordability of building permits for the construction of single family residences issued since the beginning of the planning period, there is still a remaining need for the low and very low income categories of 42 units. **Table 63** and the supporting sites inventory analysis details the ability to accommodate an additional 10 low and very low income units on appropriately zoned vacant land within the unincorporated County. This leaves 32 units un-accommodated which will require the County to rezone a minimum of 1.5 acres of land to the “RM” zone at the assumed density of 21 units per acre describe in 5.2.1 or 2 acres if the state’s minimum density of 16 units per acre is assumed.

5. SITES INVENTORY AND ANALYSIS

5.1. SITES INVENTORY

The state requires the updated Housing Element to include a parcel based inventory of land in unincorporated Glenn County to show that there are enough sites suitable for residential development to accommodate the allocated housing needs in total and by income category.

Table 62 below displays the zoning designations within Glenn County that allow residential development as a permitted use.

TABLE 62: GLENN COUNTY ZONING ALLOWING RESIDENTIAL USES 'BY RIGHT'	
Zoning Designation	General Plan Land Use Class
R-M (Multiple Residential Zone)	Multiple Family Residential
R-1 (Single Family Residential Zone)	Single Family Residential
RE (Rural Residential Estate Zone)	Suburban Residential/Rural Residential
RE-NW (Rural Residential Estate Zone – North Willows)	Suburban Residential
AT (Agricultural Transitional Zone)	Agricultural/Residential
RZ (Recreation Zone)	Recreation
FA (Foothill Agricultural/Forestry Zone)	Foothill Agriculture/Forestry
AE (Exclusive Agricultural Zone)	General/Intensive Agriculture
AP (Agricultural Preserve Zone)	Intensive Agriculture/Foothill Agriculture/Forestry
FS (Farmland Security Zone)	Intensive Agriculture
TPZ (Timberland Preserve Zone)	Foothill Agriculture/Forestry

~ Glenn County Zoning Code

Due to minimum parcel size requirements, proximity to transit, job centers, community services, and past development trends; low and very low income housing allocations will be accommodated in a variety of ways including the development of “RM” and “R-1” zoned parcels with apartment complexes, duplexes and triplexes and single family homes, and second residences in the remaining zoning designations that allow residential development.

The “RM” zoning designation is the only zoning designation that meets the prescribed density standards which can be assumed to accommodate low and very low income housing needs. Development trends in the County suggest that what low income housing needs are not being accommodated adjacent to and within the city limits, are being accommodated in the County through the development of second residences in the agricultural zones. While this type of development is located away from access to transit, job centers and other community services, second residences in agricultural areas are typically rental units that are intended for housing family members, such as seniors, or employees working on the premises.

Table 63 below provides 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. The site inventory includes all vacant residentially zoned property and agriculturally zoned property without residential structures. Glenn County has adequate land to accommodate the RHNA in all income categories except the low and very low income categories. The Housing Element includes a program 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 C**. State law mandates that the Housing Element rezone sites sufficient to accommodate the remaining housing needs of lower-income households by a date certain and the sites must permit owner occupied and rental multi-family uses by-right. The parcels must be large enough to accommodate a minimum of 16 units per site (at an assumed realistic development capacity of 21 dwelling units per acre) to be considered feasible for realistic development. Due to the abundance of vacant parcels, the site inventory did not evaluate underutilized residentially zoned and non-residentially zoned parcels with the potential for redevelopment. The complete sites inventory is attached to this document at **Appendix B**.

TABLE 63: SITE INVENTORY SUMMARY				
Zoning Designation	General Plan Designation	Number of Parcels	Total Acres	Potential New Units
R-1	Single Family Residential	92	55.3	265
R-M	Multiple Family Residential	5	0.54	10
RE-NW	Suburban Residential	25	49.68	48
RE-1	Suburban Residential	19	60.68	61
RE-2	Suburban Residential	52	139.23	71
RE-5	Rural Residential	55	262.16	67
RE-10	Agricultural/Residential	2	17.61	2
AT-10	Agricultural/Residential	9	238	9+
AE-20	General Agriculture	235	5,745	235+
AE-40	Intensive Agriculture	1,280	72,611	1,280+
AE-80	Intensive Agriculture	2	102	2+
AP-40	Intensive Agriculture	20	984	20+
AP-80	Intensive Agriculture	480	75,530	480+
FS-80	Intensive Agriculture	450	63,537	450+
AP-160	Foothill Agriculture/Forestry	651	199,206	651+
FA-160	Foothill Agriculture/Forestry	215	23,197	215+
TPZ-160	Foothill Agriculture/Forestry	103	24,319	103+
RZ	Recreation	519	209,463	519+

~ Glenn County GIS Information

Due to adequate sites available for the accommodation of moderate and above moderate housing allocations, an analysis of potential new units allowed in the agricultural zones was not included in the sites inventory.

Residentially zoned parcels were reviewed on a parcel specific basis to determine proximity to sewer facilities, public water services and potential environmental constraints. The minimum lot size in the “RM” and “R-1” zoning designations is dependent on availability of sewer and public water; consequently, the development potential of land within these zones varies based on the availability of said services. For the “RM” zone to meet the prescribed density requirements of the low and very low income categories, both sewer and public water must be available.

Preliminary Environmental review was prepared based on data layers available in the County GIS. While GIS can provide a general idea of potential environmental constraints on a specific parcel, actual constraints and impacts will be addressed on a case by case basis as development is proposed through the requirements of the California Environmental Quality Act (CEQA). Environmental constraints are discussed in more detail in section 5.2.2.

Development to accommodate low and very low income households requires not only the availability of appropriately zoned land with adequate infrastructure, but also subsidies and incentives to make housing developments feasible for developers, a desire from developers to take advantage of subsidies and incentives offered, and a perception of local government which is helpful and supportive of such development.

Using the above-mentioned search criteria, recommendations for listed sites and future rezoning to accommodate higher-density development are presented in **Appendices B and C** at the end of this document. Only properties that have been screened through the use of the County GIS tools or layers and were found with no significant environmental constraints were included in the inventory and for final placement on the list of candidates for rezoning. A more focused CEQA analysis will be performed on individual parcels as they are identified.

5.2. SUITABILITY AND AVAILABILITY

5.2.1. REALISTIC DEVELOPMENT CAPACITY

Glenn County is a land-rich county having an abundance of vacant land primarily utilized by commercial farming operations. The General Plan guides denser development to areas in and around community centers and adjacent to the incorporated cities.

Realistic development capacity is based on a combination of restrictions limiting building development through standards set forth in general and specific plans, and building and zoning codes. Also included in realistic development capacity analysis should be information based on residential project experience that provided housing for lower-income households. The State of California recognizes that the development of low income housing requires significant subsidies and financial assistance.

Realistic development capacity was calculated based on prescribed minimum and maximum parcel sizes defined in the zoning code (see **Table 64**). Further evaluation of the residential zones was conducted to evaluate the proximity of sewer and public water facilities to the specific parcels to determine potential maximum densities. The site inventory in **Appendix B** identifies the parcels that have access to sewer (S) and public water (PW) and the realistic development capacity reflects the densities allowed due to the infrastructure available to the specific parcel. While both the City of Orland and Willows have sewer facilities, access to sewer in the County is limited to a section of Northeast Willows which falls in County jurisdiction and the community of Hamilton City. Current agreements with the cities does not allow for the extension of sewer beyond jurisdictional boundaries. For parcels adjacent to the city boundaries, development potential was determined assuming that the highest and best use of the parcel would require access to sewer and public water and therefore modification to the existing agreements with the cities would need to occur, or the parcels would need to be annexed into the cities as development proposals were made. This has been identified as a constraint and a program has been included to address this issue.

Review of the updated Housing Elements for the cities provided further support for the realistic development capacity of the “RM” zone described above. Briefly, the City of Orland has seen the most recent development of housing specifically intended to accommodate low and very low income households, most notably with the development of the Heartlands project, the Blair Estates project, and a 73 unit multi-family project called Paigewood Village Apartments located on approximately 7.5 acres in the eastern portion of Orland (achieving an approximate density of 9.5 dwelling units per acre). Additionally, CHIP also built single-family homes in areas of the city that were not in a specific project development but were in an R-1 zone. Built between 2008 and 2011, these projects total 48 affordable units. These homes ranged from 1,275 square feet to just under 1,500 square feet with three, four, and five bedrooms.

Through the update of the city’s General Plan, Orland proposed to have maximum densities of 25 dwelling units per acre in the High Density Residential designation. The city states that based on consideration of implementations of current multi-family development standards and required on-site improvements maximum densities can be achieved, but the city “chose to take a conservative approach and went with a 90% capacity for each site.” Additionally, the city has assumed 80% realistic development capacity on small lots, and included a program to encourage infill development. With the stated assumption that the existing “RM” zone parcels adjacent to the City of Orland and potential future re-zoned parcels being required to annex into the city prior to development, one could assume that a parcel would have the same realistic development capacity when annexed into the city as the parcels currently within the city. This being said, a realistic development capacity of 21 dwelling units per acre assumed by the County would put development at 84% of the city’s maximum allowable density.

The City of Willows completed a program in their 2009-2014 Housing Element Update to “up-zone” the high density residential zone from 14 dwelling units per acre to 30 dwelling units per acre with a minimum density of 16 dwelling units per acre. With analysis of site development standards including open space, parking, setbacks, and circulation, an assumed 80% realistic development capacity has been determined to be feasible. Due to the lack of recent development experience and market trends, the city has relied on Orland’s experiences to defend presumed realistic development capacity. Eighty percent of realistic development capacity puts Willows at an assumed average capacity of 24 dwelling units per acre, suggesting that the County’s realistic development capacity of 21 dwelling units per acre is within the range of reasonable development capacity for parcels adjacent to the City of Willows. Twenty-one dwelling units per acre is approximately 72% of the city’s maximum development capacity.

With both cities assuming a higher realistic development capacity than the County, and Hamilton City having the same services available as development within city limits, it is the County’s opinion that 21 dwelling units per acre in the “RM” zone is reasonable and supported by recent development occurring in the City of Orland, and assumed by the City of Willows.

The County also reviewed recent development trends within the other zones that permit residential construction to support realistic development capacities described in the sites inventory. Permit history from the last three years is consistent and supportive of assumed realistic development capacities. Infrastructure availability significantly impacts capacity, limiting the location of the zoning designation and development of medium density residential parcels to the areas of the County immediately adjacent to the areas served by sewer and public water services. As parcels get farther away from service centers, residential densities decrease and structures supporting commercial agriculture increase. It is common to see clusters of residential and agricultural development adjacent to roads in the agricultural areas, with multiple houses (both stick built and mobile homes) as well as shops and grain bins sharing a developed area to impact the commercial agricultural uses as little as possible. Realistic development capacities in all other zoning designations are supported by historical permit data.

Table 64 outlines the development standards described in the Zoning Code. These include lot area, maximum building height, minimum street frontage and maximum lot coverage.

TABLE 64: DEVELOPMENT STANDARDS					
Zoning Designation	General Plan Designation	Minimum Lot Area	Maximum Residential Building Height	Street Frontage	Maximum lot coverage
RM: Multiple Residential Zone	Multiple Family Residential	1,500 – 40,000 square feet	55 feet	50 feet	40% of the total lot area for single story, 35% for a two story, 30% for a three story structure
R-1: Single	Single Family	5,000 – 40,000	30 feet	50 feet	40% of the total lot

Family Residential Zone	Residential	square feet			area
RE: Rural Residential Estate Zone	Suburban Residential/Rural Residential	40,000 square feet – 8.5 acre minimum parcel size	35 feet	60 feet	
RE-NW: Rural Residential Estate Zone – North Willows	Suburban Residential	40,000 square feet minimum parcel size	35 feet	60 feet	
AT: Agricultural Transitional Zone	Agricultural/Residential	8.5 acre minimum parcel size	35 feet	60 feet	
RZ: Recreation Zone	Recreation	144 acre minimum parcel size	35 feet		
FA: Foothill Agricultural/Forestry Zone	Foothill Agricultural/Forestry	144 acre minimum parcel size	35 feet		
AE: Exclusive Agricultural Zone	General/Intensive Agricultural	17 – 72 acre minimum parcel size	35 feet		
AP: Agricultural Preserve Zone	Intensive Agriculture / Foothill Agriculture/Forestry	36-144 acre minimum parcel size	35 feet		
FS: Farmland Security Zone	Intensive Agriculture	72 acre minimum parcel size	35 feet		

~ Glenn County Zoning Code

Open space requirements are not a part of local zoning code and do not impact realistic development capacity of the parcels which will accommodate development during the course of the planning period. Maximum lot coverage is called out in the “RM” and “R-1” zoning designations but was taken into account when calculating development potential of vacant parcels. Parking space requirements are outlined in the zoning code and require that each lot or parcel of land shall provide enough parking facilities to accommodate off-street parking for at least two automobiles for each dwelling unit. In reviewing parking requirements, it was noticed that multi-family residential dwelling units have not been differentiated from single family residences. Although it is not clear that this has been a deterrent to the development of multi-family residential construction in the past, it is something that the County intends to modify.

In the site inventory analysis process a series of queries were done on the data; each with a specific set of criteria. Parcels were separated out first by zoning designation where the development of residential structures is a permitted use. From there, all residentially zoned vacant parcels were sorted out, as well as all agriculturally zoned parcels lacking residential development (the parcels may or may not have agricultural related structures on them). The results from these queries provided information which indicates that there is adequate land available in the County to accommodate the RHNA numbers in all income categories except the low and very low income categories. While there are areas of the County with the potential for re-development, these sites were not considered in the site inventory analysis.

Redevelopment is supported by local government, most notably through the policy of waiving and/or reducing school and impact fees when existing development is demolished and replaced with a building that has the same intended use. For example; property owners will demolish outdated housing units and replace them with new housing units, and credit towards school fees and impact fees is given on a square footage basis of what was existing compared to what is proposed. With the abundance of vacant sites, the County sees very little redevelopment occurring, but when it does occur, it is primarily old housing units being replaced with newer housing units, or old agricultural structures being replaced with a structure of similar use and size.

