

HOUSING ELEMENT

Glenn County General Plan

2010



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*“...Decent housing and suitable living environment
for every California family.”*

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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, 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

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.

Recent statutory changes to Government Code Section 65302 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.

1.3. PUBLIC PARTICIPATION

To date, there have been four public hearings held before the Planning Commission and the Board of Supervisor to inform the boards, and public about the Housing Element update process. In the past, night meetings held specifically for planning projects have been poorly attended, and thus far have not been used as a means of collecting public input on the Housing Element update process. Additional meetings have been scheduled before the adoption of the Housing Element in a continued effort to involve the community in planning policy decisions, the last of which will be a meeting before the Board of Supervisors to review comments received, take public testimony and take action on the Housing Element.

The June 17, 2009 Planning Commission Meeting was a discussion of Housing Element basics, an over view of local demographic information, review of the new requirements and an outline of the update process. The Housing Element Update process was before the Planning Commission again on July 15, 2009. This time the presentation focused on the Regional Housing Needs Allocation (RHNA), a review of residentially zoned land both vacant and developed, options for accommodating RHN Allocations to ensure enough land is appropriately zoned to accommodate projected housing needs. Both meetings were advertised and open to the public, and intended to be informational in nature.

The Planning Commission meetings were followed by two Board of Supervisor meetings held on July 21, 2009 and August 18, 2009. The first meeting was a review of the information provided to the Planning Commission, and a look at potential parcels to rezone to Multiple Residential Zone to accommodate RHNA. The August meeting reviewed more closely the criteria for picking parcels to rezone, the projected needs and what could and couldn't be accommodated with the existing zoning, and a discussion of specific parcels for rezoning.

The Glenn County Human Resource Agency held community meetings in April and May of 2009 seeking input from members of the public on community needs. At the April 22, 2009 Glenn County meeting held at the Family Resource Center in Orland, the top three of eleven priorities discussed were jobs, community resources, and youth job fairs. May first, 2009, a meeting was put on by the same group in Hamilton City. Their top three priorities were a community center (with a pool), home loans through County funds (first time home buyers program) and employment services. While these meetings were not directly associated with the

Housing Element update, the meetings were attended by staff responsible for the revision of the Housing Element so that the needs identified during the meetings could be incorporated into the revised document. Using this existing forum for public input allowed staff to efficiently receive input and avoid scheduling additional public meetings.

Community Action Working Together is a group of pastors who have organized monthly meeting to identify, discuss and work towards senior needs, specifically related to housing in the County and incorporated Cities. County staff attended a meeting to discuss the CDBG Planning & Technical Assistance Grant Application being prepared for the 2009-2010 Grant Application cycle regarding a senior housing needs assessment survey. There was also discussion about the Housing Element update process, specifically as to how senior fit in. Continued attendance by County staff in community meetings shows a willingness to collaborate and create change in beneficial ways.

At this time, it is the county's intention to send the Draft Housing Element 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 will be included as an appendix in the final document.

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

2.1. POPULATION

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 primary sources of data used in this document come from the 2000 U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD) and the California State University at Chico's Center for Economic Development (CED). The Census is conducted once every ten years, while 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.

The 2000 U.S. Census, Glenn County is due for revision in 2010. Consequently, the Glenn County Housing Element relies on data collected by the CED publication: *Glenn County Economic & Demographic Profile* for 2009-10 that shows current population numbers as follows:

TABLE 1: TOTAL POPULATION	
City of Willows	6,502
City of Orland	7,353
Unincorporated Glenn County	15,340
Total	29,195

~ 2009 California Department of Finance, Demographic Research Unit

The CED uses population estimations produced by the DOF which publishes estimations twice a year. The population data is determined using a three year moving average in order to smooth out fluctuations for areas subject to frequent change. Glenn County has experienced a steady population increase of approximately 0.9% annually over the last ten years.

TABLE 2: POPULATION GROWTH TRENDS				
Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
1990	24,798	n/a	n/a	n/a
2000	26,453	1,655	6.67	0.67
2005	27,503	1,050	3.97	0.79
Current	28,237	734	2.67	0.89

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

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).

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.

The projected population for 2030 is 29,466, an increase of 271 people in the next 20 years. 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 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 3: POPULATION TRENDS - NEIGHBORING JURISDICTIONS				
Jurisdiction Name	1990	2000	Change (1990-2000)	
			Number	Percent
City of Orland	5,052	6,281	1,229	24.33
City of Willows	5,988	6,220	232	3.87
Butte County	182,120	203,171	21,051	11.56
Tehama County	49,625	56,039	6,414	12.92
Colusa County	16,275	18,804	2,529	15.54
Glenn County	24,798	26,453	1,655	6.67

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

TABLE 4: POPULATION BY AGE								
Age Group	1990				2000			
	Local		State		Local		State	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0-9 years	4,337	17.49	4,608,417	15.49	4,241	16.03	5,202,148	15.36
10-19 years	3,848	15.52	4,015,354	13.49	4,649	17.57	4,798,835	14.17
20-24 years	1,408	5.68	2,440,751	8.20	1,560	5.90	2,371,765	7.00
25-34 years	3,753	15.13	5,739,293	19.29	3,203	12.11	5,168,768	15.26
35-44 years	3,656	10.51	4,646,815	15.61	3,888	14.70	5,643,068	16.66
45-54 years	2,400	9.68	2,955,981	9.93	3,206	12.12	4,312,838	12.73
55-59 years	1,058	4.26	1,129,239	3.79	1,252	4.73	1,445,026	4.27
60-64 years	979	3.95	1,102,312	3.70	1,023	3.87	1,142,406	3.27
65-74 years	1,952	7.87	1,865,417	6.27	1,793	6.78	1,897,718	5.6
75-84 years	1,086	4.38	967,997	3.25	1,204	4.55	1,273,333	3.76
85+ years	321	1.29	288,445	0.97	434	1.64	415,735	1.23
Median Age	31		30		33.7		32	

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

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 1990, the number of people in the 50-59 age range grew nearly 4% while the 30-39 age range decreased 5%. The population over 60 makes up a higher percentage of the County population than the State average.

Glenn County's population is 60% white, 33% Hispanic, 3% Asian 0.5% Black and 2% American Indian. The Hispanic population has increased 13% since 1990, while the White population has decreased 15% in the same time frame. Asians and American Indians were the next largest groups, with blacks being the smallest group. Asians, American Indians, and blacks have seen

little change in the last 10 years. Like age distribution, race/ethnicity is a projection based on data from the 2000 Census by DOF. Projections are compiled July 1st of every year.

TABLE 5: 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
Percentage (of 2008 population)	60%	33%	3%	0.5%	2%	2%	

~ 2009 Economic & Demographic Profile, Center for Economic Development

Educational attainment is the number of people 18 and over who have achieved a specified level of education. According to the 2000 Census, 27.7% of the population were high school graduates which represents a large portion of persons in the County. State wide, the majority of the population identified themselves as attending some college, but did not graduate with 24.3% of the State wide population reporting such.

TABLE 6: EDUCATIONAL ATTAINMENT (POPULATION OVER 18)

	Less than 9 th 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
City of Orland	750	897	1,153	992	238	217	88
City of Willows	661	640	1,144	1,119	285	239	83
Unincorporated Glenn County	2,753	3,212	5,089	4,564	1,000	1,282	462
Total	4,164	4,749	7,386	6,675	1,523	1,738	633

~ *Economic & Demographic Profile 2009-10*, Center for Economic Development

2.2. EMPLOYMENT TRENDS

Employment is defined by The California Employment Development Department (EDD) as the number of residence 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 almonds (29,717 acres in 2007) and rice (2,044 acres in 2007), which make up 50% of the total of the ten leading commodities. 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).

The total labor force in Glenn County was 43% of the population in 2007 or approximately 12,400 residents. This represents an increase of 4% over the previous year; a trend since 2004. 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).

TOTAL 7: LABOR FORCE				
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

~ 2009 Economic & Demographic Profile, Center for Economic Development

2.2.2. BUSINESS AND INDUSTRY

Since the last 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 8: EMPLOYMENT BY INDUSTRY

Industry Type	2000	
	Number	Percent
Agriculture, forestry, fishing and hunting, and mining:	2,196	20.86
Construction	518	4.9
Manufacturing	1,017	9.66
Wholesale trade	332	3.15
Retail trade	1,069	10.15
Transportation, warehousing, and utilities:	691	6.56
Information	163	1.55
Finance, insurance, real estate, rental and leasing:	429	4.08
Professional, scientific, management, administration.	504	4.79
Educational, health and social services	1,731	16.44
Arts, entertainment, recreation, and services	685	6.51
Other services	551	5.23
Public administration (government)	641	6.09
TOTAL	10,527	

~ 2000 U.S. Census

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 9 below.

TABLE 9: MAJOR EMPLOYERS

Employer Name	Location	Industry	Employed
Erick Nielsen Enterprises Inc	Orland	Agricultural Consultants	100-249 Employees
Glenn County Mental Health	Willows	County Government-Public Health Programs	50-99 Employees
Glenn County Office of Education	Orland	Child Care Service	50-99 Employees
Glenn County Airports	Willows	County Government – Transportation Program	50-99 Employees
Glenn County Civil Division	Willows	Government Offices-County	100-249 Employees
Glenn County Emergency Services	Willows	County Government-Public Order & Safety	100-249 Employees
Glenn County Health & Welfare	Willows	County Government-Public Health Programs	100-249 Employees
Glenn County Human Resource	Willows	Government Offices-County	100-249 Employees
Glenn County Office – Emergency	Willows	Government Offices-County	50-99 Employees
Glenn County Public Works	Willows	Grading Contractors	50-99 Employees
Glenn County Sheriff’s Department	Willows	Sheriff	50-99 Employees
Glenn County Sheriff’s Office	Willows	Police Departments	50-99 Employees
Glenn Medical Center	Willows	Hospitals	100-249 Employees
Glenn – Colusa Irrigation District	Willows	Irrigation Companies	50-99 Employees
Jacinto Grange	Glenn	Associations	100-249 Employees
Johns Manville Corporation	Willows	Insulation-Manufacturers	250-499 Employees
Lassen Land Company	Orland	Consultants-Business Nec	50-99 Employees
Orland Unified School District	Orland	Schools	50-99 Employees
Willows Unified School District	Willows	Schools	50-99 Employees
Rumiano Cheese Factory	Willows	Cheese-Wholesale	100-249 Employees
Shasta Packing Company	Orland	Nurseries-Plants Trees & Etc-Wholesale	100-249 Employees
Sun Bridge Healthcare	Willows	Convalescent Homes	50-99 Employees
US Reclamation Bureau	Willows	Federal Government – Conservation Departments	50-99 Employees
Wal-mart	Willows	Department Stores	100-249 Employees

~ America’s Labor Market Information System (ALMIS) Employer Database, 2009 1st Edition. Employer information is provided by info USA®, Omaha, NE, 800/555-5211. Copyright © 2009. All Rights Reserved.

2.2.3. AGRICULTURE

According to the Glenn County 2007 Annual Crop and Livestock Report, the following agricultural commodities were the County's top ten leading crops:

1.	Almonds	\$109,918,000
2.	Rice	106,039,000
3.	Dairy	72,118,000
4.	Walnuts	42,628,000
5.	Prunes	26,031,000
6.	Olives	19,885,000
7.	Cattle & calves	18,750,000
8.	Hay, Alfalfa	15,754,000
9.	Corn	10,278,000
10.	Pistachios	6,834,000

~ 2007 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:

The Counties listed below have been identified in the 2000 U.S. Census as places that the local labor force commutes to and from. 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.

There are approximately 7,327 Glenn County residents working within the County. Adding together the commuters from outside Glenn County, there is a total workforce of 10,272 in Glenn County.

According to the 2000 Census, the following are the top five Counties that Glenn County shares labor force with. 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 11: COMMUTING PATTERNS TO AND FROM GLENN COUNTY			
TO GLENN COUNTY		FROM GLENN COUNTY	
Residence:	Number of individuals:	Residence:	Number of individuals:
Butte County	1,067	Butte County	1,774
Tehama County	528	Tehama County	490
Colusa County	208	Colusa County	428
Shasta County	53	Sacramento County	38
Sacramento County	39	Alameda County	30
Total:	1,895	Total:	2,760

~ 2000 U.S. Census

2.4 HOUSEHOLD CHARACTERISTICS

The unincorporated area of Glenn County had 9,172 households in 2000 with an average of 2.84 persons per household. The homeownership rate was 63.8% that is higher than the State of California homeownership rate of 56.9%, according to the Census.

2.4.1. NUMBER OF EXISTING HOUSEHOLDS

Current census estimates put unincorporated Glenn County total households at 9,450. This is an increase of 629 households from the 1990 census, a growth rate of approximately 35 houses a year.

TABLE 12: HOUSEHOLD GROWTH TRENDS (1990 - CURRENT)			
Year	Households	Numerical Change	Annual Percent Change
1990	8,821	n/a	n/a
2000	9,172	351	3.98
Current (2008)	9,450	278	3.03

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

Statistics 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.

TABLE 13: HOUSEHOLDS BY TENURE						
	1990		2000		Current (2008)	
	Number	Percent	Number	Percent	Number	Percent
Owner	5,451	61.80	5,868	63.98	6,426	47.1
Renter	3,370	38.20	3,304	36.02	3,024	52.9
TOTAL	8,821	100	9,172	100	9,450	100

~ 1999 U.S. Census, 2000 U.S. 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.

TABLE 14: HOUSING CONSTRUCTION FOR 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

~ 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.

TABLE 15: YEAR STRUCTURE BUILT

Year Built	Orland	Willows	Unincorporated	Total	Percentage
Built 1999 to March 2000	16	0	102	118	1.18
Built 1995 to 1998	168	34	245	447	4.48
Built 1990 to 1994	147	81	464	692	6.93
Built 1980 to 1989	292	263	694	1,249	12.51
Built 1970 to 1979	537	362	1,199	2,098	21.02
Built 1960 to 1969	292	314	654	1,260	12.62
Built 1950 to 1959	244	338	696	1,278	12.80
Built 1940 to 1949	208	284	508	1,000	10.02
Built 1939 or earlier	319	445	1,076	1,840	18.44
Total	2,223	2,121	5,638	9,982	100

~ Glenn County Building Division

As referenced above, 28.46% of homes in the unincorporated area of Glenn County were constructed in 1940 or earlier and 21% were constructed between 1959 and 1979. Only 1.2% 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 (6.7% from 1990 to 2000, an increase of 1,772 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.

2.4.2. 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 2008, the area median income for a household of four was \$53,800.

TABLE 16: MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE								
Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$11,300	\$12,900	\$14,550	\$16,150	\$17,450	\$18,750	\$20,050	\$21,300
Very Low	\$18,850	\$21,500	\$24,200	\$26,900	\$29,050	\$31,200	\$33,350	\$35,500
Low	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
Median	\$37,700	\$43,000	\$48,400	\$53,800	\$58,100	\$62,400	\$66,700	\$71,000
Moderate	\$45,200	\$51,700	\$58,100	\$64,600	\$69,800	\$74,900	\$80,100	\$85,300

~ California Department of Housing and Community Development, 2008 Income Limits

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

TABLE 17: INCOME RANGE		
Income Category	Percentage	Income Range
Extremely Low	0-30%	\$0- \$16,150
Very Low	31%-50%	\$16,151-\$26,900
Low	51%-80%	\$26,901-\$43,050
Moderate	81%-120%	\$43,051-\$64,600
Above Moderate	120% +	\$64,601 +

~ California Department of Housing and Community Development

Table 18 shows monthly income and affordable monthly housing payments 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. The affordable monthly payment applied to rent includes utilities or mortgage payments including principle, interest, taxes and insurance. Estimation on affordable sale price made additional assumptions including using a 30 year fixed rate mortgage at 5.5% interest with a 5% down payment. Property taxes and insurance have been estimated and may vary depending on property location. Things such as the credit score of the household may also affect affordability and/or access to home loans.

TABLE 18: AFFORDABLE PAYMENTS BY HOUSEHOLD SIZE				
Income Groups	1 Person	2 Person	3 Person	4 Person
Extremely Low				
Annual Income Limit	\$11,300	\$12,900	\$14,550	\$16,150
Monthly Income	\$942	\$1,075	\$1,213	\$1,346
Affordable Monthly Payment	\$283	\$323	\$364	\$404
Affordable Sale Price	\$34,039	\$40,614	\$46,734	\$52,851
Very Low				
Annual Income Limit	\$18,850	\$21,500	\$24,200	\$26,900
Monthly Income	\$1,571	\$1,792	\$2,017	\$2,242
Affordable Monthly Payment	\$471	\$537	\$605	\$673
Affordable Sale Price	\$62,869	\$72,690	\$82,708	\$92,726
Low				
Annual Income Limit	\$30,150	\$34,450	\$38,750	\$43,050
Monthly Income	\$2,513	\$2,871	\$3,229	\$3,588
Affordable Monthly Payment	\$754	\$861	\$969	\$1,076
Affordable Sale Price	\$104,779	\$120,732	\$136,670	\$152,623
Moderate				
Annual Income Limit	\$45,200	\$51,700	\$58,100	\$64,600
Monthly Income	\$3,767	\$4,308	\$4,842	\$5,383
Affordable Monthly Payment	\$1,130	\$1,293	\$1,453	\$1,615
Affordable Sale Price	\$160,593	\$184,713	\$208,451	\$232,557

~ 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 23% of households are paying more than 30% of the household income towards housing costs. In contrast, almost 32% of rental occupied households are paying more than 30% of the household income towards housing.

TABLE 19: 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	30-34% of HH Income	35+% of HH Income
\$0-10,000	227	5.84	28	9	24	128
\$10,000-19,999	446	11.47	120	122	38	166
\$20,000-34,999	944	24.28	441	189	55	259
\$35,000-49,999	922	23.71	427	309	79	107
\$50,000 +	1,349	34.70	1,117	186	22	24
Subtotal	3,888	100	2,133	815	218	684

Renter-Occupied Units						
\$0-10,000	489	16.22	10	62	30	294
\$10,000-19,999	927	30.75	99	222	163	356
\$20,000-34,999	789	26.17	274	339	79	31
\$35,000-49,999	442	14.66	345	60	0	8
\$50,000 +	368	12.21	287	19	0	0
Subtotal	3,015	100	1,015	702	272	689
TOTAL	6,903		3,148	1,517	490	1,373

Source: U.S. Census, 2000 Population and Housing, Summary Tape File 3A- H73 and H97; Household Income in 1999 for specified renter-occupied housing units by gross rent as a percentage of household income, and Household Income in 1999 for specified owner-occupied units by selected monthly owner costs as a percentage of household income.

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

2.4.3. LOWER INCOME HOUSEHOLDS OVERPAYING

Average median income for Glenn County according to the 2000 Census was \$32,107. The US Department of Housing and Urban Development and the California Department of Housing and Community Development have set income thresholds at 30%, 50% and 80% of the median income for the County. If income levels fall between 30% and 50% of the County’s median income level, the individual or family is considered to be part of the “lowest target income group”. If the individual or family income falls between 50% and 80% of the County’s median income level, the individual or family falls into the “target income group (TIG)” and above 80% an individual or family is considered “non-TIG”.

TABLE 20: PERCENTAGE OF LOW-INCOME HOUSEHOLDS OVERPAYING FOR HOUSING

Owner-Occupied Units		
Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent
987.67	460.67	46.64
Renter-Occupied Units		
Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent
1,679	879.67	52.39

~ 2000 Census

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 21: 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	66.4
% Cost Burden >30%	50.7	62.1	55.3
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

~ 2000 Census

2.4.4. TOTAL NUMBER OF EXISTING EXTREMELY LOW-INCOME HOUSEHOLDS

According to the 2000 Census, Glenn County has a total of 1,049 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, 575 are renters and 474 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 (Program HE.O.27), through the support of development of Single-Room Occupancy Units (Program HE.O.35) and through the County's on-going commitment to work with and assist those developers who are willing to provide low income housing (HE.O.31).

2.5. 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.

2.5.1. 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.

TABLE 22: YEAR STRUCTURE BUILT				
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 23: 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 24: 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 through the 2000 Census. Heating fuel in the unincorporated area of the County come 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 25: HOUSE HEATING FUEL

	City of Orland	City of Willows	Unincorporated Glenn County	Total
Utility gas	1,651	1,470	1,347	4,468
Bottled, tank or LP gas	46	16	1,095	1,157
Electricity	390	545	1,129	2,064
Fuel oil, kerosene, etc.	0	0	91	91
Coal or coke	0	0	0	0
Wood	136	82	1,126	1,344
Solar energy	0	0	0	0
Other fuel	0	0	30	30
No fuel used	0	8	10	18
Total:	2,223	2,121	4,828	9,172

~ 2000 Census

TABLE 26: SELECTED HOUSING CHARACTERISTICS

	City of Orland	City of Willows	Unincorporated Glenn County	Total
Lacking complete plumbing facilities	11	7	15	33
Lacking complete kitchen facilities	0	0	10	10
No telephone service	30	72	84	186

~ 2000 Census

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.

TABLE 27: HOUSING PERMITS ISSUED 1999- CURRENT				
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

~ 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.

TABLE 28: PENDING HOUSING DEVELOPMENTS

Developer/ Development Name	Number/Type of Units	Unit Size (sq. ft.)	Price Range	Status
Frederick L. Richter & Sons	9			A
CRB Properties	6			A
Stornetta	21	2,975	\$292,827.69 - \$309,555.75	UC
Verboom	3			A
Hickey	4			A
Medina	2	1957	\$185,941.00	UC
Payer	4			A
FMR	5			A
Martine	2			A
Flores	2			A
Quintel	2			A
Parker	4			A
Ficher	18			A
Fleming	4			A
Smith	4			A

Status: C = Complete; UC = Under Construction; A = Approved (Tentative or Final Map)

~ Glenn County Planning Division Records

2.5.2. 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 Glenn County 8.25% of owner occupied housing and 20.82% of renter occupied housing is considered to have overcrowded conditions, while 11.26% of renters live in severely overcrowded conditions.

TABLE 29: OVERCROWDED HOUSEHOLDS

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percent	Households	Percent	Households	Percent
1.00 or less	5,384	91.75	2,616	79.18	8,000	87.22
1.01 to 1.50	207	3.53	316	9.56	523	5.70
1.51 or more	277	4.72	372	11.26	649	7.08
TOTAL	5,868	100	3,304	100	9,172	100
% Overcrowded by Tenure	484	8.25	688	20.82	1,172	12.78

~ 2000 Census

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 30: NUMBER OF BEDROOMS IN HOUSING UNITS				
Number of Rooms	City of Orland	City of Willows	Unincorporated Glenn County	Total
No bedroom	26	37	247	310
1 bedroom	450	444	1,465	2,359
2 bedrooms	763	828	3,087	4,678
3 bedrooms	955	809	4,155	5,919
4 bedrooms	129	195	857	1,181
5 or more bedrooms	17	25	171	213
Median (bedrooms)	1.9	1.7	2.1	2
Total	2,340	2,338	9,982	14,660

~ 2000 Census

The majority of Glenn County residents, including the two incorporated cities of Orland and Willows, live in two and three bedroom homes. According to the 2000 Census, the average one-unit, detached home has 2.1 bedrooms in the unincorporated area, 1.9 in the City of Orland, and 1.7 rooms in the City of Willows.