While Glenn County is not relying on non-vacant and underutilized residential sites to accommodate the RHNA, there is ample opportunity for both redevelopment and reuse within the County. In all of the communities there are old and dilapidated commercial and residential buildings from a time when small agricultural communities were economic hubs. Some of the communities have old hotels, school sites and abandoned industrial uses. The commercial and dense residential zoning has remained in place even as the commercial uses have moved to larger city centers allowing for potential future redevelopment in these areas. The County continues to be supportive of redevelopment and reuse, although there has been very little demand for this type of development.

Small sites are defined as sites less than one acre in size and are called out as potentially posing difficulty for feasible and realistic development. The potential parcels selected for rezoning under this planning period may include sites under an acre. Due to the proximity to services, places of employment and availability of infrastructure, the County feels these sites have the potential for development at multi-family densities. Low and very low income housing will primarily be developed within the city limits or with modified agreements between city and County jurisdictions which would allow for an expansion of properties eligible to connect to sewer and public water services. Densities required to accommodate low and very low income housing require availability of sewer and public water infrastructure. Most soils within the County do not support densities greater than two dwelling units per acre.

Default densities defined by state regulations identify Glenn County as an unincorporated area in a nonmetropolitan county allowing for a standard default density of ten dwelling units per acre to accommodate affordable housing for lower income households. The "RM" zoning designation allows for densities anywhere from 1 dwelling unit per acre on "RM" zoned parcels which require the installation of a septic tank and well to accommodate the development of a single family residence, to 21 dwelling units per acre in cases where the proposed project is served by sewer and public water facilities. "RM" densities can go as high as 29 dwelling units per acre with an approved Planned Unit Development project (see section 5.3.3 for a description of the PUD process). In cases where the parcel is within developable range to sewer and public water facilities, the prescribed densities in the "RM" zone meet and potentially exceed the default density requirements and therefore can be assumed to accommodate low and very low income housing allocations. Maximum allowable densities in all other zoning designations, regardless of access to sewer and public water, do not meet the default density of 10 dwelling units per acre and therefore, realistic development capacities for developable land cannot be counted towards low and very low income allocations.

A portion of the County's low and very low income allocations will be accommodated through the continued development of second residences. Historically second residences have been developed on larger residentially zone parcels and in agricultural zones. Due to proximity to transit, job centers, community services, and the availability of vacant land within Glenn County, the parcels with development potential for second residences were not evaluated in the sites inventory. Over the last five years, on average 3.5 second residences have been permitted each year. These residential units are often occupied by family members or employees who work on-site providing additional housing opportunities for low and very low income categories. Rental costs associated with second residences are often hard to determine as they are primarily developed to house family members and/or agricultural workers. Due to the fact that second residences are generally smaller in scale (lower construction costs) and land costs are not a factor, it can be assumed that second units primarily serve as housing units for lower income households. This has been noted anecdotally at a staff level based on information obtained during conversation with applicants that the most common reason for constructing a second residence is for family members, or persons employed on-site. Based on rental information for the City of Orland and estimations included in **Table 19**, it has been assumed that second residences, when rented, are done so at prices affordable to low and very low income groups. Second residences are permitted in the agricultural zones under Williamson Act as a permitted use as long as the tenant is a relative of the owner or employed on the property, in all other agricultural zones and residential zones with a minor discretionary permit. One residence is permitted in the commercial and industrial zones with a minor discretionary permit when the occupant is the owner and operator of the business on-site. The minor discretionary permit is approved by the Department Director and allows for review of compliance with

height, setbacks, maximum floor area, parking requirements and other codified development standards.

In an effort to continue to support the development of second residences, the County has included programs, which will include review of permitting procedures and development standards to encourage, and where possible, facilitate the continued development of second residences.

The update of the Housing Element will include 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, transition housing and emergency housing.

5.2.2. ENVIRONMENTAL CONSTRAINTS

Environmental review is most often completed, when appropriate, at the time of project submittal. Within the site inventory process, preliminary environmental review was completed using GIS layers and available data sets. The potential presence of environmental constraints does not preclude the development of land, but has the potential to impact development densities or require mitigation measures to be implemented adding additional cost to development.

GIS layers provide an overview of potential environmental constraints or specific information that could limit the affordability of a housing development depending on the level of detail available in the layer. The information provides a guideline for potential constraints but does not replace the need for special studies to address impacts and constraints of environmental limitations. Within Glenn County, the data sets for three major environmental constraints that are available through the GIS include flood zones, potential wetlands and the California Natural Diversity Database (CNDDB).

Flood zones are determined by the Federal Emergency Management Agency (FEMA) and regulated at the local level. County code provides development standards to guide, control, and regulate growth in areas subject to flooding in an effort to minimize public and private losses due to flood conditions.

Flood hazard areas exist within the County and are characterized by periodic inundation which has the ability to adversely affect the public health, safety and general welfare of persons residing, working or visiting the County. Losses due to flooding are caused by uses that are inadequately elevated, flood-proofed, or protected from flood damage. The cumulative effect of

obstructions in areas of special flood hazards which increase flood heights and velocities also contribute to the flood damage potential.

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.

Due in part to the enormity of the natural disaster of Hurricane Katrina and the devastation caused by the failure of the levees, FEMA has taken considerable effort to ensure that the cost of flooding is minimized to the extent feasible and in doing so has taken a very conservative approach to re-designating flood hazards. Levees for which engineering data does not exist or in cases where it exists but does not meet FEMA's standards have been de-certified. 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 set-back levee which would provide flood protection to Hamilton City. Funding has been approved by the federal government for construction.

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.

Information regarding wetlands was obtained from the National Wetlands Inventory, which is managed by the U.S. Fish & Wildlife Service. This agency gathered information based on soil types and visual observations performed through flights and aerial photographs beginning in 1977 through the present. It offers a broad brush overview of areas within the County that have the potential to harbor wetlands. There is not an exclusive list and projects must be reviewed at the time of application submittal for possible wetland impacts. According to the National Wetlands Inventory, wetlands in Glenn County are primarily located along Stony Creek, the Sacramento River, and Walker Creek. Consequently, the probability of potential impacts to wetlands is limited to the communities of Elk Creek, Hamilton City and Artois. The communities of Willows, Orland and Butte City are less likely to have development limitations due to wetlands; however, all proposed projects regardless of location, would need to be evaluated individually to determine the presence of wetlands. In the past, constraints due to

wetlands have not had a significant impact on the development of housing projects within the County.

CNDDDB is a GIS layer available through the state Department of Fish and Wildlife which provides information on listed and threatened species on both the state and federal sensitive and endangered species lists. This database is updated on a regular basis at the state level and provided to local jurisdictions who subscribe to the service. The majority of sensitive, endangered and/or threatened species occurrences are along the Sacramento River. This affects communities such as Hamilton City and Butte City. There are some occurrences in the vicinity of Northeast Willows that could potentially impact development but Orland and Artois should be relatively unaffected.

Hamilton City has some specific environmental constraints that have been discussed when the economy and housing market are booming, as there are a few developers interested in purchasing land in and adjacent to the community. Hamilton City is approximately 10 miles west of Chico, and has the potential to become a bedroom community for people who commute to Chico for work. There are a few challenges to expanding the community of Hamilton City including the limitations of the sewer treatment facility maintained by the Hamilton City Community Services District (HCCSD), as it is at capacity in the winter months due to storm water infiltrating the system. Hamilton City is adjacent to the Sacramento River and is protected by a levee. The United States Army Corps of Engineers (ACOE) has been working to construct a new setback levee, but it is still unclear as to whether or not the new levee will meet the most recent FEMA regulations, allowing for future development of the area. Hamilton City is home to the old Holly Sugar Plant, which made sugar from beets. The plant has been long closed and redevelopment of the site has been of interest in the past. Redevelopment would require an unknown amount of environmental clean-up. There is also a large property north of Highway 32 which has been of interest to developers in the past, but no development plans have been submitted due to uncertainty with the ACOE levee. Hamilton City also has a wide railroad right-of-way owned by the Southern Pacific Railroad, which could be an incentive to future development.

With current development practices focusing on concentrated development and concerns regarding green house gasses and global warming, development around Hamilton City is probable in the future. As with all development, the proposed project will deal with the issues that are in place at the time of application. It is unlikely with the economic status of the country as a whole and specifically rural California that any major development will occur in Hamilton City within the time frame of this Housing Element.

5.2.3 ADEQUATE INFRASTRUCTURE CAPACITY

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. The sites inventory identifies infrastructure available on a parcel specific basis. In cases noted on the sites inventory, the infrastructure is adjacent to the parcels but for political reasons is unavailable under existing agreements. Otherwise, where noted and reflected in realistic development capacities, sewer and/or public water is available to the parcels identified. Cases where significant expansion and/or improvement of existing systems would be required were not deemed to have access to the services when evaluating realistic development capacity.

In accordance with state law, the 2014-2019 Housing Element will be transmitted to water and sewer agencies so that population projections can be incorporated into their master plans. This allows for water purveyors to plan for water and sewer infrastructure and set priorities to serve affordable housing – as required under Government Code section 65589.7 – should a shortfall in water or sewer service occur.

SEWER FACILITIES

There are three public sewer systems in Glenn County; the cities of Orland and Willows, and the community of Hamilton City. Development in the unincorporated portion of the County has access to two sewer treatment facilities; one in Hamilton City and the other in the northeast portion of Willows which makes up the Northeast Willows Community Service District (NWCSD) and is serviced through the Willows sewer treatment facility.

The City of Orland collects and treats all sewage that is generated inside city limits, as well as the Orland Airport Industrial Park which is located in the County, but sewer services are provided through the city's facility.

Orland's sewer system 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 October 1, 1985. In 2009, the facility received a total industrial wastewater volume of 3.7 million gallons.

The Orland wastewater collection system consists of 30 miles of sanitary sewer main and 400 sanitary sewer manholes. There are four sanitary sewer lift stations operating within the collection system. Each lift station serves an area of less than 20 acres.

Population 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, which is 4,374 more people than Orland's current population. There are currently 2,615 existing connections and the facility has capacity for approximately 1,500 additional connections. The additional capacity of the Orland sewer plant is more than five times the total RHNA for all income groups in all three jurisdictions.

The City of Willows owns and operates a wastewater treatment plant which serves the population of Willows and serves the Northeast Willows Community Services District through a Joint Powers Agreement (JPA). 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. In 2007, the City of Willows completed a major upgrade to the wastewater treatment plan by increasing the treatment capability from secondary to tertiary quality effluent with a rated capacity of 1.2 MGD. The plant produces disinfected tertiary recycled water through extended aerated ponds, clarifiers, filtration, chlorine disinfection and dechlorination. There are 2255 residential connections and 222 commercial/industrial connections. According to the city, the treatment facility has adequate capacity to accommodate future growth due to the design of the facility.

Sewer service was extended to the Northeast Willows area in response to a public health concern in 1989/1990 and was funded with a loan obtained through the United States Department of Agriculture. Connection to this service and repayment of the loan is managed by the Northeast Willows Community Services District which determines property assessment for sewer services.

The Hamilton City sewer treatment facility is managed by the Hamilton City Community Service District (HCCSD) which provides sewer services as well as street lights, management of the library, parks and recreational services within the unincorporated community. The sewer treatment facility is permitted for 0.5 MGD and during dry weather months operates at 0.25 MGD according to the general manager. The Municipal Service Review completed in January 2007 describes the treatment plant as an enclosed system consisting of ponds with 13,300,000 gallons of capacity and a lift station with two automatic pumps. Due to the facilities proximity

to the Sacramento River and the age of the infrastructure there are ongoing issues of inflow & infiltration (I&I) during the rainy season with the ponds taking on 500,000 to 600,000 gallons of additional water. As of November 2006, there were 591 sewer connections utilizing the facility. With the assumption that a new single family residential connection uses 250 gallons per day, the facility could theoretically service an additional 1,000 connections. With the I&I issues during the rainy season it is safe to say that the system has adequate capacity for vacant parcels currently within the district but system and plant expansion would be required to accommodate any additional annexations. Future expansion of the district will require extensive work to increase capacity of the system. Currently the District is pursuing funding for upgrades to the original lift station which is approximately 42 years old, however this will not increase capacity of the system.

PUBLIC WATER FACILITIES

Public water systems in the County range in size from a system with seven wells serving the City of Orland to Small Water Systems serving less than 15 service connections. All water is regulated either at the state or local level to ensure safe drinking water. The larger domestic water systems are located in the community centers and managed either through the cities, a Community Services District, or a private company, although there are some exceptions. All domestic water in the County (including the two cities) is dependent on groundwater except for Elk Creek which utilizes surface water.

The City of Orland's primary water system consists of six wells distributed throughout the city. The wells have an average depth of approximately 200 feet and the average depth of groundwater is generally between 20-50 feet. Pressure for the city water system is provided by gravity flow from an 80,000 gallon elevated storage tank. The wells produce between approximately 500 and 1,200 gallons per minute; and are automatically regulated by the water level in the storage tank. The water system is operated at 50 to 65 pounds per square inch (psi) pressure under normal demand. The wells in the main system are capable of producing 6,430 gallons per minute (gpm) at 55 psi system pressure. Under maximum demand conditions, the wells will produce approximately 8160 gpm at 25 psi system pressure.

An auxiliary water system serves the Orland Airport Industrial Park located 1.2 miles southeast of the city. The auxiliary water system is connected to the city's primary water system. The system has one well that produces 1,740 gallons per minute. There are currently two water borings under Interstate 5, which are located at Trinity Street and Walker Street. These borings currently provide city water service to the west side of Interstate 5. For the most part, new water service in Orland has been limited to development within the city limits. The city currently has adequate capacity to meet peak water demands.

Public water in the City of Willows is provided through California Water Service Company (Calwater) which maintains seven wells, two storage tanks, and 35.7 miles of pipeline to pump

and deliver two million gallons of local groundwater per day. The system has adequate capacity to supply water to the city and to the Northeast Willows Community Services District. Undeveloped lots within the service area boundaries can be served by the existing facility. Future large scale developments will determine expansion needs. In addition, the city has a water system which serves the property south of County Road 53.

Hamilton City is also served by Calwater and utilizes three wells with an average capacity of 0.56 million gallons of water per day. Like Willows, the system is adequate to serve the existing community as well as provide new services to undeveloped parcels within the community boundaries. Future large scale development demands will determine expansion needs to provide services outside the existing community boundary.

Artois, Butte City, and Elk Creek are all managed through Community Service Districts and regulated by the state Department of Public Health. Artois Community Service District was established in 1977 to provide domestic water to the community of Artois. As of 2012 the District provided water to 59 active meters with two wells. The system does not have storage tanks for storing extra water. Each well site has a horizontal 5,000-gallon hydro-pneumatic tank, which buffers the pump flow and allows the system to maintain a selected pressure range. Butte City Community Service District was established in 1961 to provide domestic water to the community of Butte City. The District has one well and provides water to 48 service connections. Elk Creek's Community Service District is the only CSD in the County that is not dependent on groundwater for their potable water needs. Founded in 1960, the District provides water to 90 service connections. In 1998 the system was upgraded with the help of a USDA Rural Development Grant and now includes a 220,000 gallon redwood storage tank, and a bolted steel tank.

All Community Service Districts providing public water have the capacity to supply water to the existing communities but future expansion of the community boundaries will require evaluation of the availability of service capacity.

The state Department of Public Health and the Glenn County Environmental Health Department regulate other systems that provide commercial and residential water services within the County. The majority of residential water systems not discussed above service small communities of denser development and mobile home/RV parks. Of the 40 active systems regulated by the state, 13 are mobile home or RV parks, one supplies water to residences associated with a Dairy and two serve housing developments. Black Butte Water Company provides water service to a small residential development on the west side of Orland, and the Country Club estates is a residential development adjacent to the municipal golf course on County Road 39 which has public water service supplied through a shared well. The others include Orland Mobile Home Park, Shady Oaks Trailer Park, Old Orchard R.V. Park, Correia Family Dairy, La Victoria Acres, Golden Pheasant Inn, River Glenn, Willows Glenn Mobile

Home Park, Orland Estates Mobile Home Park, Voyles Trailer Park, Black Butte Mobile Home Park, Country Leisure Mobile Estates, T&J Mobile Home Park, and The Parkway R.V. Resort.

Extension of public water service is dependent on the applicant's ability to pay for the new service and the capacity of the District providing the water. Expansion of existing sewer services and the development of new sewer treatment facility plants are considerably more costly and will require partnerships with county, state, and federal funding sources as well as private collaboration. The General Plan outlines development and construction of an alternative community sewage treatment and disposal system for the West Orland area (NRI-21) as an implementation strategy, program and priority. The West Orland area contains relatively dense residential development which currently utilizes individual domestic wells and septic systems in an area of very porous soils, which has the potential of creating future public health and water quality issues; however development demands and funding sources have not warranted implementation of this program to date. Beyond the West Orland area, the General Plan prioritizes protecting valuable agricultural lands by directing development toward urban areas which can accommodate growth and provide adequate public services. The General Plan states that urban limit lines "represent those areas where growth can be accommodated because full urban services and infrastructure sufficient to serve development is either available now or can be made available." Peripheral expansion of the small rural communities which function as service centers including Bayliss, Blue Gum, Capay, Codora Four Corners, Glenn and Ord Bend is discouraged in an effort to avoid potential land use conflicts.

Additional information on the constraints created by limited sewer and public water infrastructure are discussed in section 5.3.5 which address the governmental constraint created by limited sewer availability and section 5.4.1 which discusses the non-governmental constraints related to public water services.

5.2.4. ZONING FOR A VARIETY OF HOUSING TYPES

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 65** 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*) and uses permitted by state law and preempted by the zoning code (1).

TABLE 65: HOUSING TYPES PERMITTED BY ZONING DISTRICT											
Housing Type	Zoning Districts										
	RM	R-1	RE	RE-NW	AT	RZ	FA	AE	AP	FS	TPZ
Single-Family Residence	P	P	P	P	P	P	P	P	P	P	P
Second Residence	P	A	P*/ A	A	A	A	A	P*/ A	P*	P*	---
Duplex & Triplex	P	---	---	---	---	---	---	---	---	---	---
Apartment	P	---	---	---	---	---	---	---	---	---	---
Emergency Shelters	P	P	P	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	P	P	P
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P
Seasonal Farmworker Housing	---	---	---	---	---	---	C	P*	P*	P*	---
Farm Labor Camps	---	---	---	---	---	---	C	C	C	C	---
Residential Care Home (1)	P	P	P	P	P	P	P	P	P	P	P
Mobile Home Parks	C	---	C	C*	---	C	---	---	---	---	---

~ Glenn County Zoning Code

P = Permitted use

A = Administrative Permit required

C = Permitted use subject to a conditional use permit (CUP)

1. Residential Care Homes for six or fewer persons are considered residential uses under state law.

* = With specific conditions

Table 65 above indicates that single-family residences are permitted in all residential and agricultural zones. Commercial and industrial zones, while not included in **Table 65**, allow residential development under specific circumstances and secondary to the primary non-residential use. Emergency shelters, supportive housing, and transitional housing were added to the zoning code as a result of implementing programs from the previous Housing Element. State law preempts local zoning controls over licensed residential care facilities. If a licensed facility serves six or fewer persons (this does not count the caregivers), the law states this is a residential use and therefore, cannot be treated any different than a typical family living situation.

MULTI-FAMILY RENTAL HOUSING

Multi-family rental housing is a permitted use in the “RM” zone. Height limits allow for three story buildings and development standards are adequate to support the development of multi-family residential housing. Programs have been included to re-zone additional land as “RM” to assure that sufficient and realistic development opportunities are available. Review of development standards and procedures to better encourage development of multi-family residential development and the removal of regulations that could impede development has also been included as a program.

HOUSING FOR AGRICULTURAL EMPLOYEES

Housing for agricultural employees or farmworker housing is permitted in agricultural zones as well as the “R-M” zone. Housing for Agricultural Employees is categorized into two different types.

Farm Labor Camps are allowed with a Conditional Use Permit (requires environmental review and approval by the Planning Commission) in the “AE”, “AP”, “FA” and “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.

Farmworkers and the specific needs of this group are discussed further in Section 2.5.5. In order to further clarify, support and facilitate the development of housing for agricultural employees a program has been included to review the Zoning Code to bring it into compliance with California Health and Safety Code section 17021.5 and 17021.6.

EMERGENCY SHELTERS

A definition for Emergency Shelters was included in the Zoning Code as a result of an Ordinance adopted by the Board of Supervisors in 2011. Chapter 15.020.020(E2) of the Glenn County Code states “Emergency Shelters” are permitted in any zoning designation which permits single family residence(s), and are considered housing with minimal supportive services that is limited to occupancy of six months or less. There is sufficient capacity to accommodate the need for emergency shelters and at least one year-round emergency shelter. No individual or household may be denied emergency shelter because of an inability to pay.

Discussion of Emergency Shelters specifically and Homeless in general is included in section 2.5.7. While Glenn County has made leaps and bounds in identifying and beginning to address the specific needs of homeless in the last five years, additional steps are needed and continue to be taken as funding become available or regulations of the issues change to mandate local governments take immediate action. Programs have been included to continue collaboration with neighboring jurisdictions in efforts to assist the homeless populations and continue seeking funding for expanded assistance opportunities.

TRANSITIONAL AND SUPPORTIVE HOUSING

Definitions for Transitional and Supportive Housing were included in the Zoning Code as a result of an Ordinance adopted by the Board of Supervisors in 2011. Chapter 15.020.020(T1) of

the Glenn County Code states “Transitional Housing” is permitted in any zoning designation which permits single family residence(s), and in a building configured as a rental house, but operated under program requirements that call 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 (Health and Safety Code 50675.2(h)). Chapter 15.020.020(S62) of the Glenn County Code states “Supportive Housing” is permitted in any zoning designation which permits single family residence(s), and has no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260 of the Health and Safety Code, and that is linked to on-site or off-site 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. Discussion regarding these housing types is included in Section 2.5.7.

The Zoning Code was updated to allow Transitional and Supportive Housing that is subject to the same permitting processes as other housing development in the same zone without undue special regulations. The Zoning Code treats transitional and supportive housing as a residential use, subject only to the restrictions on residential uses contained in the same type of structure. The updated Zoning Code ensures consistency with Health and Safety Code Sections 50675.2 and 50675.14.

SINGLE-ROOM OCCUPANCY

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. SRO’s are not currently addressed in the Zoning Code and existing development standards (Chapter 15.590) require all dwelling units to be at least 700 square feet. Identification of zoning designations that would be conducive to this use and modifications of existing development standards to allow and encourage the development of Single Room Occupancy housing options are included as a program.

MOBILEHOMES & FACTORY BUILT HOUSING

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. No changes to the regulation of mobilehomes and factory built housing are proposed. Review of the minimum size requirement will be conducted to address SRO’s and may impact development standards of mobilehomes. An overall review of the Zoning Code is proposed to

ensure that the regulations do not impede development of affordable housing options as well as support the continued development of such alternatives.

5.3. GOVERNMENTAL CONSTRAINTS

5.3.1. LAND USE CONTROLS

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. **Table 66** below provides an overview of the zoning development standards for residential development within residential and agricultural zoning designations in Glenn County.

Zone District	Bldg Height	Lot Width	Minimum Yard Setback			Minimum Lot Area	Lot Area Per DU (sq. ft.)	Maximum Lot Coverage (sq. ft.)
			Front	Side	Rear			
RZ - Recreation Zone	35	n/a	30	25	25	144 acres	n/a	n/a
FA - Foothill Agricultural/Forestry Zone	35	n/a	30	25	25	144 acres	n/a	n/a
AE - Exclusive Agricultural Zone	35	n/a	30	25	25	72-17 acres	n/a	n/a
AT - Agricultural Transitional Zone	35	120 feet	30	15	25	8.5 acres	n/a	n/a
RE - Rural Residential Estate Zone	35	120 feet	30	15	25	8.5 -0.92 acres	n/a	n/a
RE – NW - Rural Residential Estate Zone - North Willows	35	120 feet	30	15	25	40,000 sq. ft.	n/a	n/a
R-1- Single Family Residential Zone	35	50 feet	20	5	25	40,000 – 5,000 sq. ft.	n/a	40%-30%
R-M-Multiple Residential Zone	55	50 feet	20	5	20	40,000 – 5,000 sq. ft.	2,000 - 1,500	40%-30%
AP - Agricultural Preserve Zone	35	n/a	30	25	25	144-36 acres	n/a	n/a
FS - Farmland Security Zone	35	n/a	30	25	25	72 acres	n/a	n/a

~ Glenn County Zoning Code

Additional requirements related to residential development and known to have the potential to impose financial burden inconsistent with the impact caused by the development includes the requirements of street construction, curb, gutter, sidewalks & 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. Streets abutting residential lots serving no more than 100 tributary 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 serve as a visual screen and aid in increasing the aesthetic environment. 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 than 5% of the total parking area be landscaped.

Planned Unit Development zones offer an alternative to these rigidly defined zoning districts. Development within these zones 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 64** 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 Glenn 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. In certain cases, standards may be waived to allow different architectural styles or mobile homes which cannot meet age requirements specified by County Code.

Throughout Glenn County, there are parcels which do not meet zoning standards for lot size. These lots are typically referred to as 'legal non-conforming lots' and are usually the result of early formal or informal subdivisions. In many cases these smaller lots are used for residential housing and are sometimes located near major arterial roads. Commercial developments are sometimes found on these sub-standard lots. Subdivision of these lots for more dense development is not possible as the resultant lots would not meet the requirements of the County Zoning Code or state law. Additionally, there may be environmental factors which make further subdivision infeasible (see Section 5.2.2 Environmental Constraints). In attempt to make these lands more usable, efficient, and compatible with surrounding uses, the County will evaluate these legal non-conforming lots and consider an overlay zoning.

The two zoning districts that will accommodate low income housing by right are the "R-1" and "R-M" zones. The minimum lot size in the "R-1" and "R-M" zoning categories is 5,000 square feet when the lot is served by both sewer and public water. 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. A review of the parking requirements can help determine the fairness of the standard.

Minimum residential construction standards in Chapter 15.590 of the Glenn County Code state that the minimum size of any dwelling unit is restricted at 700 square feet. This standard was

put in place to prevent the illegal use of travel trailers as permanent dwelling units. The minimum size requirement may be a deterrent to some forms of low income housing. As part of this update of the Housing Element, the County may consider lowering this threshold in an attempt to accommodate a wider variety of low income housing types and sizes.

As presently constituted, existing County codes and standards will allow the accommodation of its RHNA. 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 can only serve to 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 services.

5.3.2. FEES & EXACTIONS

Development fees charged or collected by Glenn County for permitting and processing and impact fees are summarized below in **Table 67**. All fees include cost of posting any associated environmental documents with the County Recorder’s office, a 6% maintenance fee for the County’s permitting system, and any others fees imposed by other County agencies. All fees are paid at the time of a planning permit application submittal except impact fees which are paid when application is made for a building permit. The California Department of Fish and Wildlife (DFW) filing fees are collected prior to approval of projects subject to the California Environmental Quality Act (CEQA) that require posting of a Notice of Determination. The DFW filing fee is not collected if the project is not approved or receives a no effect determination from DFW.

TABLE 67: PLANNING FEES	
FEE CATEGORY	FEE AMOUNT
Planning and Application Fees	Glenn
Annexation (Charged by LAFCo)	Actual Cost
Variance	\$1,554
Conditional Use Permit	\$2,813
Conditional Use Permit Amendment	\$1,198
General Plan Amendment	\$3,612
Specific Plan Amendment	\$1,718
Zone Change	\$3,422
Site Plan Review	\$336
Administrative Permit	\$232
Development Agreement	\$2,887
Zoning Clearance (All Building Permits)	\$108
SUBDIVISION	
Certificate of Compliance	\$907

Lot Line Adjustment	\$1,329
Tentative Parcel Map	\$1,896
Tentative Subdivision Map	\$2,843
Vesting Tentative Map	Same as above
Voluntary Merger	\$935
ENVIRONMENTAL	
Initial Environmental Study	\$1,018
Environmental Impact Report	10% of contract amount
Department of Fish and Wildlife Fee (Charged by DFW)	Adjusted annually
IMPACT	
Law Enforcement	\$2,296.11/unit
TOTAL	\$2,296.11/unit
Estimated Proportion of Total Development Cost – Impact Fee	± 1%

~ Glenn County Master Fee Schedule

On October 2, 2007, the Glenn County Board of Supervisors approved implementation of Development Impact fees for the Sherriff’s Office, Jail, District Attorney, Probation and Juvenile Hall. Development Impact fees apply to new construction including residential, commercial, and industrial developments within the unincorporated portion of Glenn County as well as the cities of Orland and Willows. The fees provide a fiscal mechanism to provide funding for construction of facilities and infrastructure as population grows due to development. Developers and future residents pay for the costs to upgrade and expand infrastructure and equipment used in providing services to the public. Impact fees for parks and libraries are being developed but have not been completed or implemented at this time.