TABLE 31: OCCUPANTS PER ROOM					
	City of Orland	City of Willows	Unincorporated Glenn County	State of CA	Total
1.00 or less	1,946	1,814	8,000	9,754,518	9,766,278
1.01 to 1.50	123	138	523	700,310	701,094
1.51 or more	154	169	649	1,048,042	1,049,014
Total	2,223	2,121	9,172	11,502,870	11,516,386

~ 2000 Census

2000 Census data indicates that there is a relatively small amount of overcrowding in Glenn County. Approximately 5.7% of people living in Unincorporated Glenn County live in overcrowded conditions, and 7.08% severely overcrowded. State totals put 6.9% of people statewide live in overcrowded households and 9.11% 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.

2.5.3. HOUSING COSTS (FOR SALE AND RENT)

The majority of housing in Glenn County costs between \$50,000 and \$149,999 (79.2% of housing). Searches conducted by the Cities of the Multiple Listing Services (MLS) resulted in consistent data. Houses in the City of Willows are selling between \$89,900 and \$695,000 with a

median price of \$197,000 dependent on location, amenities and square footage. 2008 data collected in the City of Orland reported a median sale price of \$215,000 with sale prices ranging from \$42,500 to \$632,000. By percentage, there are very few homes costing in the range of \$200,000 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 the State.

TOTAL 32: HOUSING VALUE: SPECIFIED OWNER-OCUPIED UNITS				
Value	City of Orland	City of Willows	Unincorporated Glenn County	Total
Less than \$50,000	77	44	75	196
\$50,000 - \$99,999	833	656	558	2,047
\$100,000 - \$149,999	282	283	468	1,033
\$150,000 - \$199,999	68	90	279	437
\$200,000 - \$299,999	0	22	107	129
\$300,000 - \$499,999	0	0	39	39
\$500,000 - \$999,999	0	0	5	5
\$1,000,000 or more	0	0	2	2
Median	\$88,000	\$92,200	\$94,900	n/a
Total	1,260	1,095	1,533	3,888

~ 2000 Census

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 33: MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Mortgaged	City of Orland	City of Willows	Unincorporated Glenn County	Total
Less than \$300	26	0	5	31
\$300 - \$499	176	91	51	318
\$500 - \$699	218	119	183	520
\$700 - \$999	224	359	368	951
\$1,000 - \$1,499	185	126	345	656
\$1,500 - \$1,999	7	26	54	87
\$2,000 or more	0	0	27	27
Total	836	721	1,033	2,590
Not Mortgaged	424	374	500	1,298
Grand Total	1,260	1,095	1,533	3,888
Median	\$212	\$246	\$239	n/a

~ 2000 Census

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 the State. Most residents in the unincorporated area and the two incorporated cities pay between \$500 and \$1,499 for monthly mortgage costs. There are 1,298 homes without a

mortgage payment in the County. Renters and homes where the mortgage has already been paid off generally account for these.

TABLE 34: SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME				
	City of Orland	City of Willows	Unincorporated Glenn County	Total
Less than 15%	471	469	575	1,515
15% - 19.9%	195	193	230	618
20% - 24.9%	163	173	161	497
25% - 29.9%	156	48	114	318
30% - 34.9%	56	60	102	218
35% or more	202	142	340	684
Not computed	17	10	11	38
Total	1,260	1,095	1,533	3,888

~ 2000 Census

In 1999, approximately 76% of residents (2,948) in the County, including the two Cities, paid below 29.9% of their monthly homeowner costs as a percentage of household income. The State average for the same time period is approximately 66.55%. In the same year, about 23.2% (940) paid above 30% compared to 31.24% Statewide. The households paying over 30% of their income towards housing are considered to be overpaying.

TABLE 35: GROSS RENT				
	City of Orland	City of Willows	Unincorporated Glenn County	Total
Less than \$200	81	58	39	178
\$200 - \$299	84	109	138	331
\$300 - \$499	285	506	390	1,181
\$500 - \$749	343	245	348	936
\$750 - \$999	33	13	42	88
\$1,000 - \$1,499	0	13	20	33
\$1,500 or more	0	0	0	0
Total	826	944	977	2,747
No cash rent	27	31	210	268
Grand Total	853	975	1,187	3,015

~ 2000 Census

Average rents for Glenn County are low compared to neighboring communities. Most renters in the unincorporated area and the City of Willows pay between \$300 and \$499 per month for rental housing. 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. A rental survey conducted in April 2009 by the City of Orland reviewed a representative sampling of 26 market-rate units from the Orland Press Register, Rentbits.com and Craig's List reported the following current rental rates for specific housing types.

TABLE 36: AVAILABLE RENTAL UNITS IN ORLAND

Rental Type	Units Available for Rent	Price Range
One-Bedroom Apartment	3	\$511-\$550
Two-Bedroom Apartment	7	\$551-\$825
Three-Bedroom Apartment	1	\$611
One-Bedroom House	1	\$400
Two-Bedroom House	6	\$700-\$895
Three-Bedroom House	5	\$700-\$895
Four-Bedroom House	3	\$850-1,200
Total	26	Median \$831

~ Orland Press Register, Rentbits.com, Craig's List

The City of Willows relied on 2000 Census data as there were no units for rent at the time of the Housing Element Update to base current market rental rates off of.

TABLE 37: 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%	122	197	281	23.67	600	19.90
15% to 19.9%	148	139	128	10.78	415	13.76
20% to 24.9%	157	77	135	11.37	369	12.24
25% to 29.9%	67	134	132	11.12	333	11.04
30% to 34.9%	78	111	83	6.99	272	9.02
35% or more	240	250	199	16.76	689	22.85
Not computed	41	67	229	19.29	337	11.18
Total	853	975	1,187	100	3,015	100

~ 2000 Census

The 2000 Census shows over half of renters in Glenn County paid 29.9% or less of their household income toward gross rent and under a quarter 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 19.9% and 22.85% 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 38: MEDIAN RENTS

Year	Number of Bedrooms						
	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 39: MEDIAN VALUE/RENT

Value/Rent	1990	2000	Percent Change
Median Home Value	67,100	94,900	41.43
Median Gross Rent	355	458	29.01

~ 2000 Census

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.

2.5.4. 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 40: HOUSING UNITS BY TYPE						
Unit Type	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	6,657	71.36	7,171	71.84	514	78.71
Duplex	166	1.78	237	2.37	71	10.87
3-4 Units	369	3.96	485	4.86	116	17.76
5+ Units	680	7.29	702	7.03	22	3.37
Mobile Home & Other	1,457	15.62	1,387	13.90	-70	-10.73
Totals	9,329	100	9,982	100	653	100

~ 1999 U.S. Census, 2000 U.S. Census

TABLE 41: HOUSING UNITS BY TYPE						
Unit Type	2000		Current Year (2008)		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	7,168	71.81	7,765	71.87	597	72.63
2-4 Units	722	7.23	787	7.28	65	7.91
5+ Units	705	7.06	700	6.48	-5	0.61
Mobile Home & Other	1,387	13.90	1,552	14.37	165	20.07
Totals	9,982	100	10,804	100	822	100

~ Department of Finance E-5 Report

The tables above suggest that unincorporated Glenn County is comprised primarily of single family units and mobile homes with almost 72% of all housing being classified as single family, and over 14% as Mobile Homes & Other. Although there is a slight variation between Census data and DOF figures, there have been approximately 1,108 new single family units built, and 95 new mobile homes added to Glenn County’s housing stock. This means that about 60 new homes and 5 new mobile homes are constructed during each of the last 18 years.

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.

2.5.5. VACANCY RATES

The 1990 Census has a total of 9,329 housing units, and lists 8,821 occupied and 508 vacant (5.45% of housing units were vacant in 1990). The vacancy rate based on 2000 Census data was 8.11% with 9,982 total housing units and 810 vacant units.

TABLE 42: VACANCY RATES	
	2000 Census
Total:	9,982
Occupied	9,172
Vacant	810
For rent	285
For sale only	107
Rented or sold, not occupied	90
For seasonal, recreational, or occasional use	172
For migrant workers	27
Other vacant	129

~ 2000 Census

Regionally, Butte and Glenn Counties have reported low vacancy rates at the 1990 and 2000 census. Tehama County had the highest vacancy rates, which were higher than the State’s by almost double at the 2000 Census. While Butte, Glenn and Tehama Counties vacancy rates have all increased between 1990 and 2000, the State’s vacancy rate decreased.

TABLE 43: REGIONAL VACANCY RATES						
	1990			2000		
	Total	Vacancy	Percentage	Total	Vacancy	Percentage
State of California	11,182,882	801,676	7.17	12,214,549	711,679	5.83
Butte County	76,115	4,450	5.85	85,523	5,957	6.97
Glenn County	9,329	508	5.45	9,982	810	8.11
Tehama County	20,403	1,699	8.33	23,547	2,534	10.76

~ 2000 Census

2.6. 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, 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.

2.6.1. PERSONS WITH DISABILITIES

Persons with disabilities have been divided into two age groups: those between five (5) and 64 and the 65 and over group. For persons in the 5-64 age range, the primary type of disability found in Glenn County is employment disability, followed closely by those classified as “Go-outside-home” and “Physical disability”. 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 the next section.

TABLE 44: PERSONS WITH DISABILITIES BY DISABILITY TYPE		
	Number	Percent
Total Disabilities	8,716	100
Total Disabilities for Ages 5-64	5,918	67.90
Sensory Disability	549	6.30
Physical disability	1,144	13.16
Mental disability	883	10.13
Self-care disability	343	3.94
Go-outside-home disability	1,192	13.68
Employment disability	1,807	20.73
Total Disabilities for Ages 65 and Over	2,798	32.10
Sensory Disability	493	5.66
Physical disability	932	10.69
Mental disability	436	5.00
Self-care disability	301	3.45
Go-outside-home disability	636	7.30

~ 2000 Census

Approximately 61% 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 45: PERSONS WITH DISABILITY BY EMPLOYMENT STATUS		
	Number	Percent
Age 5-64, Employed Persons with a Disability	1,089	4.51
Age 5-64, Not Employed Persons with a Disability	1,735	7.19
Persons Age 65 Plus with a Disability	1,396	5.78
Total Persons with a Disability	4,125	17.09
Total Population (Civilian Non-institutional)	24,139	34.57

~ 2000 Census

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.

TABLE 46: PERSONS LIVING WITH A DISABILITY

	City of Orland	City of Willows	Unincorporated Glenn County	Total
Population 5 to 20 years old	1,725	1,862	3,495	7,082
With a disability	123	104	209	436
Population 21 to 64 years old	3,226	3,090	7,497	13,813
With a disability	803	526	1,282	2,611
No disability	2,423	2,564	6,215	11,202
Population 65 years and older	854	638	1,752	3,244
With a disability	423	312	661	1,396

~ 2000 Census

Accessible housing is located primarily in the two incorporated cities and is not as prevalent in the unincorporated area. 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.

2.6.2. SENIORS

The senior population is defined as those people aged 65 and older. Senior households have special housing needs primarily due to three major concerns; physical disabilities/limitations, income and health care costs. The 2000 Census indicates that State wide 10.6% of the population was 65 and older, while 12.8% of the population of Glenn County meets this description. Because of the age of the “baby boomer” generation and extended life expectancies, this population percentage is projected to rise to over 22% of the County’s population by 2030.

According to the 1999 Census, 13.55% of the population was 65 years of age and older. While the 1990 California statistics show 10.5% of the total population 65 and over, Glenn County statistics show a 0.75% decrease in the number of seniors. This could be due to a lack of adequate, affordable housing options or lack of comprehensive medical facilities.

Of the 9,172 Glenn County householders, 1,787 people over the age of 65 owned homes and 474 rented homes, 19.48% and 5.17% respectively. State averages have 14.38% of householders over the age of 65 owned homes, while 4.92% rented homes. Of the total home owners, Glenn County reported 30.45% as compared to 25.26% State wide. Senior renters are 14.35% of the total renting households and 11.42% State wide.