There are several special districts throughout the unincorporated area of the County which provide services ranging from libraries, park maintenance, street lighting, water, sewer service, drainage maintenance, and flood control. All costs for these services are currently covered by tax assessments on each individual property within the boundaries of the special district. There are no Mello-Roos Districts within Glenn County.

BUILDING PERMIT FEES

Glenn County is currently operating under the 2013 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 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.

ZONE CLEARANCE

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 Zoning 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 are listed in Appendix A. The current zone clearance fee for new residential construction is \$108.00.

ENVIRONMENTAL HEALTH DEPARTMENT

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 \$300.00. In addition, there is a \$250.00 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 \$500.00. These permit fees are \$200.00 more than a permit for a single family residence. Domestic water well permits are \$450.00.

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 school districts are listed in the table below:

TABLE 68: SCHOOL FEES	
SCHOOL DISTRICT	DEVELOPMENT FEE
Hamilton Unified School District	\$2.97/square foot
Orland Unified School District	\$3.20/ square foot
Willows Unified School District	\$0.81/ square foot

~ Glenn County Building Division

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.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE FEES

Any project that is subject to the California Environmental Quality Act (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 \$2,181.25 and projects requiring an EIR a fee \$3,029.75. These fees are adjusted annually by DFW to account for cost increases and inflation. Effective January 1, 2015, these fees will increase to \$2,210.00 for Negative Declarations and Mitigated Negative Declarations and \$3,069.75 for EIRs, which equals a 1.32 percent increase. Unless the fee can be waived, this represents a significant cost for smaller developments in Glenn County.

CONCLUSIONS

Fees charged by Glenn County 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.

Evaluating the cost of development and governmental fees associated with development, the County has reviewed the fees imposed on development above. The estimates described in **Table 69** are based on a 1,200 square foot single family residence and a six-unit multi-family residential development with 900 square foot units. School fees were assessed based on Orland school fees and are included in the estimated fees per unit. The typical estimated cost of development per unit includes cost of land and fees.

TABLE 69: FEES COMPARED TO OVERALL DEVELOPMENT COSTS		
Typical Development Cost	New Single Family Residence	New Multi-family Residence
Estimated Fees per Unit		
<i>Building Fees</i>	\$2,377.29	\$7,439.35
<i>Impact Fees</i>	\$2,296.11	\$13,776.66
Total Estimated Fees per Unit	\$9,661.90	\$6,640.75
Typical Estimated Cost of Development per Unit	\$195,000	\$110,000
Estimated Proportion of Fee Cost to Overall Development Cost per Unit	4.9%	6%

Development fees represent approximately 4.9% 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.

5.3.3. PROCESSING AND PERMIT 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 65** 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. 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.

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.

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.

5.3.4. LOCAL GOVERNMENT FISCAL STRESS

Local governments in California are required to provide a range of local services. Counties have the additional burden of providing a range of state-mandated health, welfare, and criminal justice services. Costs for providing these services have risen sharply as the state has grown.

At the same time, the revenue base for local governments has been continuously undermined by a combination of state ballot initiatives and state budget actions. This upward pressure on costs and the current financial crisis has placed many local jurisdictions in extreme fiscal stress just to provide basic services. Under these circumstances, it is impossible to fund higher levels of basic services, infrastructure improvements, or desirable amenities (such as local parks), let alone provide subsidies for affordable housing. To the contrary, jurisdictions are looking to implement full cost recovery for any services provided through increased fees or alternative fee structures.

5.3.5. ENVIRONMENTAL AND INFRASTRUCTURE FACTORS

The primary barrier to more dense development in Glenn County is access to sewer and public water services. Hamilton City and the Northeast Willows area are the only unincorporated

areas which have access to both services. Policies followed by the two incorporated cities only allow the extension of public water and/or sewer services in cases of emergency where public health is threatened by the failure of on-site sewage disposal or domestic wells; or when annexation occurs. Low income housing tends to be dense and would require large amounts of land to develop in the unincorporated areas of the County which are not served by sewer and public water. If agreements could be reached where the incorporated areas are willing to extend services beyond the city limits to service low income developments, construction of such projects would be easier and more likely. Given the costs associated with the extension of infrastructure and the financial situation of local government, there is little incentive for expensive public investments in infrastructure extensions and operations for residential development.

The majority of Glenn County is flat which makes it desirable for residential development as there are lower costs associated with site preparation. Existing development is located in or near areas that are flood prone. Current policies to preserve farmland promote new development which is adjacent to existing development. 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. See section 5.2.2. for additional information regarding flood zones.

5.3.6. HOUSING FOR PERSONS WITH DISABILITIES

In rural areas such as the unincorporated areas of Glenn County, day to day living for disabled persons may be difficult given the remoteness of housing clusters. The County has very liberal laws governing second residences which can be used to allow disabled persons to be near a family member or other caregiver.

Glenn County is currently operating under the 2013 California Building Code (CBC). Under this code, any accessibility retrofits require an applicant to submit plans for and receive a building permit. The building code requires that licensed residential care facilities exceeding 6 persons meet certain requirements for fire ratings depending on the building type and occupancy of the structure. In residential zones, these facilities would require a conditional use permit for either a conversion of an existing residence or the construction of a new facility. These requirements are no more onerous than similar developments.

Reasonable accommodations for disabled persons have been integrated into the adopted building code and these codes guide County policy in these matters. County services are adoptable to the point where they can be modified to handle the unique situations that arise in assisting disabled persons and in permitting necessary retrofits to existing structures. All local codes comply with fair housing laws and the Americans with Disabilities Act.

Glenn County does not discourage licensed care facilities housing six or fewer persons within the unincorporated area in compliance with the Lanterman Act which requires that licensed

residential care facilities serving six or fewer persons be permitted by right in residential zones permitting single-family homes. According to **Table 57**, there are several licensed care facilities that exist within the County. The County Zoning Code does not explicitly allow these facilities and future interpretations of the code may discourage these facilities contrary to state law. Clarification of and adding additional language to the County Zoning Code will ensure compliance with law and provide certainty for the locating of these facilities.

5.4. NON-GOVERNMENTAL CONSTRAINTS

5.4.1. 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. See section 5.2.2. for additional information on environmental constraints.

5.4.2. HOUSING PRODUCTION COSTS

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.

According to the Glenn County Building Department, current average construction costs are \$112.04 per square foot, which is generally less than surrounding areas. Land prices range from

\$30,000 to \$60,000 for a home site with ready access to electrical utilities and no required offsite improvements. If electrical utilities are required, additional costs can range from \$2,000 to \$15,000 or more depending on the required improvements.

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.

5.4.3. FINANCING AVAILABILITY

Another non-governmental constraint to housing production is limited financial resources. 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.

5.4.4. MARKET TRENDS

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'. In 2013, approximately 15% of the building permits issued on single family dwelling units were to 'owner/builders'. The housing market in Glenn County rarely supports large subdivisions.

During the past decade, many of the major housing developments within Glenn County have been a result of the non-profit group Community Housing Improvement Program (CHIP). This

self-help affordable housing developer has constructed 189 units within the unincorporated area of Glenn County during the 2003-2009 planning period and also manages multi-family rentals within the County. Affordable housing projects are typically the only major residential developments to occur within the County, many times picking up where a privately funded project stalled or failed.

Mobile homes or manufactured homes represented 62% of the building permits issued in 2013 for new dwelling units. Overall, these pre-manufactured units are about half the cost of constructing a home. The County continues to allow this housing alternative without imposing any additional requirements.

6. PROGRAM OVERVIEW AND QUANTIFIABLE OBJECTIVES

It is the County's intention to continue working towards providing the necessary conditions for developing and preserving an adequate supply of housing to accommodate a variety of housing needs. The goals, policies, and quantifiable objectives have been reorganized from the previous Housing Element to reflect the state priorities. Adequate Sites ensures identification of locations that are appropriately zoned to accommodate affordable housing for the planning period. Assist in the Development of Housing Opportunities assures adequate housing can be developed to accommodate a variety of special needs and income levels. Conserve and Improve Existing Housing Stock is just what it says. Address and Remove or Mitigate Constraints provides direction for alleviating the constraints discussed in sections 5.3 and 5.4 above. Equal Housing Opportunities for all provides assurance that the resolution of local housing discrimination complaints and the dissemination of fair housing information and resources is occurring at the local level.

The numbers to the right of the goals, policies and objectives have been re-numbered specifically to the Housing Element. The organization of this section has been substantially revised, outdated goals, policies, quantifiable objectives, and implementation strategies have been combined, reworded and removed, and new, more applicable ones have replaced the older ones.

State law requires housing elements to include quantified objectives, where appropriate. While the County will strive to meet the objectives identified in this Housing Element, achieving them is often dependent on resources which are outside the County's control. Based on the goals, policies, objectives, and implementing actions outlined in the following section, Glenn County can reasonably expect to achieve certain quantifiable objectives outlined below. Based on previous planning periods, the County typically constructs approximately half of the housing units identified by the state through the Regional Housing Needs Allocation program. Due to the economic downturn of the past few years as well as the realistic projections that the economy will not rebound to the robust levels of the mid-2000's within the next few years, the planning division has made some modest projections for the number of units that may be built

or renovated at various income levels. These projections will be tracked over the course of the planning period as a measure of the success of the goals, policies and objectives.

As shown in the Quantified Objectives Table, the County expects 28 new dwelling units to be constructed and anticipates that 2 units will be rehabilitated during the planning period (2014-2019). In addition, the County will continue to conserve/preserve existing housing stock through the ‘weatherization program’ providing assistance to approximately 1,716 dwellings.

TABLE 70: QUANTIFIED OBJECTIVES				
Income Category	RHNA	New Construction	Rehabilitation	Conservation/Preservation¹
Extremely Low	12.5	3	1	289
Very-Low	12.5	3	0	563
Low	19	4	1	481
Moderate	25	6	0	302
Above Moderate	48	12	0	81
TOTALS	117	28	2	1,716

¹There are no units at risk during the 2014-2019 time frame.

6.1. ADEQUATE SITES

GOAL: ADEQUATE SITES

- HE.G.1 Assurance of choice of housing location for all residents of the Glenn County unincorporated area.
- HE.G.1.1 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 multi-family 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).

POLICIES IN SUPPORT OF THE GOAL

- 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 can be provided and where appropriate employment, commercial and educational services are available
HE.P.5	Encourage development of sound new housing on vacant land within existing neighborhoods which have the necessary infrastructure and services
HE.P.6	Encourage development of a range of housing types for all income levels in proximity to existing and planned employment centers

OBJECTIVES TO ACHIEVE GOALS AND POLICIES

HE.O.1	<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 multi-family 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>	
	<i>Responsibility</i>	Planning Division
	<i>Timing</i>	By August 2015
	<i>Funding</i>	General fund
<i>Objective</i>	To insure enough land is zoned appropriately to accommodate development needs	

HE.O.2	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>Timing</i>	Within one year of adoption of the housing element
	<i>Funding</i>	General Fund
	<i>Objective</i>	To assure sufficient land is appropriately zoned to accommodate development needs
HE.O.3	Continue to apply for and utilize Blueprint Grant opportunities to assist in planning for future housing and economic needs and demands	
	<i>Responsibility</i>	Planning Division
	<i>Timing</i>	Ongoing
	<i>Funding</i>	State Grant
	<i>Objective</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
HE.O.4	Review the General Plan and Zoning Code, and if appropriate, designate minimum densities of development to assure that existing available land is not underutilized	
	<i>Responsibility</i>	Planning Division
	<i>Timing</i>	Within one year of adoption of the housing element
	<i>Funding</i>	General Fund
	<i>Objective</i>	Establish minimum densities
HE.O.5	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	
	<i>Responsibility</i>	Planning Division
	<i>Timing</i>	Within one year of adoption of the housing element
	<i>Funding</i>	General Fund
	<i>Objective</i>	Allow and encourage mixed use zoning
HE.O.6	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	
	<i>Responsibility</i>	Planning Division
	<i>Timing</i>	Within one year of adoption of the housing element
	<i>Funding</i>	General Fund
	<i>Objective</i>	Institute flexible zoning
HE.O.7	Allow and promote through the development of ordinances and guidelines, where appropriate the development of small and irregular size lot development	
	<i>Responsibility</i>	Planning Division
	<i>Timing</i>	Within two years of adoption

	<i>Funding</i>	General Fund
	<i>Objective</i>	Encourage consolidated development
HE.O.8	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	
	<i>Responsibility</i>	Planning Division
	<i>Timing</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
	<i>Funding</i>	General Fund
	<i>Objective</i>	Encourage the development of second-units that are and remain affordable to lower-income households in the County
HE.O.9	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	
	<i>Responsibility</i>	Planning Division
	<i>Timing</i>	Within three years of adoption
	<i>Funding</i>	General Fund
	<i>Objective</i>	To ensure adequate residentially zoned land is available

6.2. ASSIST IN THE DEVELOPMENT OF HOUSING OPPORTUNITIES

GOAL: ASSIST IN THE DEVELOPMENT

HE.G.2	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
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POLICIES IN SUPPORT OF THE GOAL

HE.P.7	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.8	Encourage and participate in efforts to achieve economies and efficiencies which will facilitate the production of quality affordable housing

HE.P.9	Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment
HE.P.10	Make ending homelessness a priority
HE.P.11	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