TABLE 47: HOUSEHOLDERS BY TENURE BY AGE			
Householder Age	Owners	Renters	Total
65-74 years	873	208	1,081
75 plus years	914	266	1,180
TOTAL	1,787	474	2,261

~ 2000 U.S. Census

TABLE 48: SENIOR HOUSEHOLDS BY INCOME AND TENURE		
Income Level	Senior Owner Households	Senior Renter Households
Below 50% AMI	498.31	179.89
51% to 80%	314.33	113.47
81% to 120%	310.21	111.99
Above 120%	444.97	153.83
TOTAL	1,567.82	565.18

~ 2000 U.S. Census

The discrepancies on the above totals is caused by inconsistent data between the U.S. Census Bureau source tables H.14 (Tenure by age of household) and P.55 (Age of householder by household income) and the need to average percentages of Area Median Income to fit household income ranges.

2.6.3. 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.

State averages from the 2000 Census show 7.07% of renters and 8.88% of owners live in overcrowded conditions. In Glenn County, 7.61% renters and 8.36% owners are considered overcrowded.

TABLE 49: HOUSEHOLD SIZE BY TENURE						
	1-4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	5,101	66.19	767	52.35	5,868	63.98
Renter	2,606	33.81	698	47.65	3,304	36.02
TOTAL	7,707	100	1,465	100	9,172	100

~ 2000 Census

Of the existing housing stock, the majority of houses have three bedrooms. Two bedroom houses are second with over 30% of the total housing units (compared to 41.62% of the total housing units having three bedrooms). Five plus bedroom houses constitute the lowest percentage of housing type in the County with 1.71% 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.

2000 Census statistics indicate approximately two thirds of Glenn County households were owner occupied. Over 79% of the three bedroom houses were owner occupied, while 64% of one bedroom houses were renter occupied. Two bedroom houses are almost 50-50 for owner/renter occupied with less than 2% more being rented.

TABLE 50: EXISTING HOUSING STOCK NUMBER OF BEDROOMS BY TENURE						
Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	86	1.47	117	3.54	203	2.21
1 BR	451	7.69	825	24.97	1,276	13.91
2 BR	1,349	22.99	1,396	42.25	2,745	29.93
3 BR	3,153	53.73	816	24.70	3,969	43.27
4 BR	707	12.05	126	3.81	833	9.08
5+ BR	122	2.08	24	0.73	146	1.59
TOTAL	5,868	100	3,304	100	9,172	100

~ 2000 Census

2.6.4. 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 87% of all farm operations reporting in Glenn County have less than ten employees. Of the farms with less than ten employees, almost 70% of them are seasonal employees. In the farm operations reporting more than ten employees, more than 75% of them are seasonal employees. The 70% -75% 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 51: FARMWORKERS	
Farm Operations with less than 10 employees	
Permanent	265
Seasonal (e.g. less than 150 days)	363
Total	529
Farm Operations with 10 or More employees	
Permanent	19
Seasonal (e.g. less than 150 days)	58
Total	77

~ Source: USDA 2002 Census of Farmworkers, USDA & COG

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 farmwork 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.

2.6.5. 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. Within Glenn County approximately 24% of all households are headed up by a female, but they make up approximately 35% 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 52: FEMALE HEADED HOUSEHOLDS		
Householder Type	Number	Percent
Total Households	9,197	
Total Female Headed Householders	2,243	24.39
Female Heads with Children under 18	619	27.60
Female Heads without Children under 18	298	13.29
Total Families Under the Poverty Level	842	
Female Headed Households Under the Poverty Level	297	35.27

~ 2000 Census

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.

2.6.6. 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 the California Department of Housing and Community Development 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 53: COLUSA-GLENN-TRINITY 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. 60% 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. 48% 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.

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. An application for a Federal Emergency Shelter Grant was applied for in 2009; however, information on grant awards was not available at the time of this Housing Element update.

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 54: 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.

2.6.7. OTHER SPECIAL HOUSING NEEDS

Senate Bill 2, requires that local jurisdictions provide zoning to accommodate Emergency Shelters by-right. Clarification will also be made to clearly state that transitional housing and supportive housing are considered residential in nature and are subject only to the same restrictions as residential housing. Programs have been included to address both supportive housing types and bring the County regulations into compliance with State law.

2.7. ENERGY CONSERVATION

Energy related costs directly impact the affordability of housing in Glenn County. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Changes in State law impact the local housing industry, in this case though added costs to meet the new energy standards, and the County, in being the responsible agency for enforcing 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 Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH) programs. CARE 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. REACH provides energy assistance to customers who have no other way to pay their energy bills on a one-time basis. 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.

2.8. 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 2003-2008 at which time it must be revised. This Housing Element will cover 2007- 2014.

As required by California Government Code Section 65588, Glenn County has reviewed its 2003 Housing Element and has evaluated the appropriateness of its housing goals, objectives, and policies in contributing to the attainment of the State's housing goals, the effectiveness of the 2003 Housing Element in attainment of the County's housing goals and objectives, and the progress of the County in implementation of the 2003 Housing Element. The Housing Element 2008 has been updated to reflect the results of this review.

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). Thus, it is unlikely that Glenn County can expect to completely achieve the goals set forth in the Housing Element 2003. Nevertheless, the County has made progress toward its goals as described in this section and below in the review of the 2003 Housing Element programs. The goals, which are consistent with State and national housing goals to provide a decent home and suitable living environment for every individual and family, have generally been incorporated into this Housing Element 2008 revision due to their continuing worthiness as an expression of community values.

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: the Board of Supervisors. After a review of the policies contained in the 2003 Housing Element, the County determined that there were many policies that should be perpetuated as they were consistent with State and County goals. Those which were found to be inconsistent with the revised goals were deleted and new policies were formulated.

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.

Housing construction for the past five years is shown below for the unincorporated area of the County only (does not include the incorporated cities of Orland and Willows):

Table 55: GLENN COUNTY HOUSING CONSTRUCTION				
Year	Income Group			
	Very Low Income	Low Income	Moderate	Above Moderate
2001	25	27	20	10
2002	18	21	24	18
2003	18	12	10	35
2004	17	9	32	40
2005	12	12	8	51
2006	30	7	7	7
2007	12	12	10	20
2008	8	3	5	8
Total	140	103	116	189

~ Glenn County Building Division

During the previous planning period, the County established Community Development Objectives (CDO) to achieve the goals that had been outlined.

CDO-1 stated that 742 dwelling units would be constructed by 2008 including 221 units for very-low income households, 151 dwelling units for low income households, 160 units for moderate income households, and 210 units for above moderate income households. With the exception of units built for very low income households, a little more than half of the projected units were constructed. This objective has been modified to reflect 2008 RHNA numbers and carried over into the 2008 Housing Element.

CDO-2 required the designation of sufficient land to accommodate new development through 2008. General Plan Amendment 2004-02 rezoned 4.98 acres in Hamilton City and 10 acres adjacent to Orland which met density requirements to accommodate new development through the last planning period. Additional land will need to be rezoned to accommodate projected development needs through 2014 and has been included as a quantifiable objective.

CDO-3 quantified rehabilitation objectives through 2008. Glenn County Human Resources Agency administers the housing rehabilitation program for Glenn, Colusa and Trinity counties. Eight projects serving 11 households were reported in Glenn County in 2007 and six projects serving 12 households in 2008. This does not include furnace repair/replacement which is funded through a different source. This program and objective will continue into the next planning period as there is a continuing need for assistance in financing housing rehabilitation.

CDO-4 references CDO-6 and CDO-7.

CDO-5 stipulated that the County provide referral services for housing discrimination complaints which is administered through Glenn County Human Resource Agency. This service is a responsibility of the Civil Rights ADA Coordinator. In the last planning period only one of 13 complaints filed was coordinated with the California Department of Social Services as the other complaints were determined to be unfounded or the client did not provide adequate information for a determination to be made. This continues to be an important service and the program will continue to be managed as it is at present into the next planning period.

CDO-6 provides rental assistance to an annual total of 165 households and CDO-7 is specifically for homeowner assistance for an annual average total of 55 households. Rental assistance is provided both through rehabilitation and assistance with rent expenses. Glenn County Human Resource Agency manages Section 8 which is the most common form of rental assistance locally. On average, 73 households are helped on a yearly basis. Additional funding from the California Department of Housing and Community Development will allow an additional five to ten households to be helped annually. In the next planning period Glenn County will continue to administer Section 8 as well as additional funding which has been secured through HOME starting in 2009 which will allow assistance to be given to an additional 70 households. Homeowner assistance is provided through housing rehabilitation and weatherization and will continue in the next planning cycle.

The last housing element included "Implementation Strategies, Programs, Priorities, and Five-Year Action Plan" beyond the goals, policies and quantifiable objectives. Some of the Implementation Strategies are repetitive of the quantifiable objectives reviewed above. Others are more strategic in nature and do not have a quantifiable measurement. In reviewing the Implementation Strategies, some were carried over, combined or deleted due to changed circumstances. When the Goals, Policies, Objectives and Implementation Strategies were carried over, the identification number was left for comparison and continued consistency where possible with other General Plan Elements.

CDI-49 required setting aside sufficient land to meet future residential needs, which was completed through General Plan Amendment (GPA) 2004-04 rezoning 14 acres of land

to Multiple Residential Zone. It is anticipated that approximately 18 acres will need to be rezoned to accommodate the current planning period projected residential needs.

CDI-50 was the identification of infrastructure and service limitations that inhibit housing development. Some impact fees were implemented in the last planning period to help address service limitations, and as time and funding are available additional impact fees will be adopted within the next planning period. Funding will be continued to be sought for infrastructure improvements in Hamilton City and collaboration with the Blueprint Grant (through Caltrans) will be pursued for funding sources.

CDI-51 addressed emergency shelters and transitional housing being allowed with a Conditional Use Permit in zones designated for residential, commercial and public uses. This was not completed and the regulations around emergency shelters and transitional housing have changed significantly during the last planning period. Revisions to the existing Zoning Code to allow emergency shelters and transitional housing in compliance with AB 2634 and SB 2 will be required to be completed within the next planning period.

CDI-52 was the development and maintenance of an inventory of land which is suitable for residential development. On-line access to GIS combined with assessor data and electronic permit tracking has improved access to land inventory information. Continued efforts to assist in the ease of gathering information regarding land inventory in the County will be made as software is improved.

CDI-53 was the specific application for a grant to fund the development of a Housing Continuum of Care Plan, which was submitted, received and completed. The Continuum of Care, both regionally and locally has been revised on an annual basis and priority for direction and continued applications for funding for implementation will be a priority for the County.

CDI-54 is a reiteration of CDO-2 and CDI-49 and has been completed through GPA 2004-02.

CDI-55 included annexation of land into the Hamilton City Community Services District, allowing denser development to occur. While this was not completed, funding should be sought to review the potential of expansion of the sewer treatment facility in Hamilton City to accommodate additional future development capacities.

CDI-56 is related to housing conservation and is an ongoing effort as concerns arise and policies are updated.

CDI-57 addresses assistance and expedited processing for developers who are providing low and moderate income housing. Minimal development levels have made this possible for all developers. Review of permit processing and policies with the intention

of expediting developments of lower income housing will be completed during the next planning period.

CDI-58 is support for the continued implementation of Section 8. This has and will continue to be done, as well as the implementation of HOME funding which has increased the number of households the County is able to assist.

CDI-59 encourages application for HUD Section 202 allocations. No request for assistance was made, but the implementation strategy was left as assistance in the pursuit of additional funding for the development of housing for special needs group is beneficial to the County as a whole.

CDI-60 is the implementation of density bonuses which was approved by the Board of Supervisors October 7, 2003. Review of the density bonuses to maintain efficiency of this has been carried through to this Housing Element

CDI-61 is a continued effort to encourage urban infill. This has been and continues to be something the County supports as projects are submitted.

CDI-62 designates the Glenn County Community Action Division as the local referral agency, consistent with CDO-5. During the last planning period 13 households contacted the Community Action Division, while only one was forwarded on to the State. This service will continue to be provided.

CDI-63 advocated the continued pursuit of funding through Community Development Block Grants for housing rehabilitation. This grant was applied for and awarded in 2004 and has been, and will continue to be pursued for funding for the County's housing rehabilitation program. This overlaps with CDO-3, CDO-6 and CDO-7.