OBJECTIVES TO ACHIEVE GOALS AND POLICIES

HE.O.10	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
	<i>Responsibility</i> Building Division
	<i>Timing</i> Within the planning period
	<i>Funding</i> General Fund
	<i>Objective</i> To meet RHNA allocations
HE.O.11	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
	<i>Responsibility</i> Planning & Public Works Agency/Human Resource Agency/ CHIP
	<i>Timing</i> At least once during planning period
	<i>Funding</i> General Fund
	<i>Objective</i> Support the development of subsidized housing developments
HE.O.12	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
	<i>Responsibility</i> Planning & Public Works Agency/Human Resource Agency/ CHIP
	<i>Timing</i> At least once during planning period
	<i>Funding</i> General Fund
	<i>Objective</i> Support the development of subsidized housing developments
HE.O.13	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
	<i>Responsibility</i> Planning & Public Works Agency/Human Resource Agency
	<i>Timing</i> At least once during planning period
	<i>Funding</i> State funding
	<i>Objective</i> Support the development of subsidized housing developments
HE.O.14	Assist developers and/or non-profit partners in making application for the Multi-Family 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
	<i>Responsibility</i> Planning & Public Works Agency/ Human Resource Agency
	<i>Timing</i> At least once during planning period
	<i>Funding</i> General fund/ federal funding
	<i>Objective</i> Support the development of Multi Family Housing
HE.O.15	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
	<i>Responsibility</i> Human Resources Agency – Community Action Division
	<i>Timing</i> On-going
	<i>Funding</i> General Fund
	<i>Objective</i> Support opportunities for the development low and moderate income housing
HE.O.16	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
	<i>Responsibility</i> Human Resources Agency – Community Action Division
	<i>Timing</i> Continuous
	<i>Funding</i> Local, state and federal grants and loan programs
	<i>Objective</i> End homelessness
HE.O.17	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
	<i>Responsibility</i> Planning Division
	<i>Timing</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
HE.O.18	Provide fast track or one-stop permit processing for housing developments affordable to lower income households or other priority housing needs	
	<i>Responsibility</i>	Planning Division / Building Division
	<i>Timing</i>	Continuous
	<i>Funding</i>	General Fund
	<i>Objective</i>	Prioritize development of affordable housing
HE.O.19	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	
	<i>Responsibility</i>	Planning & Public Works Agency
	<i>Timing</i>	Prior to end of the planning period
	<i>Funding</i>	General fund
	<i>Objective</i>	Asses impacts of new development on a fair share basis
HE.O.20	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.	
	<i>Responsibility</i>	Planning Division
	<i>Timing</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

6.3. CONSERVE AND IMPROVE EXISTING HOUSING STOCK

GOAL: CONSERVE AND IMPROVE THE EXISTING HOUSING STOCK

HE.G.3	Maintenance and improvement of the quality of the existing housing stock and the neighborhood in which it is located
HE.G.4	Promote Energy conservation activities in all residential areas

POLICIES IN SUPPORT OF THE GOAL

HE.P.12	Facilitate the removal of all unsafe, substandard dwellings which cannot be cost-effectively repaired
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HE.P.13	Promote public awareness of the need for housing and neighborhood conservation
HE.P.14	Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing
HE.P.15	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.16	Facilitate maximum use of federal and state programs that can assist very-low and lower-income homeowners to properly maintain their dwelling units
HE.P.17	All policies, implementation standards and programs contained in the Glenn County Energy Elements are incorporated herein by reference
HE.P.18	Coordinated 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

OBJECTIVES TO ACHIEVE GOALS AND POLICIES

HE.O.21	Rehabilitation of 2 dwellings through 2019 which will include 1 dwelling for extremely low income category and 1 dwelling for low-income category								
	<table border="1"> <tr> <td><i>Responsibility</i></td> <td>Glenn County Human Resources Agency – Community Action Division</td> </tr> <tr> <td><i>Timing</i></td> <td>Continuous</td> </tr> <tr> <td><i>Funding</i></td> <td>CDBG Grants, HOME, PI, local, state and federal grants</td> </tr> <tr> <td><i>Objective</i></td> <td>Conserve and improve existing housing stock</td> </tr> </table>	<i>Responsibility</i>	Glenn County Human Resources Agency – Community Action Division	<i>Timing</i>	Continuous	<i>Funding</i>	CDBG Grants, HOME, PI, local, state and federal grants	<i>Objective</i>	Conserve and improve existing housing stock
<i>Responsibility</i>	Glenn County Human Resources Agency – Community Action Division								
<i>Timing</i>	Continuous								
<i>Funding</i>	CDBG Grants, HOME, PI, local, state and federal grants								
<i>Objective</i>	Conserve and improve existing housing stock								
HE.O.22	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 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								
	<table border="1"> <tr> <td><i>Responsibility</i></td> <td>Human Resource Agency/ Planning Division</td> </tr> <tr> <td><i>Timing</i></td> <td>At least once during the planning period</td> </tr> <tr> <td><i>Funding</i></td> <td>State funding</td> </tr> <tr> <td><i>Objective</i></td> <td>Provide funding for the rehabilitation of housing stock</td> </tr> </table>	<i>Responsibility</i>	Human Resource Agency/ Planning Division	<i>Timing</i>	At least once during the planning period	<i>Funding</i>	State funding	<i>Objective</i>	Provide funding for the rehabilitation of housing stock
<i>Responsibility</i>	Human Resource Agency/ Planning Division								
<i>Timing</i>	At least once during the planning period								
<i>Funding</i>	State funding								
<i>Objective</i>	Provide funding for the rehabilitation of housing stock								

HE.O.23	<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><i>Responsibility</i> Human Resource Agency</p> <p><i>Timing</i> At least once during the planning period</p> <p><i>Funding</i> State funding</p> <p><i>Objective</i> Continued funding for housing rehabilitation programs</p>
HE.O.24	<p>Maintain and monitor a current inventory of all substandard housing units</p> <p><i>Responsibility</i> Planning & Public Works Agency/ Human Resource Agency</p> <p><i>Timing</i> As funding is available</p> <p><i>Funding</i> Grant funding</p> <p><i>Objective</i> To monitor substandard housing units in the County</p>
HE.O.25	<p>Require demolition of vacant dilapidated dwellings which are not economically feasible to improve to code standards</p> <p><i>Responsibility</i> Planning & Public Works Agency</p> <p><i>Timing</i> On-going</p> <p><i>Funding</i> General Fund</p> <p><i>Objective</i> Removal of uninhabitable housing</p>
HE.O.26	<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 multi-family housing and emergency shelters.</p> <p><i>Responsibility</i> Planning & Public Works Agency</p> <p><i>Timing</i> On-going</p> <p><i>Funding</i> State funding</p> <p><i>Objective</i> Remove unsafe living conditions & support the development of new affordable housing</p>
HE.O.27	<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</i> Planning & Public Works Agency</p> <p><i>Timing</i> Planning period</p> <p><i>Funding</i> General Fund</p> <p><i>Objective</i> Identify creative ways to assist in housing rehabilitation</p>

6.4. ADDRESS AND REMOVE OR MITIGATE CONSTRAINTS

GOAL: ADDRESS AND REMOVE OR MITIGATE CONSTRAINTS

HE.G.5 | Review, address and where appropriate, remove and/or mitigate governmental and nongovernmental constraints that impact the development, maintenance, and improvement of housing

POLICIES IN SUPPORT OF THE GOAL

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

HE.P.20 | Encourage proper maintenance of essential public services and facilities in residential developments

HE.P.21 | Support programs which increase employment and economic opportunities

HE.P.22 | To the extent possible, implement adopted land development and resource management policies without imposing regulations that have the effect of excluding housing for special needs groups and lower-income households

HE.P.23 | Review the possibility of relaxing development standards to mitigate and where possible remove constraints impacting the development and improvement of housing intended to accommodate low income and other special needs groups

OBJECTIVES TO ACHIEVE GOALS AND POLICIES

HE.O.28 | Identify infrastructure & service limitations that inhibit housing development. Explore & pursue programs & resources during the planning period that address constraints & facilitate development for a variety of housing types, including multi-family and housing for lower and moderate income needs

<i>Responsibility</i>	Planning & Public Works Agency
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<i>Timing</i>	On-going
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<i>Funding</i>	General Fund
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<i>Objective</i>	Address and mitigate constraints to housing development
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HE.O.29 | 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.

<i>Responsibility</i>	Planning & Public Works Agency
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<i>Timing</i>	On-going
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<i>Funding</i>	General Fund
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	<i>Objective</i>	Ensure updated County policies related to housing conservation
HE.O.30		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
	<i>Responsibility</i>	Human Resource Agency/ Planning & Public Works Agency
	<i>Timing</i>	On-going
	<i>Funding</i>	General Fund
	<i>Objective</i>	Assist in the development of affordable housing
HE.O.31		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.
	<i>Responsibility</i>	Planning & Public Works Agency
	<i>Timing</i>	Explore eligibility for TIG within the planning period
	<i>Funding</i>	General Fund
	<i>Objective</i>	Encourage infill development through updating County policies
HE.O.32		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
	<i>Responsibility</i>	Planning Division
	<i>Timing</i>	On-going
	<i>Funding</i>	General Fund
	<i>Objective</i>	Ensure requirements are not cost prohibitive to the development of affordable housing
HE.O.33		Support Economic Development Programs and strategies set forth in Section 5.3.5 of the Glenn County General Plan
	<i>Responsibility</i>	Planning & Public Works Agency
	<i>Timing</i>	On-going
	<i>Funding</i>	General Fund/ Grants
	<i>Objective</i>	Support economic development
HE.O.34		Review and modify the zoning code and minimum residential standards to accommodate Efficiency Dwelling Units and Single-Room Occupancy Units
	<i>Responsibility</i>	Planning Division
	<i>Timing</i>	Within one year of adoption of the housing element
	<i>Funding</i>	General Fund
	<i>Objective</i>	Support the development of Efficiency Dwelling Units
HE.O.35		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
	<i>Responsibility</i> Planning Division
	<i>Timing</i> Within one year of adoption of the housing element
	<i>Funding</i> General fund
	<i>Objective</i> Support the development of farm labor housing
HE.O.36	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
	<i>Responsibility</i> Planning Division
	<i>Timing</i> Within one year of the adoption of the housing element
	<i>Funding</i> General Fund
	<i>Objective</i> Fare share of housing development adjacent and within the city limits
HE.O.37	Reinstate the First Time Homebuyers program into the Program Income Re-use Plan to assist in addressing the constraint of limited funding opportunities
	<i>Responsibility</i> Human Resources Agency- Community Action Division
	<i>Timing</i> Within one year of the adoption of the housing element
	<i>Funding</i> General Fund
	<i>Objective</i> Assist in the possibility of homeownership
HE.O.38	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
	<i>Responsibility</i> Planning Division
	<i>Timing</i> Within one year of adoption of the housing element
	<i>Funding</i> General fund
	<i>Objective</i> Clarification of the multi-family residential zone
HE.O.39	Review and modify as necessary the zoning code to relax development standards impacting the development and improvement of housing for 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 rations
	<i>Responsibility</i> Planning Division
	<i>Timing</i> Within one year of adoption of the housing element
	<i>Funding</i> General fund
	<i>Objective</i> Assure that development standards are not hindering the development of affordable housing

HE.O.40	<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 & Public Works Agency</p> <p><i>Timing</i> Within one year of the adoption of the housing element</p> <p><i>Funding</i> General fund</p> <p><i>Objective</i> Assure street width requirements are not hindering the development of affordable housing</p>
HE.O.41	<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"> 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. 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. 3. The requested accommodation would not impose an undue financial or administrative burden on the County. 4. The requested accommodation would not require a fundamental alteration in the nature of the County's land use and zoning program. <p><i>Responsibility</i> Planning Division</p> <p><i>Timing</i> Within two years of adoption</p> <p><i>Funding</i> General fund</p> <p><i>Objective</i> Provide special accommodations to person with disabilities</p>
HE.O.42	<p>Establish expedited permit procedures for developments with units affordable to lower-income households</p> <p><i>Responsibility</i> Planning Division</p> <p><i>Timing</i> Within two years of adoption</p> <p><i>Funding</i> General fund</p> <p><i>Objective</i> Mitigate governmental constraints to development of lower income housing</p>
HE.O.43	<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</p>

	modification of definitions and updates to the uses permitted and conditional permitted in each zoning designations
	<i>Responsibility</i> Planning Division
	<i>Timing</i> Within one year of adoption
	<i>Funding</i> General fund
	<i>Objective</i> Provide clarification to the Zoning Code regarding residential care facilities
HE.O.44	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 dwellings for low income category, 302 dwellings for moderate income category, and 81 dwellings for above moderate income category
	<i>Responsibility</i> Human Resources Agency- Community Action Division
	<i>Timing</i> On going
	<i>Funding</i> LIHEAP, DOE, Energy Partners, local, state and federal grants
	<i>Objective</i> Continue to conserve and preserve existing housing stock

6.5. EQUAL HOUSING OPPORTUNITIES

GOAL: EQUAL HOUSING OPPORTUNITIES

HE.G.6	Promote equal access to safe and decent housing for all income groups
HE.G.7	Increase opportunities for special needs groups (elderly, large families, families with female heads of household, farm workers, disabled, developmentally disabled, and homeless) to obtain adequate housing

POLICIES IN SUPPORT OF THE GOAL

HE.P.23	Encourage enforcement of fair housing laws throughout the county
HE.P.24	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.25	Support the development of housing plans and programs, including new publicly-subsidized housing, which maximize housing choice for special needs groups and lower-income households commensurate with need
HE.P.26	Ensure all new multi-family construction meets the accessibility requirements of federal and state fair housing acts through local permitting and approval process

OBJECTIVES TO ACHIEVE GOALS AND POLICIES

HE.O.45	Respond to complaints of discrimination and provide referral services for housing discrimination complaints to appropriate state and federal agencies
	<i>Responsibility</i> Human Resources Agency – Community Action Division
	<i>Timing</i> Continuous
	<i>Funding</i> State & federal funding
	<i>Objective</i> Ensure fair housing
HE.O.46	Rental assistance to an annual average of 165 households through 2019 to include 68 very-low income category households, 97 low-income category households
	<i>Responsibility</i> Human Resources Agency – Community Action Division
	<i>Timing</i> Continuous
	<i>Funding</i> State funding
	<i>Objective</i> Continued rental assistance
HE.O.47	<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"> - Maximum number of beds or persons permitted to be served nightly by the facility - Off street parking based on demonstrated need, provided that the standards to not require more parking for emergency shelters than for other residential or commercial uses within the same zone - Size and location of exterior and interior on-site waiting and client intake area - Provision of on-site management - Proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart - Length of stay - Lighting - Security during hours of operation
	<i>Responsibility</i> Planning Division
	<i>Timing</i> Within one year of adoption of the housing element
	<i>Funding</i> Local funding
	<i>Objective</i> Allow emergency shelters and transitional housing in appropriate residential and commercial zones
HE.O.48	<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>
	<i>Responsibility</i> Human Resources Agency – Community Action Division
	<i>Timing</i> Continuous

	<i>Funding</i>	Federal funding
	<i>Objective</i>	End homelessness in Glenn County
HE.O.49	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	
	<i>Responsibility</i>	Human Resources Agency – Community Action Division
	<i>Timing</i>	Continuous
	<i>Funding</i>	State funding
	<i>Objective</i>	Continued rental assistance
HE.O.50	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	
	<i>Responsibility</i>	Human Resources Agency – Community Action Division
	<i>Timing</i>	Continuous
	<i>Funding</i>	Federal funding
	<i>Objective</i>	Encourage use of federal funding for senior and disabled housing
HE.O.51	Designate the Glenn County Community Action Division 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	
	<i>Responsibility</i>	Human Resources Agency – Community Action Division
	<i>Timing</i>	Continuous
	<i>Funding</i>	Federal funding
	<i>Objective</i>	Ensure fair employment and housing
HE.O.52	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 with application sand assistance in the development of farm worker housing. Annually review opportunities to provide Migrant Farm Worker Rental Housing	
	<i>Responsibility</i>	Human Resources Agency – Community Action Division
	<i>Timing</i>	Continuous
	<i>Funding</i>	State funding
	<i>Objective</i>	Support migrant farm worker housing opportunities
HE.O.53	Continue to require the first floors of multi-family developments to accommodate access and use by the elderly and disabled.	
	<i>Responsibility</i>	Planning & Public Works Agency
	<i>Timing</i>	Continuous
	<i>Funding</i>	Local funding

	<i>Objective</i>	Availability of adequate housing for elderly and disabled
HE.O.54		Inspect housing upon receiving complaints regarding health and safety problems, and require compliance with applicable codes.
	<i>Responsibility</i>	Planning & Public Works Agency / Human Resources Agency – Community Action Division
	<i>Timing</i>	Continuous
	<i>Funding</i>	Local & State funding
	<i>Objective</i>	Insure safe and health housing where possible
HE.O.55		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.
	<i>Responsibility</i>	Planning & Public Works Agency / Human Resources Agency – Community Action Division
	<i>Timing</i>	Ongoing and at least annually depending on funding programs
	<i>Funding</i>	Grant funding
	<i>Objective</i>	To develop affordable housing for families and seniors
HE.O.56		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 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.
	<i>Responsibility</i>	Planning & Public Works Agency / Human Resources Agency – Community Action Division
	<i>Timing</i>	Incentives and Concessions and strategy by June 2015, Ongoing and at least bi-annual contact, depending on funding programs
	<i>Funding</i>	General Fund
	<i>Objective</i>	To develop affordable housing for families and seniors

APPENDIX A

COUNTY OF GLENN MASTER FEE SCHEDULE

ZONE CLEARANCE FEES

COUNTY OF GLENN	
MASTER SCHEDULE OF FEES, CHARGES, AND RECOVERED COSTS	
FEE DESCRIPTION	FEE AMOUNT
Planning & Public Works Agency	
Airports	
Ground Lease - Monthly per acre	\$135.00
Minimum per month rate for hangar bldg & aviation uses	\$59.00
Commercial and Non-Aviation Uses	
Tie Downs	negotiated
Monthly	\$46.00
Overnight	\$4.00
Day Use	no charge
Willows Airport - Monthly Hangar Rental	
#01 - #15 Small	\$111.00
#16 - #30 Medium	\$127.00
#31 - #36 Large	\$147.00
Orland Airport - Monthly Hangar Rental	
#01 - #14 Small	\$127.00
#15 - #20 Average	\$111.00
#21 - #30 Large	\$147.00
Building Inspector	
Building Fees	ICBO March/April 2002 issue "Building Standards" + 25%, 1997 Uniform Administrative Code, and 6% of total fee
Building Standards Administration Special Revolving Fund (BSASRF)	\$4.00 per every \$100,000.00 in Construction Valuation or fractions thereof but not less than \$1 dollar
Strong Motion Instrumentation Program (SMIF)	Category 1 (valuation amt x .0001) + 6% of total fee Category 2 (valuation amt x .00021) + 6% of total fee
County Facilities	
Hall Rent Fees	
Low Hazard	
100 or under	\$100.00 Rent \$100.00 Cleaning Dep.
101 and over	\$125.00 Rent \$100.00 Cleaning Dep.
Moderate Hazard	
100 or under	\$300.00 Rent \$450.00 Cleaning Dep.
101 and over	\$400.00 Rent \$450.00 Cleaning Dep.
High Hazard	
Additional Fees When Alcohol is Served	Specific Board Approval Necessary \$150.00 Rent \$300.00 Cleaning Dep.
Hourly Rate, When Applicable	\$25.00 per hour
Parks and Boat Launch Facilities	
Boat Launch/Retrieval Fees	\$3.00 per launch or \$30.00 annually

COUNTY OF GLENN	
MASTER SCHEDULE OF FEES, CHARGES, AND RECOVERED COSTS	
FEE DESCRIPTION	FEE AMOUNT
Planning & Public Works Agency (continued)	
Engineering & County Surveyor	
Engineering Copies	
Blue Line Paper	
18" X 26"	\$.85 each
24" X 26"	\$1.50 each
per square foot	\$.25 each
Sepia	
18" X 26"	\$3.25
24" X 36"	\$5.00
per square foot	\$0.75
Mylar	
18" X 26"	\$5.00
24" X 36"	\$10.00
per square foot	\$2.75
Parcel Map	\$1,032.00 + \$52.00 each parcel
Final Map	\$1,032.00 + \$52.00 each parcel
Improvement Plan Checking (2% deposit of Engineer's estimate required w/submittal)	Actual cost
Improvement Inspection (2% deposit of Engineer's estimate required w/submittal)	Actual cost
Record of Survey	\$344.00
Per submittal after modifications requested by Public Works Dept which are deemed substantial in nature by Public Works Director. This cost does not include submittal of the original for filing	
Land Leveling Permit (5 acres or less)	\$53.00
Land Leveling Permit (each additional 10 acres or portion thereof in excess of 5 acres)	\$3.00
Planning	
Schedule for Books and Maps Publications	
Title 19, Zoning Code/Maps	\$35.00 + \$6.00 = \$41.00
Title 17, 20, Division of Land	\$20.00 + \$6.00 = \$26.00
General Plan Vol 1 Policy	\$35.00 + \$8.00 = \$43.00
General Plan Vol 2 Issues	\$20.00 + \$8.00 = \$28.00
General Plan Vol 3 Setting	\$20.00 + \$8.00 = \$28.00
General Plan Vol 4 Setting	\$20.00 + \$8.00 = \$28.00
Energy Element	\$20.00 + \$8.00 = \$28.00
Willows Land Use Plan	\$10.00 + \$4.00 = \$14.00
Orland Land Use Plan	\$10.00 + \$4.00 = \$14.00
GIS Maps	
Base map includes parcels & roads, additional layers of information additional \$5.00 per layer	\$10.00 - \$30.00
GIS	\$48.00
GIS Data S & H	\$21.00
General Plan	
General Plan Amendment	\$3,612.00
Specific Plan Amendment	\$1,718.00
Zoning	
Zone Change	\$3,422.00
Environmental Health	\$32.00
General Plan Amendment/Zone Change Filed Together	\$3,470.00

COUNTY OF GLENN	
MASTER SCHEDULE OF FEES, CHARGES, AND RECOVERED COSTS	
FEE DESCRIPTION	FEE AMOUNT
Planning & Public Works Agency (continued)	
Planning (continued)	
Development Agreement	\$2,887.00
Planning Permits Fees (including Environmental Health & Recorder's fees)	
Zoning Clearance for Building Permits	
New Residential	\$108.00
All Other Permits	\$57.00
Conditional Use Permit	\$2,813.00
Conditional Use Permit Extension/Amendment	\$1,198.00
Variance	\$1,554.00
Administrative Permit	\$232.00
Administrative Permit (Gas Well)	\$1,747.00
Administrative Permit (Agricultural Homestay Establishment)	\$787.00
Franchise Agreement	\$1,828.00
Resource Projects	
Agriculture Preserve including Zone Change	\$562.00
Agriculture Preserve Contract Nonrenewal (Plus recording fee)	\$64.00
Williamson Act	\$768.00
Williamson Act Cancellation	\$1,911.00
Farmland Security Zone	\$811.00
Williamson Act to Farmland Security	\$358.00
Williamson Act Non-Renewal	\$149.00
Reclamation Plan	\$3,146.00
Annual Idle Mine Fees for Interim Management Plan Approval	\$850.00
Annual Idle Mine Fees with Approved Interim Management Plan	\$200.00
Annual Extension/Renewal of Interim Management Plan	\$850.00
Annual SMARA reporting and Monitoring Fee (17,000 or less short tons)	\$850.00
Annual SMARA reporting and Monitoring Fee (More than 17,000 short tons per year)	\$.05 per ton
Mitigation Monitoring	Varies
California Environmental Quality Act	
Categorical Exemption (Includes use of previously approved Negative Declaratio Initial Study (Includes use of previously approved EIR)	\$93.00
Connected with another application	\$1,018.00
	\$742.00
Environmental Impact Report (Prepared by outside consultant)	\$2,865.00
Non refundable deposit to be credited to EIR costs. Fee shall be 10% of contract amount	
Environmental Mitigation Monitoring	
Environmental Mitigation Monitoring	Set in conditions of approval for each Conditional Use Permit
Gravel Extraction Planning Projects	
Major Projects	Projects requiring extensive monitoring may also be subject to higher fees per Use Permit Conditions or separate instrument

COUNTY OF GLENN	
MASTER SCHEDULE OF FEES, CHARGES, AND RECOVERED COSTS	
FEE DESCRIPTION	FEE AMOUNT
Planning & Public Works Agency (continued)	
Planning (continued)	
Lot Line Adjustments	
Lot Line Adjustment	\$1,329.00
Lot Line Adjustment (each additional parcel over 2 parcels)	\$106.00
Lot Line Adjustment with WA/FS contracts	\$2,097.00
Subdivisions	
Certificate of Compliance	\$907.00
Certificate of Compliance (each additional parcel)	\$106.00
Tentative Map Amendment	\$1,521.00
Tentative Map Extension	\$613.00
Tentative Parcel Map	\$1,896.00
Tentative Parcel Map (each additional parcel over 4)	\$13.25
Tentative Subdivision Map	\$2,843.00
Tentative Subdivision Map (each additional parcel over 4)	\$13.25
Voluntary Merger	\$935.00
Waiver from Title 17 Standards plus TPM fee or LLA fee	\$315.00
Appeals	
Appeals to Planning Commission	\$450.00
Appeals to Board of Supervisors	\$473.00
Other	
Legal Review	Actual Cost
Amendments approved by Planning Director as allowed in permit	\$130.00
Amendments approved by Technical Advisory Committee as allowed in permit	\$339.00
Amendments during process, prior to approval	56% of the fee
Preapplication Site Visit	\$207.00
Site Plan Review	\$336.00
Special Planning Commission Meeting requested by Applicant	\$891.00
Road Maintenance & Construction Permit Fees	
Encroachment Permit	\$40.50
Transportation Permit-per trip	\$16.00
Transportation Permit-Annual	\$90.00
Master Gas Well Driller Road Agreement	\$250.00
Gas Well Driller Road Agreement Addendum	\$250.00
Pipeline Franchise Agreement	\$1,500.00
Pipeline Franchise Annual Right-of-Way Fees	Based on Formula as set by ordinance
Pipeline Franchise Agreement Amendment	\$750.00
Solid Waste Disposal Site Fees	
Minimum Charge Up to 425 lbs (Uncovered)	\$25.00
Minimum Charge Up to 425 lbs (Covered)	\$15.00
Household & Commercial Refuse	\$70.00 per ton
Construction/Demolition	\$70.00 per ton
Clean Green and Wood Waste	\$60.00 per ton
Whole Tires	
Each up to 20 inches	\$2.00
Each 20 to 24 inches	\$8.00
Each over 24 inches	\$35.00
Altered Tires	
Shredded Less than 6"	Free
Shredded 6" or over	\$40.00/ton
Quartered, bagel sliced or sidewall removed	\$90.00
Appliances	
Refrigeration Units - Without Freon (with certificate)	Free
Unit with Freon (or without certificate)	\$35.00
Washers, driers, dishwashers, stoves, hot water heaters, boilers, furnaces	\$10.00
Mattresses, box springs, couches, recliners, etc.	\$5.00
Other Bulky/Hard to Handle	\$15.00
Dead Animals - Small<50#	\$5.00
Dead Animals - Medium 50# to 100#	\$10.00
Dead Animals - Large 100# to 150#	\$25.00
Extra handling - to be applied to contaminated recycling, compromised roll offs, spilled or contaminated loads, drive-offs, difficult to cover, and as determined by Solid Waste Division Management	\$50.00
Recycle Drop Off Center	FREE
Electronic Waste	FREE

APPENDIX B

PARCELS WITH ACCESS TO SEWER (S) AND PUBLIC WATER (PW)