CDI-64 is for the ongoing application of funding through HOME for rehabilitation and weatherization. This is and will continue to be a funding source that is applied for to support housing rehabilitation assistance.

CDI-65 and CDI-66 are for the application of funding through Farmers Home Administration (FmHA) 502 and 515 while CDI-67 is in regards to the HCD Farm Worker Housing Grant Program (FWHG) and the Office of Migrant Services (OMS) grants. CDI-68 is for Multi-Family Housing Program applications. CDI-69 is for the application of FmHA 514 and 516 which address migrant farmworker rental housing. 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.

CDI- 70 pertains to infrastructure which allows for all types of housing development. This is a County wide goal while CDI-55 pertained specifically to Hamilton City.

Demand for both has been limited and therefore little progress has been made towards the evaluation of existing infrastructure and the application for funding for the improvement of infrastructure County wide. Efforts to improve infrastructure flux with development pressure and the County will continue to keep infrastructure improvements on the priority list.

CDI-71 is in regards to substandard housing. A survey was completed in 2002 to assess housing conditions County wide. Since then a combined effort through Code Enforcement and Housing Rehabilitation has continued to monitor housing conditions on a case by case basis. This is an on-going effort and will continue to bring substandard housing into compliance.

CDI-72 is regarding innovations and cost saving materials, which has not been done and the Implementation Strategy was removed as it has not proved to be a constraint to affordable development.

CDI-73 requires that the first floor of multi-family developments be accessible by seniors and disabled persons. As very few multi-level, multi-family developments occur in the unincorporated County, this is not codified, but discussions with future developers will occur as projects that would trigger this implementation strategy are proposed.

CDI-74 addresses continued analysis of setback requirements, lot design criteria, review procedures, parking requirements, and road standards to reduce development costs. This is conducted during staff meetings and as projects and questions arise action is taken as necessary. It will be a continued priority to ensure development standards are efficient and effective.

CDI-75 is regarding substandard housing on a complaint driven basis. This has been and will continue to be the responsibility of the Building Division's Code Enforcement position. Due to an overwhelming number of zoning and building violations, the code enforcement position primarily responds to complaints and situations where the violation is caught in the act. The County will continue to provide code enforcement and compliance assistance through the next planning period.

CDI-76 is specific to the demolition of vacant dilapidated dwellings and 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.

CDI-77 directs assistance in the location of suitable sites for affordable housing. Familiarity with the County and resources that are more easily assessable at staff level make the assistance of providing information and important role of the County. It has been past practice to provide information regarding sites inventory to all who inquire and assistance will continue to be provided as necessary.

CDI-78 supports economic development programs and strategies which is important to all Counties. As much as possible support has been given and will continue to be given to economic development activities.

CDI-79 provides incentives to developers who build multi-family housing units with three or more bedrooms per unit. This has not been an issue during the last planning period as very few multi-family housing units were constructed within the unincorporated County, but is an important Implementation Strategy to ensure options for affordable housing for large families.

4. PROJECTED HOUSING NEEDS

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, 2007 to June 30, 2014.

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 50% of the total allocation while the City of Orland has 28% of the total and the City of Willows has almost 22%. Projections have unincorporated Glenn County accommodating 251 new very low-income households, while the City of Orland can expect 130 new very low-income households and 104 within the City of Willows.

TABLE 56: REGIONAL HOUSING NEEDS DETERMINATION: JANUARY 1, 2007- JUNE 30, 2014				
Income Distribution	City of Orland	City of Willows	Unincorporated Glenn County	Total
Very low (0-50% of AMI)	130	104	251	485
Low (51-80% of AMI)	110	82	199	391
Moderate (81-120% of AMI)	122	103	227	452
Above Moderate (over 120% of AMI)	259	198	431	888
Total	621	431	1,108	2,216

~ 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 125.5 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, 2007 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, 2007) there have been 95 building permits issued for the construction of new single family residences (standard construction and manufactured homes). 55 of the permits were for new standard construction while the other 40 were for manufactured homes. From January 1, 2007 to date there have been 32 Administrative Permits issued for second residences, which were predominantly manufactured homes. Based on information provided by the applicants, the second homes were for family members and where no rent was charged.

Due to construction costs of new standard construction single family residences which are discussed further in sections 2.5.4, 5.3.2, and 5.4.2 and the estimated affordability by persons in each income category provided in Table 18, 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 227 moderate housing units and 431 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 4,045+ new single family residences in the agricultural zones. The total moderate and above moderate allocation is approximately 16.25% of the total vacant land able to accommodate these income categories.

TABLE 57: REMAINING NEED BASED ON UNITS BUILT/UNDER CONSTRUCTION

Income Category	New Construction Need	Units Built, Under Construction or Approved	Remaining Need
	<i>A</i>	<i>B</i>	<i>A-B</i>
Very Low	251	26	225
Low	199	20	179
Moderate	227	17	210
Above Moderate	431	32	399
TOTAL UNITS	1,108	95	1,013

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

Out of the total manufactured home permits issued to date, there were 21 issued in 2007, 11 in 2008, six in 2009 and two to date in 2010. A little over half of the building permits issued for manufactured homes were in agricultural zones, while only 38% of standard construction homes were permitted in agricultural zones. 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 six standard construction building permits that have been issued as second residences.

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 404 units. Table 59 and the supporting sites inventory analysis details the ability to accommodate an additional 236 low and very low income units on appropriately zoned vacant land within the unincorporated County. This leaves 168 units un-accommodated which will require the County to rezone a minimum of eight acres of land to the “RM” zone at the assumed density of 21 units per acre describe in 5.2.1 or 10.5 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 that the updated Housing Elements 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.

Glenn County allows residential development in the following zoning designations:

TABLE 58: 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

~ 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 59 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 (Program HE.O.1). 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 multifamily 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 59: SITE INVENTORY SUMMARY				
Zoning Designation	General Plan Designation	Number of Parcels	Total Acres	Potential New Units
R-M	Multiple Family Residential	5	10.95	236
R-1	Single Family Residential	85	40.60	299
RE-1	Suburban Residential	31	100.45	99
RE-2	Suburban Residential	49	143.62	72
RE-NW	Suburban Residential	25	50.81	51
RE-5	Rural Residential	56	253.81	63
RE-10	Agricultural/Residential	6	42.26	7
AE-40	Intensive Agriculture	1,445	90,175	1,445+
AP-40	Intensive Agriculture	18	815	18+
AP-80	Intensive Agriculture	574	89,050	574+
FS-80	Intensive Agriculture	472	69,927	472+
RPM	Intensive Agriculture	3	259	3+
AP-160	Foothill Agriculture/Forestry	675	209,811	675+
FA-160	Foothill Agriculture/Forestry	240	27,327	240+
TPZ-160	Foothill Agriculture/Forestry	102	24,119	102+
RZ	Recreation	516	209,822	516+

~ 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 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 60). 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 (Program HE.0.38).

Review of the Cities updated Housing Elements 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 Blair Estates Projects and a 73 unit multifamily 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). Through the update of the City’s General Plan, Orland is proposing 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 multifamily 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 has included a program in their 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. 80% 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. 21 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 experience 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.

Below is a table outlining the development standards described in the Zoning Code. These include lot area, maximum building height, minimum street frontage and maximum lot coverage.

TABLE 60: 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 Family Residential Zone	Single Family Residential	5,000 – 40,000 square feet	30 feet	50 feet	40% of the total lot 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 –	Suburban Residential	40,000 square feet minimum parcel size	35 feet	60 feet	

North Willows					
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 multifamily 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 multifamily residential construction in the past, it is something that the County intends to modify (Program HE.O.40).

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 multifamily 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 there for 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 14 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 18, 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 and in the commercial and industrial zones 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 Program HE.O.8 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 (Program HE.O.1) 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 which will be included as a permitted use in at least one zoning designation (Program HE.O.18).

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 (CNDDDB).

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.

At the time of this update to the Housing Element FEMA was in the public hearing phase of the latest revisions to the Flood Insurance Rate Maps (FIRM). 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 are being de-certified. These new maps, which are available in draft form, will potentially have an increased impact on Northeast Willows, Hamilton City and Butte City.

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 also plans from the Army Corps of Engineers to construct a new set-back levee which would provide flood protection to Hamilton City. Construction will not begin until funding has been approved by the Federal Government.

Butte City is located downstream from Hamilton City and is also adjacent to the Sacramento River levee. Its levees also face de-certification by FEMA; however, the area is also within a designated floodway which requires special building permission from the California Central Valley Flood Protection Board.

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 Game 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 a 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 which may be de-certified by FEMA. 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 uncertainty with 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.

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, as of a 2003 Municipal Service Review, consists of a collection system, lift stations and a sewer plant. The collected effluent is discharged to a 50 acre parcel immediately south of the ponds. The facility is permitted for 2.1 million gallons per day (MGD) and with approximately 2,400 existing residential connections, operates at approximately 35%- 40% of capacity according to the City at the time of writing the Housing Element. Existing capacity at the facility would serve between 5,040 and 5,460 additional residential connections with an assumed 250 gallons per day per residential connection. This is more than double the total RHNA for all income groups in all three jurisdictions.

The City of Willows owns and operates a modular plant with a 2 MGD maximum capacity. During dry weather, the facility process between 0.85 MGD and 0.89 MGD. The system provides services to 2,492 residential connections and 224 commercial and industrial connections. The system contains 27 miles of main lines, the majority of which are approximately 70 to 100 year old and in various need of repair or replacement, although there have been some recent upgrades. Funding is being sought to replace lines based on two infiltration and inflow (I&I) studies that identified and rated all main lines based on the condition of the line. According to the City, the treatment facility has adequate capacity to accommodate future growth due to the design of the facility.

Sewer service in the area known as Northeast Willows is provided through a contract with the City of Willows. Sewer was extended to this 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. With the assumed 250 gallons per day per residential connection, under existing conditions, the City could accommodate an additional 4,440 to 4,600 residential connections, again, doubling the total RHNA for all income groups in all three jurisdictions, as well as exceeding the potential need created through the development of all vacant land within the service area.

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 eight 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 Service 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 has a public water system which serves the City limits and the Industrial Park adjacent to the Orland Airport. The system includes eight wells and has a total capacity of 7,630 gallons per minute. The City has an additional well at the Lely Aquatic Park in the southeast quadrant of town that is not connected to the City's water system. Plans for future connection to the existing infrastructure have been in place in anticipation of future demand unmet by current facilities but has not been implemented as of now. For the most part, new water service in Orland has been and will continue to be limited to development within the City limits.

Public water in the City of Willows is provided through California Water Service Company (Calwater) which maintains seven wells and one elevated storage tank with adequate capacity to supply water to the City and the NWCSD. The system currently provides approximately 2 million gallons of water per day. Undeveloped lots within the service area boundaries can be served by the existing facility. Future large scale developments will determine expansion needs.

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 2003 the

District provided water to 55 active meters with a single well and 10,000 gallon water storage tank. There are plans to expand the system by adding a second well and storage tank. At the time of the Municipal Service Review, Artois was looking into potential funding sources for this expansion. Butte City has two wells and 48 service connections. The CSD has had a series of water quality failure notifications due to a marginal well. The State is in the process of requesting that the District abandon the old well with the history of water quality concerns. 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 has 97 metered services which provide water to 85 residential connections and 14 commercial 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

The Glenn County Zoning Code identifies the purpose of and uses permitted by-right, with an administrative permit and conditionally permitted for each zoning designation. Housing Element guidelines require the identification of zones that encourage and facilitate a variety of housing types outlined below. Table 61 identifies the uses permitted by-right (P), permitted under specific conditions that may or may not apply to the parcel (P*), permitted with an Administrative Permit (ADM), or permitted with a Conditional Use Permit (CUP).

TABLE 61: HOUSING TYPES PERMITTED BY ZONING DISTRICT										
Housing Type	Zoning District									
	RM	R-1	RE	RE-NW	AT	RZ	FA	AE	AP	FS
Single Family Dwelling	P	P	P	P	P	P	P	P	P	P
Second Residence	---	ADM	P*/ADM	ADM	ADM	ADM	ADM	P*/ADM	P*	P*
Duplex & Triplex	P	---	---	---	---	---	---	---	---	---
Apartment	P	---	---	---	---	---	---	---	---	---
Emergency Shelters	---	---	---	---	---	---	---	---	---	---
Transitional Housing	CUP	---	---	---	---	---	---	---	---	---
Supportive Housing	---	---	---	---	---	---	---	---	---	---
Seasonal Farmworker Housing	---	---	---	---	---	---	CUP	P*	P*	P*
Farm Labor Camps	---	---	---	---	---	---	CUP	CUP	CUP	CUP
Group Care Facilities	CUP	---	---	---	---	---	---	---	---	---
Mobile Home Parks	CUP	---	CUP	CUP*	---	CUP	---	---	---	---

~ Glenn County Zoning Code

P= Permitted, ADM= Administrative Permit, CUP = Conditional Use Permit, * = With specific conditions

The Table above indicates that single family residences are permitted in all residential and agricultural zones. Commercial and industrial zones, while not included in Table 61, allow residential development under specific circumstances and secondary to the primary non-

residential use. Emergency shelters and supportive housing are not specifically permitted in any of the zones, but have been included as programs (HE.O.18, HE.O.36 & HE.O.50) to clarify and facilitate the development of such uses in the County.

MULTIFAMILY RENTAL HOUSING

Multifamily 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 multifamily residential housing. Programs have been included to re-zone additional land as “RM” to assure that sufficient and realistic development opportunities are available (Program HE.O.1). Review of development standards and procedures to better encourage development of multifamily residential development and the removal of regulations that could impede development has also been included as a program (Program HE.O.40).

HOUSING FOR AGRICULTURAL EMPLOYEES

Housing for agricultural employees or farmworker housing is permitted in agricultural zones as well as the “RM” 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 2.6.4. 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 (Program HE.O.37).

EMERGENCY SHELTERS

Emergency Shelters are required to be a permitted use without a conditional use or other discretionary permit in at least one zoning designation per SB2. Currently the Zoning Code does not specifically allow Emergency Shelters in any zone. Discussion of Emergency Shelters specifically and Homeless in general is included in section 2.6.6. 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 (Programs HE.O.16). Additionally, a program to modify the Zoning Code to allow Emergency Shelters has been included and will be completed within one year of adoption of the Housing Element (Program HE.O.36 & HE.O.50). This program will most likely allow Emergency Shelters as a permitted use in the “RM” and/or the “R-1” zone and with specific conditions in other residential zones. Due to the proximity of infrastructure and social services, and the special needs of people using Emergency Shelters, proximity to community centers will be a crucial factor in locating future development of this type of housing. Evaluation of capacity, and the appropriateness of the zoning designations will be conducted during the review and revising of the Zoning Code.

TRANSITIONAL AND SUPPORTIVE HOUSING

Transitional and Supportive Housing are almost non-existent in the Zoning Code. The closest defined use to this is “Boardinghouse or Roominghouse” which is a single dwelling unit occupied by no more than six unrelated persons where lodging is provided with or without meals for compensation. This use is allowed in the “RM” zone with a CUP. Otherwise Transitional and Supportive Housing are not addressed in the Zoning Code. Discussion regarding these housing types is included in Section 2.6.6. and Programs HE.O.18 includes provisions for Transitional and Supportive Housing. The Zoning Code will be 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 designation should include sites which are close to public services and facilities. The County will ensure zoning treats transitional and supportive housing as a residential use, subject only to the restrictions on residential uses contained in the same type of structure. Evaluation of the Zoning Code will ensure 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. 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 Program HE.O.35.

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 628 below provides an overview of the various zoning designations in Glenn County.

TABLE 62: DEVELOPMENT STANDARDS								
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.	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. They and 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 RM 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 RM 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. The parking lot of any multi-family development where there are more than five parking spaces visible from a street requires that no less that 5% of the total parking area be landscaped.

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. With the exception of the "R-M" zoning district, all zones listed in Table 62 allow second residences with granting of a ministerial permit. There are no restrictions on the square footage of the second unit and manufactured or mobile homes are allowed. All commercial

zoning districts allow a watchmen 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 (Program HE.O.7).

The two zoning districts that will accommodate low income housing by right are the "R-1" and "RM" zones. The minimum lot size in the "R-1" zoning category is 5,000 square feet and 2,000 square feet in the "RM" zone, 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 municipal 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. The County does not discourage transitional housing or licensed care facilities housing less than six persons; however, it does not explicitly allow them by right under the Zoning Code. Consequently, future interpretations of the Zoning Code may not allow these facilities. This current situation could be easily remedied by adding a few clarifying lines to the zoning districts that allow supportive residential housing as a permitted use to ensure compliance with State law (Programs HE.O.18 & HE.O.46).

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 (Program HE.O.9, HE.O.33 & HE.O.41).

Group homes, rest homes, and other types of transitional housing are allowed in the “RM” zoning as a conditional use. These uses are not allowed in the “R-1” zoning district as presently constituted. Regulations regarding group homes, rest homes, and other residential care facilities shall be modified to address concerns raised by HCD to ensure compliance with State law, and ensure that development of these types of housing are clearly allowed, permitted and supported in the Zoning Code (Program HE.O.46). Transitional housing could be appropriately located within the “RM” zoning district by right and conditionally in the “R-1” zoning. Limiting the number of rooms or occupants in a transitional housing project may allow it to be more compatible with allowed uses in the “R-1” zone (Program HE.O.18).

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 (Program HE.O.35).

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 by Glenn County for permitting, processing, and impact fees are summarized below in Table 59. With the exception of the annexation, all fees include cost of posting any associated environmental documents with the County Recorder’s office and, 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. California Department of Fish and Game (DFG) fees are collected up front for all projects which may require a Negative Declaration or Mitigated Negative Declaration pursuant to the California Environmental Quality Act. A refund of the DFG fee is made to any project which is not approved or receives a fee exemption from DFG.

TABLE 63: PLANNING FEES	
FEE CATEGORY	FEE AMOUNT
Planning and Application Fees	Glenn
Annexation	Actual Cost
Variance	\$1,458
Conditional Use Permit	\$2,672
General Plan Amendment	\$3,379
Zone Change	\$3,215
Site Plan Review	\$431
Planned Unit Development	\$3,470
Specific Plan (with Planned Unit Development)	\$2,672
Development Agreement	\$2,670
SUBDIVISION	
Certificate of Compliance	\$809
Lot Line Adjustment	\$1,290
Tentative Parcel Map	\$1,834
Tentative Subdivision Map	\$2,709
Vesting Tentative Map	Same as above
ENVIRONMENTAL	
Initial Environmental Study	\$742
Environmental Impact Report	10% of contract
Department of Fish and Game Fee (adjusted annually)	\$1,993
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

In December of 2008, the Glenn County Board of Supervisors adopted the 2007 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 \$2,110.49. The construction of a six unit multifamily apartment building would require permit fees of \$3,308.43.

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. Currently fees for new residential construction are \$100.00.

ENVIRONMENTAL HEALTH DEPARTMENT

The Glenn County Environmental Health Department regulates the installation of water wells and on-site sewage disposal systems. As the majority of 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 fees are \$550.00 assuming that a test hole evaluation has not been completed at the time of application. A test hole evaluation 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. In the event that the test has occurred, the septic permit fees are \$300.00. Septic permits for multifamily construction are considered commercial and there for each permit is \$200.00 more than a permit for a single family residence. Domestic water well permits are \$400.00

SCHOOL DISTRICTS FEES

The school districts within Glenn County 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.

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.

The school fees charged by the various districts are listed in the table below:

Table 64: SCHOOL FEES	
SCHOOL DISTRICT	DEVELOPMENT FEE
Hamilton City	\$2.97/square foot
Orland	\$2.63/ square foot
Willows	\$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 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 GAME 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 Game (DFG). 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 \$2,010.25 and projects requiring an EIR a fee \$2,792.25. These fees are adjusted annually by DFG to account for cost increases and inflation. For smaller developments in Glenn County, this represents a significant cost.

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 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 65 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.

TABLE 65: FEES COMPARED TO OVERALL DEVELOPMENT COSTS		
Typical Development Cost	New Single Family Residence	New Multifamily Residence
Estimated Fees per Unit		
<i>Building Fees</i>	\$2,110.49	\$3,308.43
<i>Impact Fees</i>	\$2,296.11	\$13,776.66
Total Estimated Fees per Unit	\$8,653.10	\$5,429.60
Typical Estimated Cost of Development per Unit	\$195,000	\$110,000
Estimated Proportion of Fee Cost to Overall Development Cost per Unit	4.4%	4.9%

The total cost of fees as part of the total cost of development is approximately 4% to 5% which is considered reasonable.

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 61 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 classified as a minor discretionary permit, approved at the department head level after review by all affected agencies.

Conditional Use Permits trigger environmental review and require approval by the Planning Commission unless appealed to the Board of Supervisors.

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

Multifamily projects are a permitted use in appropriately zoned areas. These projects are not subject to any design review and are only required to meet zoning code standards for landscaping, parking, and other site design considerations. Multifamily zones allow transitional, supportive, senior, and other similar types of housing as conditional uses which require four to six months to process. Projects are generally approved by the Planning Commission when it is shown they can meet zoning and development standards and required findings for project approval can be made.

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 a 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. Upcoming changes to the Flood Insurance Rate Maps produced by the federal government show that many developable areas of the County will be 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.

In December of 2008, Glenn County adopted the 2007 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.

As discussed previously, 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 54, 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 (Programs HE.O.43 & HE.O.46).

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 are 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 Community Service District. Also, almost all of domestic water use in the County is dependent upon groundwater. The Elk Creek Community Service 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

Housing production costs have fallen during 2008-2009. As the overall market has declined, so has the demand for construction materials and labor. Currently, 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.

5.4.3. FINANCING AVAILABILITY

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 2008, approximately two thirds of the building permits issued on single family dwelling units were to 'owner/builders'. The housing market in Glen 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 multifamily 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 50% of the building permits issued in 2008 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 numbers in parentheses below the new numbering system are held over from the 1993 General Plan revision. Each section of the General Plan has goals (CDG), policies (CDP), quantifiable objectives (CDO), and implementation strategies (CDI). 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. The original numbering was left for reference purposes. Recommended goals, policies, and quantifiable objectives from the HCD have been labeled and incorporated into the new numbering system.

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.

Quantified Objectives

Income Category	RHNA	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low	126	31	7	20
Very-Low	125	31	6	20
Low	199	50	8	49
Moderate	227	56	6	50
Above Moderate	431	100	2	20
TOTALS	1108	268	29	159

6.1. ADEQUATE SITES

GOAL: ADEQUATE SITES

HE.G.1 (CDG-12)	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 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).