INCLUDING DEVELOPMENT CAPACITY

VACANT PARCELS BY ZONING DESIGNATION

APN	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
032-101-005-0	Multiple Family Residential	RM	1,875 sq ft	1 (2,000 sq ft S/PW)
032-101-007-0	Multiple Family Residential	RM	1,875 sq ft	1 (2,000 sq ft S/PW)
032-101-009-0	Multiple Family Residential	RM	5,625 sq ft	2 (2,000 sq ft S/PW)
032-142-019-0	Multiple Family Residential	RM	10,500 sq ft	5 (2,000 sq ft S/PW)
032-152-019-0	Multiple Family Residential	RM	3,500 sq ft	1 (2,000 sq ft S/PW)
001-081-028-0	Single Family Residential	R-1	1.85	16 (5,000 sq ft S/PW)*
005-222-023-0	Single Family Residential	R-1	9,000 sq ft	1 (5,000 sq ft S/PW)
005-222-025-0	Single Family Residential	R-1	18,000 sq ft	3 (5,000 sq ft S/PW)
005-232-006-0	Single Family Residential	R-1	2,400 sq ft	1 (5,000 sq ft S/PW)
005-232-014-0	Single Family Residential	R-1	19,200 sq ft	3 (5,000 sq ft S/PW)
005-242-001-0	Single Family Residential	R-1	5.94	51 (5,000 sq ft S/PW)
005-302-020-0	Single Family Residential	R-1	24,000 sq ft	4 (5,000 sq ft S/PW)
005-311-015-0	Single Family Residential	R-1	15,600 sq ft	3 (5,000 sq ft S/PW)
005-311-032-0	Single Family Residential	R-1	5,775 sq ft	1 (5,000 sq ft S/PW)
005-312-015-0	Single Family Residential	R-1	6,600 sq ft	1 (5,000 sq ft S/PW)
005-321-007-0	Single Family Residential	R-1	3.18	27 (5,000 sq ft S/PW)
005-322-001-0	Single Family Residential	R-1	1.68	14 (5,000 sq ft S/PW)
005-412-004-0	Single Family Residential	R-1	4,500 sq ft	1 (5,000 sq ft S/PW)
005-412-007-0	Single Family Residential	R-1	12,000 sq ft	2 (5,000 sq ft S/PW)
005-412-025-0	Single Family Residential	R-1	6,000 sq ft	1 (5,000 sq ft S/PW)
005-412-028-0	Single Family Residential	R-1	7,500 sq ft	1 (5,000 sq ft S/PW)
005-412-029-0	Single Family Residential	R-1	9,000 sq ft	1 (5,000 sq ft S/PW)
005-422-009-0	Single Family Residential	R-1	10,000 sq ft	2 (5,000 sq ft S/PW)
005-422-024-0	Single Family Residential	R-1	19,200 sq ft	3 (5,000 sq ft S/PW)
005-431-002-0	Single Family Residential	R-1	9,600 sq ft	1 (5,000 sq ft S/PW)
005-431-005-0	Single Family Residential	R-1	8,000 sq ft	1 (5,000 sq ft S/PW)
005-431-010-0	Single Family Residential	R-1	7,999 sq ft	1 (5,000 sq ft S/PW)
005-431-011-0	Single Family Residential	R-1	8,000 sq ft	1 (5,000 sq ft S/PW)
005-431-017-0	Single Family Residential	R-1	11,680 sq ft	2 (5,000 sq ft S/PW)

APN	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
005-432-002-0	Single Family Residential	R-1	27,727 sq ft	5 (5,000 sq ft PW)
016-070-006-0	Single Family Residential	R-1	1.33	2 (20,000 sq ft PW)
016-073-019-0	Single Family Residential	R-1	1,236 sq ft	1 (20,000 sq ft PW)
017-130-059-9	Single Family Residential	R-1	36,590 sq ft	1 (40,000 sq ft)
020-093-001-0	Single Family Residential	R-1	19,200 sq ft	1 (20,000 sq ft PW)
020-093-002-9	Single Family Residential	R-1	9,600 sq ft	1 (20,000 sq ft PW)
020-093-003-0	Single Family Residential	R-1	9,600 sq ft	1 (20,000 sq ft PW)
020-103-007-0	Single Family Residential	R-1	9,600 sq ft	1 (20,000 sq ft PW)
020-103-008-0	Single Family Residential	R-1	9,600 sq ft	1 (20,000 sq ft PW)
020-105-001-0	Single Family Residential	R-1	1.91	4 (20,000 sq ft PW)
020-111-001-0	Single Family Residential	R-1	9,600 sq ft	1 (20,000 sq ft PW)
020-111-007-0	Single Family Residential	R-1	9,600 sq ft	1 (20,000 sq ft PW)
020-111-008-0	Single Family Residential	R-1	9,600 sq ft	1 (20,000 sq ft PW)
020-121-002-0	Single Family Residential	R-1	9,600 sq ft	1 (20,000 sq ft PW)
020-122-009-0	Single Family Residential	R-1	1,500 sq ft	1 (20,000 sq ft PW)
020-140-006-9	Single Family Residential	R-1	1.38	3 (20,000 sq ft PW)
020-140-007-9	Single Family Residential	R-1	1.45	3 (20,000 sq ft PW)
020-140-009-9	Single Family Residential	R-1	1.4	3 (20,000 sq ft PW)
020-140-010-9	Single Family Residential	R-1	2.16	4 (20,000 sq ft PW)
020-300-002-9	Single Family Residential	R-1	17,965 sq ft	1 (20,000 sq ft PW)
020-300-013-9	Single Family Residential	R-1	19,650 sq ft	1 (20,000 sq ft PW)
020-300-016-0	Single Family Residential	R-1	14,400 sq ft	1 (20,000 sq ft PW)
020-300-021-9	Single Family Residential	R-1	14,400 sq ft	1 (20,000 sq ft PW)
020-300-023-9	Single Family Residential	R-1	14,400 sq ft	1 (20,000 sq ft PW)
020-300-024-9	Single Family Residential	R-1	14,400 sq ft	1 (20,000 sq ft PW)
020-300-026-0	Single Family Residential	R-1	14,400 sq ft	1 (20,000 sq ft PW)
020-350-022-9	Single Family Residential	R-1	2.16	4 (20,000 sq ft PW)
020-350-023-9	Single Family Residential	R-1	2.16	4 (20,000 sq ft PW)
022-030-017-0	Single Family Residential	R-1	40,075 sq ft	2 (20,000 sq ft PW)
022-030-019-0	Single Family Residential	R-1	28,685 sq ft	1 (20,000 sq ft PW)

APN	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
022-051-006-0	Single Family Residential	R-1	3,750 sq ft	1 (20,000 sq ft PW)
022-071-003-0	Single Family Residential	R-1	19,800 sq ft	1 (20,000 sq ft PW)
022-090-041-0	Single Family Residential	R-1	13,667 sq ft	1 (20,000 sq ft PW)
022-090-043-0	Single Family Residential	R-1	72,759 sq ft	3 (20,000 sq ft PW)
022-281-002-0	Single Family Residential	R-1	3,813 sq ft	1 (20,000 sq ft PW)
022-282-003-0	Single Family Residential	R-1	5,763 sq ft	1 (20,000 sq ft PW)
022-282-004-0	Single Family Residential	R-1	3,375 sq ft	1 (20,000 sq ft PW)
022-282-006-0	Single Family Residential	R-1	13,150 sq ft	1 (20,000 sq ft PW)
022-282-008-0	Single Family Residential	R-1	2,025 sq ft	1 (20,000 sq ft PW)
022-311-007-0	Single Family Residential	R-1	9,864 sq ft	1 (20,000 sq ft PW)
022-312-006-0	Single Family Residential	R-1	15,735 sq ft	1 (20,000 sq ft PW)
022-312-010-0	Single Family Residential	R-1	9,800 sq ft	1 (20,000 sq ft PW)
022-312-013-0	Single Family Residential	R-1	18,040 sq ft	1 (20,000 sq ft PW)
022-312-014-0	Single Family Residential	R-1	17,380 sq ft	1 (20,000 sq ft PW)
032-021-014-0	Single Family Residential	R-1	7,000 sq ft	1 (5,000 sq ft S/PW)
032-022-010-0	Single Family Residential	R-1	7,000 sq ft	1 (5,000 sq ft S/PW)
032-031-019-0	Single Family Residential	R-1	7,000 sq ft	1 (5,000 sq ft S/PW)
032-041-011-0	Single Family Residential	R-1	7,000 sq ft	1 (5,000 sq ft S/PW)
032-051-019-0	Single Family Residential	R-1	7,003 sq ft	1 (5,000 sq ft S/PW)
032-051-023-0	Single Family Residential	R-1	7,000 sq ft	1 (5,000 sq ft S/PW)
032-081-016-0	Single Family Residential	R-1	7,500 sq ft	1 (5,000 sq ft S/PW)
032-122-020-0	Single Family Residential	R-1	7,000 sq ft	1 (5,000 sq ft S/PW)
032-131-011-0	Single Family Residential	R-1	3,500 sq ft	1 (5,000 sq ft S/PW)
032-132-017-0	Single Family Residential	R-1	14,000 sq ft	2 (5,000 sq ft S/PW)
032-132-021-0	Single Family Residential	R-1	7,000 sq ft	1 (5,000 sq ft S/PW)
032-132-030-0	Single Family Residential	R-1	5,475 sq ft	1 (5,000 sq ft S/PW)
032-142-002-0	Single Family Residential	R-1	7,000 sq ft	1 (5,000 sq ft S/PW)
032-161-015-0	Single Family Residential	R-1	7,000 sq ft	1 (5,000 sq ft S/PW)
032-182-023-0	Single Family Residential	R-1	3,500 sq ft	1 (5,000 sq ft S/PW)
032-202-014-0	Single Family Residential	R-1	7,000 sq ft	1 (5,000 sq ft S/PW)

APN	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
032-202-025-0	Single Family Residential	R-1	7,000 sq ft	1 (5,000 sq ft S/PW)
032-211-023-0	Single Family Residential	R-1	6,000 sq ft	1 (5,000 sq ft S/PW)
032-360-001-9	Single Family Residential	R-1	2.46	21 (5,000 sq ft S/PW)
032-360-028-9	Single Family Residential	R-1	11,644 sq ft	2 (5,000 sq ft S/PW)
032-363-041-9	Single Family Residential	R-1	38,768 sq ft	7 (5,000 sq ft S/PW)
045-080-024-0	Single Family Residential	R-1	12,000 sq ft	1 (40,000 sq ft)
046-160-034-0	Single Family Residential	R-1	2.72	2 (40,000 sq ft)
046-210-040-0	Single Family Residential	R-1	73,616 sq ft	1 (40,000 sq ft)
005-200-002-0	Suburban Residential	RE-1	0.45	1 (S/PW)*
044-270-041-9	Suburban Residential	RE-1	2	2
044-280-085-9	Suburban Residential	RE-1	2	2
044-280-088-9	Suburban Residential	RE-1	2	2
045-020-030-0	Suburban Residential	RE-1	2	2
045-020-031-0	Suburban Residential	RE-1	2	2
045-060-025-0	Suburban Residential	RE-1	0.26	1
045-130-002-0	Suburban Residential	RE-1	9.62	10
045-130-003-0	Suburban Residential	RE-1	9.62	10
045-130-004-0	Suburban Residential	RE-1	9.62	10
045-140-027-0	Suburban Residential	RE-1	2.68	2
045-170-031-0	Suburban Residential	RE-1	5.14	5
045-170-034-0	Suburban Residential	RE-1	2	2
045-210-005-0	Suburban Residential	RE-1	0.83	1
045-210-019-9	Suburban Residential	RE-1	2.63	2
045-210-051-9	Suburban Residential	RE-1	1.11	1
045-210-058-9	Suburban Residential	RE-1	2.05	2
047-020-004-0	Suburban Residential	RE-1	1.67	1
047-020-020-0	Suburban Residential	RE-1	3	3
044-150-012-9	Suburban Residential	RE-2	1.86	1

APN	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
044-210-032-9	Suburban Residential	RE-2	1.84	1
044-210-033-9	Suburban Residential	RE-2	1.84	1
044-210-034-9	Suburban Residential	RE-2	2.34	1
044-220-061-9	Suburban Residential	RE-2	2	1
044-280-022-9	Suburban Residential	RE-2	5.78	3
044-280-073-9	Suburban Residential	RE-2	1.86	1
044-280-081-9	Suburban Residential	RE-2	13.53	7
044-280-092-9	Suburban Residential	RE-2	2.03	1
045-020-021-9	Suburban Residential	RE-2	2.21	1
045-020-024-9	Suburban Residential	RE-2	2.05	1
045-020-026-9	Suburban Residential	RE-2	2.2	1
045-020-028-9	Suburban Residential	RE-2	2.29	1
045-030-012-0	Suburban Residential	RE-2	5.06	2
045-040-030-0	Suburban Residential	RE-2	2	1
045-040-032-0	Suburban Residential	RE-2	2	1
045-040-033-0	Suburban Residential	RE-2	2	1
045-040-035-9	Suburban Residential	RE-2	1.88	1
045-040-036-9	Suburban Residential	RE-2	1.88	1
045-040-037-9	Suburban Residential	RE-2	1.88	1
045-040-038-9	Suburban Residential	RE-2	3.04	1
045-090-009-9	Suburban Residential	RE-2	0.41	1
046-280-009-0	Suburban Residential	RE-2	4.8	2
047-010-011-9	Suburban Residential	RE-2	3.7	1
047-010-028-0	Suburban Residential	RE-2	2.73	1
047-030-028-9	Suburban Residential	RE-2	2.47	1
047-050-029-0	Suburban Residential	RE-2	1.84	1
047-050-034-0	Suburban Residential	RE-2	1.03	1
047-050-036-0	Suburban Residential	RE-2	1.02	1
047-060-017-0	Suburban Residential	RE-2	0.91	1
047-070-029-0	Suburban Residential	RE-2	1.81	1

APN	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
047-080-001-0	Suburban Residential	RE-2	0.42	1
047-170-013-0	Suburban Residential	RE-2	17.18	10
047-171-032-0	Suburban Residential	RE-2	2.12	1
047-171-033-0	Suburban Residential	RE-2	2.36	1
047-171-034-0	Suburban Residential	RE-2	2.07	1
047-171-035-0	Suburban Residential	RE-2	2.01	1
047-171-036-0	Suburban Residential	RE-2	2.01	1
047-171-037-0	Suburban Residential	RE-2	2.25	1
047-171-038-0	Suburban Residential	RE-2	2.34	1
047-171-039-0	Suburban Residential	RE-2	2.52	1
047-171-041-0	Suburban Residential	RE-2	2.27	1
047-171-042-0	Suburban Residential	RE-2	2.01	1
047-171-045-0	Suburban Residential	RE-2	2	1
047-171-046-0	Suburban Residential	RE-2	2.01	1
047-171-047-0	Suburban Residential	RE-2	2.01	1
047-171-048-0	Suburban Residential	RE-2	2.49	1
047-171-049-0	Suburban Residential	RE-2	2.01	1
047-171-050-0	Suburban Residential	RE-2	2.11	1
047-171-051-0	Suburban Residential	RE-2	2.04	1
047-171-052-0	Suburban Residential	RE-2	2.01	1
047-171-053-0	Suburban Residential	RE-2	0.71	1
005-200-001-0	Rural Residential	RE-5	13	3 (S/PW)*
020-130-001-0	Rural Residential	RE-5	1.8	1
020-130-002-0	Rural Residential	RE-5	0.21	1
020-131-002-0	Rural Residential	RE-5	0.88	1
024-311-004-0	Rural Residential	RE-5	4.59	1
040-340-021-0	Rural Residential	RE-5	0.93	1
040-380-002-0	Rural Residential	RE-5	4.54	1
044-210-042-9	Rural Residential	RE-5	18.63	4