POLICIES IN SUPPORT OF THE GOAL

HE.P.1 (CDP-91)	Promote balanced, orderly growth to minimize unnecessary development costs which add to the cost of housing
HE.P.2 (CDP-92)	Accommodate and encourage development of a full range of housing types in the unincorporated communities of Glenn County
HE.P.3 (CDP-93)	Maintain a sufficient inventory of land suitable for development to accommodate timely development of needed new housing
HE.P.4 (CDP-94)	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 (CDP-96)	Encourage development of sound new housing on vacant land within existing neighborhoods which have the necessary infrastructure and services
HE.P.6 (CDP-107)	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 (CDO-2)	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
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	and will be available for development within the planning period
	<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 insure enough land is zoned appropriately to accommodate development needs
HE.O.2 (CDI-49)	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
	<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 (CDG-11)	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 (CDP-88)	Wherever appropriate, facilitate the use of Federal or State programs that can assist in development of new housing consistent with identified countywide housing needs
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	and adopted local plans and programs
HE.P.8 (CDP-90)	Encourage and participate in efforts to achieve economies and efficiencies which will facilitate the production of quality affordable housing
HE.P.9 (CDP-101)	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 (CDO-1)	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	
	<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 (CDI-65)	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>	On-going
	<i>Funding</i>	General Fund
	<i>Objective</i>	Support the development of subsidized housing developments
HE.O.12 (CDI-66)	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 current planning period
	<i>Funding</i>	General Fund
	<i>Objective</i>	Support the development of subsidized housing developments

HE.O.13 (CDI-67)	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 (CDI-68)	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>	On-going
<i>Funding</i>	General Fund/ Federal funding
<i>Objective</i>	Support the development of Multi Family Housing
HE.O.15 (CDI-77)	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	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
<i>Responsibility</i>	Planning Division
<i>Timing</i>	Within the planning period
<i>Funding</i>	General fund
<i>Objective</i>	Encourage the successful implementation of existing density bonus ordinance

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
	<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> Comply with State law
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
	<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
HE.O.20	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.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
	<i>Responsibility</i> Planning & Public Works Agency
	<i>Timing</i> On-going
	<i>Funding</i> General fund
	<i>Objective</i> Asses impacts of new development on a fair share basis

6.3. CONSERVE AND IMPROVE EXISTING HOUSING STOCK

GOAL: CONSERVE AND IMPROVE THE EXISTING HOUSING STOCK

HE.G.3 (CDG-13)	Maintenance and improvement of the quality of the existing housing stock and the neighborhood in which it is located
HE.G.4 (CDG-15)	Promote Energy conservation activities in all residential areas

POLICIES IN SUPPORT OF THE GOAL

HE.P.12 (CDP-95)	Facilitate the removal of all unsafe, substandard dwellings which cannot be cost-effectively repaired
HE.P.13 (CDP-98)	Promote public awareness of the need for housing and neighborhood conservation
HE.P.14 (CDP-100)	Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing
HE.P.15 (CDP-103)	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 (CDP-104)	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 (CDP-)	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.22 (CDO-3)	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
	<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.23 (CDI-63)	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
	<i>Responsibility</i> Human Resource Agency/ Planning Division
	<i>Timing</i> On-going
	<i>Funding</i> State funding
	<i>Objective</i> Provide funding for the rehabilitation of housing stock
HE.O.24 (CDI-64)	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
	<i>Responsibility</i> Human Resource Agency
	<i>Timing</i> On-going
	<i>Funding</i> State funding
	<i>Objective</i> Continued funding for housing rehabilitation programs
HE.O.25 (CDI-71)	Maintain and monitor a current inventory of all substandard housing units
	<i>Responsibility</i> Planning & Public Works Agency/ Human Resource Agency
	<i>Timing</i> As funding is available
	<i>Funding</i> Grant funding
	<i>Objective</i> To monitor substandard housing units in the County
HE.O.26 (CDI-76)	Require demolition of vacant dilapidated dwellings which are not economically feasible to improve to code standards
	<i>Responsibility</i> Planning & Public Works Agency
	<i>Timing</i> On-going
	<i>Funding</i> General Fund
	<i>Objective</i> Removal of uninhabitable housing
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.
	<i>Responsibility</i> Planning & Public Works Agency
	<i>Timing</i> On-going
	<i>Funding</i> State funding
	<i>Objective</i> Remove unsafe living conditions & support the development of new affordable housing
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 owners knowledge of

	building code to facilitate rehabilitation
<i>Responsibility</i>	Planning & Public Works Agency
<i>Timing</i>	Planning period
<i>Funding</i>	General Fund
<i>Objective</i>	Identify creative ways to assist in housing rehabilitation

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
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POLICIES IN SUPPORT OF THE GOAL

HE.P.19 (CDP-89)	Support efforts which coordinate & improve the local permitting process to effectively respond to local housing needs.
HE.P.20 (CDP-102)	Encourage proper maintenance of essential public services and facilities in residential developments
HE.P.21 (CDP-106)	Support programs which increase employment and economic opportunities
HE.P.21 (CDP-110)	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.22	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 (CDI-50)	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
	<i>Timing</i> On-going
	<i>Funding</i> General Fund
	<i>Objective</i> Address and mitigate constraints to housing development
HE.O.30	Review County policies related to housing conservation and adopt new policies and

(CDI-56)	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
	<i>Timing</i>	On-going
	<i>Funding</i>	General Fund
	<i>Objective</i>	Ensure updated County policies related to housing conservation
HE.O.31 (CDI-57)	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.32 (CDI-61)	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.33 (CDI-74)	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.34 (CDI-78)	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.35	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.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
	<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> Treat emergency shelters as a residential use subject only to requirements of any residential use.
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
	<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.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
	<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.39	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.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
	<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 multifamily residential zone

HE.O.41	<p>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 ratios</p> <p><i>Responsibility</i> Planning Division</p> <p><i>Timing</i> Within one year of adoption of the housing element</p> <p><i>Funding</i> General fund</p> <p><i>Objective</i> Assure that development standards are not hindering the development of affordable housing</p>
HE.O.42	<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.43	<p>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</p> <p><i>Responsibility</i> Planning Division</p> <p><i>Timing</i> Within the planning period</p> <p><i>Funding</i> General fund</p> <p><i>Objective</i> Provide special accommodations to person with disabilities</p>
HE.O.44	<p>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</p> <p><i>Responsibility</i> Planning Division</p> <p><i>Timing</i> Within one year 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.45	<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>

	<i>Objective</i>	Mitigate governmental constraints to development of lower income housing
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
	<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.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
	<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 (CDG-14)	Promote equal access to safe and decent housing for all income groups
HE.G.7 (CDG-16)	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 (CDP-105)	Encourage enforcement of fair housing laws throughout the county
HE.P.24 (CDP-108)	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 (CDP-109)	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 (CDO-5)	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.49 (CDO-6)	Rental assistance to an annual average of 165 households through 2008 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.50 (CDI-51)	<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.51 (CDI-53)	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
	<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.52 (CDI-58)	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.53 (CDI-59)	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.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	
	<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.55 (CDI-69)	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.56 (CDI-73)	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.57 (CDI-75)	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.58	Secure funding to implement a senior housing needs survey	
	<i>Responsibility</i>	Planning Division
	<i>Timing</i>	Until funding is secured
	<i>Funding</i>	Grant funding
	<i>Objective</i>	To identify needs specific to local seniors
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.	
	<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.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.	
	<i>Responsibility</i>	Planning & Public Works Agency / Human Resources Agency – Community Action Division
	<i>Timing</i>	Incentives and Concessions and strategy by June 2011, 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	\$150.00 Rent \$300.00 Cleaning Dep. Specific Board Approval Necessary
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	\$954.00 + \$48.00 each parcel
Final Map	\$954.00 + \$48.00 each parcel
Improvement Plan Checking (2% deposit of Engineer's estimate required w/submital)	Actual cost
Improvement Inspection (2% deposit of Engineer's estimate required w/submital)	Actual cost
Record of Survey	\$318.00
Per submital after modifications requested by Public Works Dept which are deemed substantial in nature by Public Works Director. This cost does not include submital 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	\$44.00
GIS Data S & H	\$19.00
General Plan	
General Plan Amendment	\$3,379.00
Specific Plan Amendment	\$1,716.00
Zoning	
Zone Change	\$3,215.00
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	\$2,670.00
Planning Permits Fees (including Environmental Health & Recorder's fees)	
Zoning Clearance for Building Permits	
New Residential	\$100.00
All Other Permits	\$53.00
Conditional Use Permit	\$2,672.00
Conditional Use Permit Extension/Amendment	\$1,108.00
Variance	\$1,458.00
Administrative Permit	\$215.00
Administrative Permit (Gas Well)	\$1,616.00
Administrative Permit (Agricultural Homestay Establishment)	\$728.00
Franchise Agreement	\$1,691.00
Resource Projects	
Agriculture Preserve including Zone Change	\$562.00
Agriculture Preserve Contract Nonrenewal (Plus recording fee)	\$64.00
Williamson Act	\$710.00
Williamson Act Cancellation	\$1,735.00
Farmland Security Zone	\$750.00
Williamson Act to Farmland Security	\$331.00
Williamson Act Non-Renewal	\$138.00
Reclamation Plan	\$2,910.00
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 Declar-	\$93.00
Initial Study (Includes use of previously approved EIR)	\$1,018.00
Connected with another application	\$742.00
Environmental Impact Report (Prepared by outside consultant)	\$2,650.00
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
Gravel Extraction	each Conditional Use Permit
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	\$1,290.00
Lot Line Adjustment (each additional parcel over 2 parcels)	\$105.00
Lot Line Adjustment with WA/FS contracts	\$1,939.00
Subdivisions	
Certificate of Compliance	\$809.00
Certificate of Compliance (each additional parcel)	\$105.00
Tentative Map Amendment	\$1,407.00
Tentative Map Extension	\$567.00
Tentative Parcel Map	\$1,834.00
Tentative Parcel Map (each additional parcel over 4)	\$13.25
Tentative Subdivision Map	\$2,709.00
Tentative Subdivision Map (each additional parcel over 4)	\$13.25
Voluntary Merger	\$685.00
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	\$420.00
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 perm	\$339.00
Amendments during process, prior to approval	56% of the fee
Preapplication Site Visit	\$207.00
Site Plan Review	\$431.00
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, not 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

PARCEL NUMBER	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
032-142-019-0	Multiple Family Residential	RM	10,500 sq ft	5 (2,000 sq ft S/PW)
032-360-001-9	Multiple Family Residential	RM	2.46	53 (2,000 sq ft S/PW)
032-091-008-0	Multiple Family Residential	RM	7,537 sq ft	3 (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)
046-270-009-0	Multiple Family Residential	RM	8	174 (2,000 sq ft S/PW)*
032-031-019-0	Single Family Residential	R-1	7,000 sq ft	1 (5,000 sq ft S/PW)
032-081-016-0	Single Family Residential	R-1	10,513 sq ft	2 (5,000 sq ft S/PW)
005-232-026-0	Single Family Residential	R-1	9,000 sq ft	1 (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)
032-051-019-0	Single Family Residential	R-1	8,885 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)
032-211-023-0	Single Family Residential	R-1	6,000 sq ft	1 (5,000 sq ft S/PW)
032-363-041-9	Single Family Residential	R-1	0.89	7 (5,000 sq ft S/PW)
032-021-014-0	Single Family Residential	R-1	7,000 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)
032-132-017-0	Single Family Residential	R-1	14,000 sq ft	2 (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)
032-132-021-0	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)
032-131-011-0	Single Family Residential	R-1	3,500 sq ft	1 (5,000 sq ft S/PW)
032-052-013-0	Single Family Residential	R-1	7,000 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)
032-182-023-0	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)
032-202-025-0	Single Family Residential	R-1	8,750 sq ft	1 (5,000 sq ft S/PW)
032-191-001-0	Single Family Residential	R-1	14,000 sq ft	5 (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)
005-232-025-0	Single Family Residential	R-1	7,840 sq ft	1 (5,000 sq ft S/PW)
020-093-003-0	Single Family Residential	R-1	9,600 sq ft	1 (20,000 sq ft PW)