APN	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
044-220-002-0	Rural Residential	RE-5	2.6	1
044-280-069-0	Rural Residential	RE-5	5.6	1
045-050-021-0	Rural Residential	RE-5	1.22	1
045-050-026-0	Rural Residential	RE-5	0.99	1
045-060-045-9	Rural Residential	RE-5	5.08	1
045-060-054-9	Rural Residential	RE-5	5.07	1
045-190-014-0	Rural Residential	RE-5	5.13	1
045-240-008-0	Rural Residential	RE-5	4.18	1
045-240-009-0	Rural Residential	RE-5	4.17	1
045-260-040-0	Rural Residential	RE-5	5.22	1
045-260-041-0	Rural Residential	RE-5	5.22	1
045-350-008-9	Rural Residential	RE-5	5	1
046-040-004-0	Rural Residential	RE-5	1.84	1
046-080-015-0	Rural Residential	RE-5	3.16	1
046-090-011-0	Rural Residential	RE-5	0.6	1
046-210-048-0	Rural Residential	RE-5	4.49	1
046-240-005-0	Rural Residential	RE-5	0.1	1
046-240-007-0	Rural Residential	RE-5	10.1	2
046-260-025-0	Rural Residential	RE-5	0.96	1
046-260-053-0	Rural Residential	RE-5	5.01	1
046-260-054-0	Rural Residential	RE-5	4.96	1
046-260-057-9	Rural Residential	RE-5	19.48	4
046-280-012-0	Rural Residential	RE-5	3.42	1
046-290-011-0	Rural Residential	RE-5	0.1	1
047-150-006-0	Rural Residential	RE-5	0.9	1
047-150-058-0	Rural Residential	RE-5	5.01	1
047-150-064-9	Rural Residential	RE-5	4.37	1
047-150-066-0	Rural Residential	RE-5	2.61	1
047-160-020-0	Rural Residential	RE-5	2.23	1
047-160-021-0	Rural Residential	RE-5	0.06	1

APN	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
047-160-048-9	Rural Residential	RE-5	5	1
047-160-057-9	Rural Residential	RE-5	10.02	2
047-160-065-0	Rural Residential	RE-5	6.67	1
047-160-066-0	Rural Residential	RE-5	6.6	1
047-230-047-9	Rural Residential	RE-5	5.23	1
047-230-054-9	Rural Residential	RE-5	10	2
047-230-055-9	Rural Residential	RE-5	10	2
047-230-060-0	Rural Residential	RE-5	5.3	1
047-230-062-9	Rural Residential	RE-5	5.01	1
047-230-067-0	Rural Residential	RE-5	5.01	1
047-240-053-0	Rural Residential	RE-5	0.96	1
047-240-059-0	Rural Residential	RE-5	5.27	1
047-240-068-0	Rural Residential	RE-5	4.27	1
047-240-080-9	Rural Residential	RE-5	4.1	1
047-240-083-0	Rural Residential	RE-5	4.85	1
047-240-085-0	Rural Residential	RE-5	5.37	1
047-260-029-9	Rural Residential	RE-5	5.04	1
005-010-011-9	Suburban Residential	RE-NW	0.87	1
005-010-012-9	Suburban Residential	RE-NW	1.39	1
005-010-015-9	Suburban Residential	RE-NW	1.1	1
005-030-017-0	Suburban Residential	RE-NW	1.14	1
005-041-006-0	Suburban Residential	RE-NW	0.8	1
005-050-005-0	Suburban Residential	RE-NW	2.31	2
005-050-006-0	Suburban Residential	RE-NW	1.33	1
005-050-008-0	Suburban Residential	RE-NW	1.04	1
005-050-009-0	Suburban Residential	RE-NW	1.31	1
005-070-010-0	Suburban Residential	RE-NW	1.02	1
005-070-011-0	Suburban Residential	RE-NW	1.21	1
005-090-012-9	Suburban Residential	RE-NW	2.23	2

APN	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
005-100-004-0	Suburban Residential	RE-NW	0.2	1
005-100-005-0	Suburban Residential	RE-NW	0.2	1
005-110-012-0	Suburban Residential	RE-NW	1.83	1
005-110-015-0	Suburban Residential	RE-NW	0.92	1
005-121-010-0	Suburban Residential	RE-NW	2.78	2
005-130-009-0	Suburban Residential	RE-NW	1.37	1
005-140-009-0	Suburban Residential	RE-NW	1.4	1
005-150-007-0	Suburban Residential	RE-NW	5.74	6
020-310-019-0	Suburban Residential	RE-NW	1.22	1
020-311-001-0	Suburban Residential	RE-NW	14.01	15
020-312-012-9	Suburban Residential	RE-NW	1.03	1
020-312-014-9	Suburban Residential	RE-NW	1.09	1
020-340-007-9	Suburban Residential	RE-NW	2.16	2
044-140-054-9	Rural Residential	RE-10	7.94	1
044-140-058-9	Rural Residential	RE-10	9.67	1

* = under existing sewer/public water agreements, these parcels would be required to be annexed into the city to receive these services.

S = Sewer

PW = Public Water

APPENDIX C

CANDIDATE SITES FOR REZONING TO "RM"

Based on the sites inventory analysis and limiting factors such as vicinity to sewer, water, public services, transit, realistic development capacity, etc. the parcels listed below have been selected out as potential parcels to be rezoned to accommodate the low and very low income categories through Program HE.O.1. These candidate parcels have been identified through County GIS software as meeting identified criteria as well as not having significant environmental concerns. There is adequate land in the vicinity of necessary infrastructure and services that potentially could be rezoned to accommodate RHNA for low and very low income categories. Review of the parcels below will be conducted within a year of adoption of the Housing Element, and the most appropriately suited parcels will be rezoned to accommodate the remaining low and very low units.

City of Willows Vicinity		
Assessor Parcel Number	Acres	Assumed Development Potential if parcel was rezoned to "RM"
001-081-028-0	1.85	38
005-010-011-9	0.87	18
005-010-012-9	1.39	29
005-010-015-9	1.1	23
005-030-017-0	1.14	23
005-041-006-0	0.8	16
005-050-005-0	2.31	48
005-050-006-0	1.33	27
005-050-008-0	1.04	21
005-050-009-0	1.31	27
005-070-010-0	1.02	21
005-070-011-0	1.21	25
005-110-012-0	1.83	38
005-110-015-0	0.92	19
005-121-010-0	2.78	58
005-130-009-0	1.37	28
005-140-009-0	1.4	29
005-150-007-0	5.74	120
005-200-001-0	13	273
005-242-001-0	5.94	124
005-321-007-0	3.18	66
005-322-001-0	1.68	35
017-130-059-9	0.84	17
Total	54.04	1,123

City of Orland Vicinity		
Assessor Parcel Number	Acres	Assumed Development Potential if parcel was rezoned to "RM"
040-340-021-0	0.93	19
040-380-002-0	4.54	95
045-040-030-0	2	42
045-040-032-0	2	42
045-040-033-0	2	42
045-050-021-0	1.22	25
045-050-026-0	0.99	20
045-140-027-0	2.68	56
045-170-031-0	5.14	107
045-170-034-0	2	42
045-210-005-0	0.83	17
045-210-019-9	2.63	55
045-210-051-9	1.11	23
045-210-058-9	2.05	43
045-240-008-0	4.18	87
045-240-009-0	4.17	87
045-350-008-9	5	105
046-040-004-0	1.84	38
046-080-015-0	3.16	66
045-350-008-9	5	105
046-090-011-0	0.6	13
046-240-007-0	10.1	212
046-260-025-0	0.96	20
046-260-053-0	5.01	105
046-260-054-0	4.96	104
046-280-009-0	4.8	100
047-010-028-0	2.73	57
047-020-004-0	1.67	35
047-020-020-0	3	63
047-030-028-9	2.47	51
047-050-034-0	1.03	21
Total	90.08	1,897

Hamilton City Vicinity		
Assessor Parcel Number	Acres	Assumed Development Potential if parcel was rezoned to "RM"
032-360-028-9	2.76	57

APPENDIX D

CONTACT INFORMATION

AGENCY	CONTACT PERSON	ADDRESS	PHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
California Tribal TANF Partnership	Kristiana Mackey	1021 W. Wood Street, Willows, CA 95988	530-934-4815	530-934-4891	Not Available
Child & Family Services - CCRR & HeadStart Program	Joanna Owen	676 E. Walker Street, Orland, CA 95963	530-865-1145	530-865-4797	joanna@glenncoe.org
Childcare Resource & Referral (CCRR) - Headstart Program	Mary Anne Hagen	676 E. Walker Street, Orland, CA 95963	530-865-1118 or 1-800-394-2818	530-865-4797	mahagen@glenncoe.org
Ampla Health - Hamilton City Medical	Benjamin H. Flores	P.O. Box 855, 278 Main Street, Hamilton City, CA 95951	530-826-3694	530-826-3120	bflores@amplahhealth.org
Ampla Health - Orland Medical & Dental	Benjamin H. Flores	1211 Cortina Drive, Orland, CA 95963	530-865-5544	530-865-9209	bflores@amplahhealth.org
Glenn County Health Services & Child & Family Planning	Benjamin H. Flores	1211 Cortina Drive, Orland, CA 95963	530-865-5561	530-865-4730	bflores@amplahhealth.org
North Valley Indian Health	Grinnell Norton	240 North Villa Street, Willow, CA 95988	530-934-6588	530-934-6463	gnorton@glenncountyhealth.net
Passages Adult Resource Center	Vicki Shively	207 North Butte Street, Willows, CA 95988	530-934-4641	530-934-2204	vshively@nvah.org
Glenn Co. HRA Community Action Division	Marilyn Shult	25 Main Street, Chico, CA 95929	530-494-5923 or 1-800-822-0109	530-934-5019	passages@cschico.edu
Willows Police Department	Kim Gaghagen	420 East Laurel Street, Willows, CA 95988	530-934-6510	530-934-6650	kgaghagen@hra.co.glenn.ca.us
Orland Police Department	Jason Dahl	201 North Lassen Street, Willows, CA 95988	530-934-3456	530-934-4964	jdhahl@cityofwillows.org
Glenn County Sheriff's Department	JC Tolle	817 Fourth Street, Orland, CA 95963	530-865-1616	530-865-1626	jtolle@cityoforland.com
Migrant/Seasonal Farmworker Services - CHDC	Larry Jones	543 West Oak Street, Willows, CA 95988	530-934-6431 or 530-865-1122	530-934-6429	ljones@countyofglenn.net
Department of Consumer Affairs	Leidi Rivera	2233 Nord Avenue, Suite #1, Chico CA 95926	530-899-0624	530-899-0638	lra_alra@chicopr.org
Glenn County Veterans' Services	Rocio Leal	2233 Nord Avenue, Suite #1, Chico CA 95926	530-899-0624	530-899-0638	rocio.leal@chicopr.org
Community Housing Improvement Program (CHIP)	Carrie Lopez	1625 North Market Blvd., Suite N 112, Sacramento, CA 95834	1-800-952-5210	530-934-6355	carrie@countyofglenn.net
Glenn County Senior Center - Orland	Cindy Holley	525 W. Sycamore Street, Suite A5, Willows, CA 95988	530-934-6524	530-891-8547	CHIPGeneral@chiphousing.org
Orland Senior Nutrition Center	Joe Feist	1001 Willow Street, Chico CA 95928	530-891-6931	530-865-1136	letadriene@hotmail.com
Willows Senior Nutrition Center	Darlene Friesen	19 Walker Street, Orland, CA 95963	530-865-1115	530-865-1136	letadriene@glenncoe.org
Glenn County IHSS Public Authority	Terry Goodwin	556 E Sycamore St, Willows, CA 95988	530-934-6573	530-865-1243	tergoodwin@glenncoe.org
Catalyst Domestic Violence Services	Brenda Prather	P.O. Box 1201, Orland, CA 95963	530-865-6150	530-865-1243	brather@hra.co.glenn.ca.us
Mental Health - Willows	Maria Gonzales	P.O. Box 4184, Chico, CA 95927	1-800-895-8476 or 530-343-7711	530-343-3960	galays@calahystdservices.org
Mental Health - Orland	Amy Lindsey	242 North Villa Ave., Willows, CA 95988	530-934-6582	530-934-6592	alindsey@glenncountyhealth.net
Willows City Hall	Tom Waggoner	1187 East South Street, Orland, CA 95963	530-865-6459	530-865-6483	twaggoner@glenncountyhealth.net
Orland City Hall	Steve Holsinger	201 North Lassen Street, Willows, CA 95988	530-934-7401	530-934-7402	sholsinger@cityofwillows.org
Glenn County Environmental Health	Pete Carr	815 Fourth Street, Orland CA 95963	530-865-1600	530-865-1632	petec@cityoforland.com
Remi Vista, Inc. - Youth and Family Services	Kevin Backus	257 North Villa Ave, Willows, CA 95988	530-934-6102	530-934-6103	kbackus@glenncountyhealth.net
	Dave Besana	15 Declaration Drive, Chico, CA 95973	530-893-4784	Not Available	Not Available

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934-8200
 934-2151
 934-7544
 865-9666
 865-9505

8173 County Road 54, Glenn, CA 95943
 622 4th Street, Willows, CA 95988
 PO Box 327, Willows, CA 95988
 913 Benson Drive, Orland, CA 95963
 6349 Stoneridge, Orland CA 95963

Bill Carriere
 Howard Cawthra
 R. Keith Corum
 Robert Costa
 Brian Leach

Glenn County Planning Commission

Glenn County Board of Supervisors

John Viegas
 Leigh McDaniel
 Mike Murray
 Dwight Foltz
 Steve Soeth