PARCEL NUMBER	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
020-093-002-9	Single Family Residential	R-1	9,600 sq ft	1 (20,000 sq ft PW)
020-093-001-0	Single Family Residential	R-1	19,200 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)
020-103-008-0	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)
020-111-007-0	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)
020-111-001-0	Single Family Residential	R-1	9,600 sq ft	1 (20,000 sq ft PW)
020-140-007-9	Single Family Residential	R-1	1.45	3 (20,000 sq ft PW)
020-122-009-0	Single Family Residential	R-1	1,500 sq ft	1 (20,000 sq ft PW)
020-121-002-0	Single Family Residential	R-1	9,600 sq ft	1 (20,000 sq ft PW)
020-140-009-9	Single Family Residential	R-1	1.4	3 (20,000 sq ft PW)
020-140-006-9	Single Family Residential	R-1	1.38	3 (20,000 sq ft PW)
020-140-010-9	Single Family Residential	R-1	2.16	4 (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)
022-312-013-0	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)
022-030-019-0	Single Family Residential	R-1	28,685 sq ft	1 (20,000 sq ft PW)
022-041-011-0	Single Family Residential	R-1	21,400 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)
022-030-017-0	Single Family Residential	R-1	0.92	2 (20,000 sq ft PW)
022-312-010-0	Single Family Residential	R-1	9,800 sq ft	1 (20,000 sq ft PW)
022-071-003-0	Single Family Residential	R-1	19,800 sq ft	1 (20,000 sq ft PW)
022-051-006-0	Single Family Residential	R-1	3,750 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)
022-282-008-0	Single Family Residential	R-1	2,025 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)
022-282-004-0	Single Family Residential	R-1	3,375 sq ft	1 (20,000 sq ft PW)
022-281-002-0	Single Family Residential	R-1	3,650 sq ft	1 (20,000 sq ft PW)

PARCEL NUMBER	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
020-300-002-9	Single Family Residential	R-1	17,965 sq ft	1 (20,000 sq ft P/W)
020-300-013-9	Single Family Residential	R-1	19,650 sq ft	1 (20,000 sq ft P/W)
020-300-026-0	Single Family Residential	R-1	14,400 sq ft	1 (20,000 sq ft P/W)
020-300-024-9	Single Family Residential	R-1	14,400 sq ft	1 (20,000 sq ft P/W)
020-300-023-9	Single Family Residential	R-1	14,400 sq ft	1 (20,000 sq ft P/W)
020-300-021-9	Single Family Residential	R-1	14,400 sq ft	1 (20,000 sq ft P/W)
020-300-016-0	Single Family Residential	R-1	14,400 sq ft	1 (20,000 sq ft P/W)
017-130-059-9	Single Family Residential	R-1	0.84	1 (20,000 sq ft P/W)
005-242-001-0	Single Family Residential	R-1	5.94	51 (5,000 sq ft S/P/W)
005-221-001-0	Single Family Residential	R-1	3,250 sq ft	1 (5,000 sq ft S/P/W)
032-132-030-0	Single Family Residential	R-1	5,475 sq ft	1 (5,000 sq ft S/P/W)
005-231-010-0	Single Family Residential	R-1	6,000 sq ft	1 (5,000 sq ft S/P/W)
005-231-011-0	Single Family Residential	R-1	6,000 sq ft	1 (5,000 sq ft S/P/W)
005-222-025-0	Single Family Residential	R-1	18,000 sq ft	3 (5,000 sq ft S/P/W)
005-232-014-0	Single Family Residential	R-1	19,200 sq ft	3 (5,000 sq ft S/P/W)
005-232-006-0	Single Family Residential	R-1	2,400 sq ft	1 (5,000 sq ft S/P/W)
005-431-010-0	Single Family Residential	R-1	7,999 sq ft	1 (5,000 sq ft S/P/W)
005-322-001-0	Single Family Residential	R-1	1.68	14 (5,000 sq ft S/P/W)
005-302-020-0	Single Family Residential	R-1	24,000 sq ft	4 (5,000 sq ft S/P/W)
005-321-007-0	Single Family Residential	R-1	3.18	27 (5,000 sq ft S/P/W)
005-312-015-0	Single Family Residential	R-1	6,600 sq ft	1 (5,000 sq ft S/P/W)
005-422-009-0	Single Family Residential	R-1	10,000 sq ft	2 (5,000 sq ft S/P/W)
005-432-002-0	Single Family Residential	R-1	27,727 sq ft	5 (5,000 sq ft S/P/W)
005-431-002-0	Single Family Residential	R-1	9,600 sq ft	1 (5,000 sq ft S/P/W)
005-412-004-0	Single Family Residential	R-1	4,500 sq ft	1 (5,000 sq ft S/P/W)
005-412-025-0	Single Family Residential	R-1	6,000 sq ft	1 (5,000 sq ft S/P/W)
005-431-017-0	Single Family Residential	R-1	11,680 sq ft	2 (5,000 sq ft S/P/W)
005-422-013-0	Single Family Residential	R-1	9,600 sq ft	1 (5,000 sq ft S/P/W)
005-431-005-0	Single Family Residential	R-1	8,000 sq ft	1 (5,000 sq ft S/P/W)
005-422-024-0	Single Family Residential	R-1	19,200 sq ft	3 (5,000 sq ft S/P/W)

PARCEL NUMBER	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
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)
001-081-028-0	Single Family Residential	R-1	1.85	16 (5,000 sq ft S/PW)*
016-073-019-0	Single Family Residential	R-1	1,236 sq ft	1 (20,000 sq ft PW)
016-070-006-0	Single Family Residential	R-1	1.33	2 (20,000 sq ft PW)
032-141-026-0	Single Family Residential	R-1	8,235 sq ft	1 (5,000 sq ft S/PW)
044-270-039-9	Suburban Residential	RE-1	2	2
044-280-088-9	Suburban Residential	RE-1	2	2
044-280-085-9	Suburban Residential	RE-1	2	2
045-040-028-9	Suburban Residential	RE-1	2.24	2
045-040-033-0	Suburban Residential	RE-1	2	2
045-080-024-0	Suburban Residential	RE-1	0.28	1
045-140-027-0	Suburban Residential	RE-1	2.68	3
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
045-130-013-9	Suburban Residential	RE-1	1	1
045-140-027-0	Suburban Residential	RE-1	2.68	3
045-170-031-0	Suburban Residential	RE-1	5.14	5
046-160-034-0	Suburban Residential	RE-1	2.72	2
045-210-005-0	Suburban Residential	RE-1	0.83	1
045-210-058-9	Suburban Residential	RE-1	2.05	2
046-210-040-0	Suburban Residential	RE-1	1.69	1
045-210-051-9	Suburban Residential	RE-1	1.11	1
045-210-019-9	Suburban Residential	RE-1	2.63	2
045-210-023-9	Suburban Residential	RE-1	0.99	1
045-240-008-0	Suburban Residential	RE-1	4.18	4
045-240-009-0	Suburban Residential	RE-1	4.17	4

PARCEL NUMBER	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
047-020-004-0	Suburban Residential	RE-1	1.67	1
047-020-020-0	Suburban Residential	RE-1	3	3
005-200-001-0	Suburban Residential	RE-1	13	14
005-200-002-0	Suburban Residential	RE-1	0.45	1
045-170-033-0	Suburban Residential	RE-1	2.05	2
045-170-034-0	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
044-270-041-9	Suburban Residential	RE-1	2	2
044-270-040-9	Suburban Residential	RE-1	2.04	2
044-150-012-9	Suburban Residential	RE-2	1.86	1
044-220-042-9	Suburban Residential	RE-2	5	2
044-220-061-9	Suburban Residential	RE-2	2	1
044-280-069-0	Suburban Residential	RE-2	5.6	3
044-280-081-9	Suburban Residential	RE-2	13.53	7
044-280-092-9	Suburban Residential	RE-2	2.03	1
044-280-022-9	Suburban Residential	RE-2	5.78	3
045-030-012-0	Suburban Residential	RE-2	5.06	2
045-020-021-9	Suburban Residential	RE-2	2.21	1
045-020-022-9	Suburban Residential	RE-2	2.21	1
045-040-030-0	Suburban Residential	RE-2	2	1
045-040-032-0	Suburban Residential	RE-2	2	1
045-090-009-9	Suburban Residential	RE-2	0.41	1
046-290-014-0	Suburban Residential	RE-2	19.87	11
046-280-009-0	Suburban Residential	RE-2	4.8	1
047-010-028-0	Suburban Residential	RE-2	2.73	1
047-080-001-0	Suburban Residential	RE-2	0.42	1
047-050-036-0	Suburban Residential	RE-2	1.02	1
047-050-037-0	Suburban Residential	RE-2	1.22	1

PARCEL NUMBER	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
047-050-034-0	Suburban Residential	RE-2	1.03	1
047-171-040-0	Suburban Residential	RE-2	2.58	1
047-070-029-0	Suburban Residential	RE-2	1.81	1
047-030-025-0	Suburban Residential	RE-2	2.27	1
047-030-029-9	Suburban Residential	RE-2	2.48	1
047-030-027-9	Suburban Residential	RE-2	2.47	1
047-030-028-9	Suburban Residential	RE-2	2.47	1
045-020-028-9	Suburban Residential	RE-2	2.29	1
045-020-026-9	Suburban Residential	RE-2	2.2	1
045-020-024-9	Suburban Residential	RE-2	2.05	1
045-020-025-9	Suburban Residential	RE-2	2.06	1
047-171-027-9	Suburban Residential	RE-2	2.03	1
047-171-053-0	Suburban Residential	RE-2	0.71	1
047-171-048-0	Suburban Residential	RE-2	2.49	1
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
047-171-052-0	Suburban Residential	RE-2	2.01	1
047-171-045-0	Suburban Residential	RE-2	2	1
047-171-044-0	Suburban Residential	RE-2	2.02	1
047-171-051-0	Suburban Residential	RE-2	2.04	1
047-171-050-0	Suburban Residential	RE-2	2.11	1
047-171-046-0	Suburban Residential	RE-2	2.01	1
047-171-043-0	Suburban Residential	RE-2	2.01	1
047-171-042-0	Suburban Residential	RE-2	2.01	1
047-171-041-0	Suburban Residential	RE-2	2.27	1
047-171-049-0	Suburban Residential	RE-2	2.01	1

PARCEL NUMBER	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
047-171-047-0	Suburban Residential	RE-2	2.01	1
047-171-038-0	Suburban Residential	RE-2	2.34	1
047-171-039-0	Suburban Residential	RE-2	2.52	1
044-220-002-0	Rural Residential	RE-5	2.6	1
045-260-040-0	Rural Residential	RE-5	5.22	1
045-260-041-0	Rural Residential	RE-5	5.22	1
046-290-011-0	Rural Residential	RE-5	0.1	1
045-050-026-0	Rural Residential	RE-5	0.99	1
045-050-021-0	Rural Residential	RE-5	1.22	1
045-060-054-9	Rural Residential	RE-5	5.07	1
046-040-004-0	Rural Residential	RE-5	1.84	1
045-060-045-9	Rural Residential	RE-5	5.08	1
047-230-069-0	Rural Residential	RE-5	5.01	1
047-230-062-9	Rural Residential	RE-5	5.01	1
047-240-059-0	Rural Residential	RE-5	5.27	1
047-240-068-0	Rural Residential	RE-5	4.72	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
047-260-029-9	Rural Residential	RE-5	5.04	1
047-240-079-0	Rural Residential	RE-5	4.77	1
046-080-015-0	Rural Residential	RE-5	3.16	1
046-080-002-0	Rural Residential	RE-5	7.54	1
046-090-011-0	Rural Residential	RE-5	0.93	1
046-210-048-0	Rural Residential	RE-5	4.49	1
040-340-021-0	Rural Residential	RE-5	0.93	1
045-260-040-0	Rural Residential	RE-5	5.22	1
040-380-002-0	Rural Residential	RE-5	4.54	1
046-240-007-0	Rural Residential	RE-5	10.1	2

PARCEL NUMBER	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
045-260-041-0	Rural Residential	RE-5	5.22	1
046-240-005-0	Rural Residential	RE-5	0.1	1
046-260-053-0	Rural Residential	RE-5	5.01	1
046-260-025-0	Rural Residential	RE-5	0.96	1
046-260-054-0	Rural Residential	RE-5	4.96	1
046-260-057-9	Rural Residential	RE-5	19.48	4
045-350-008-9	Rural Residential	RE-5	5	1
047-150-006-0	Rural Residential	RE-5	0.9	1
047-150-058-0	Rural Residential	RE-5	5.01	1
047-150-060-0	Rural Residential	RE-5	4.63	1
047-160-021-0	Rural Residential	RE-5	0.1	1
047-160-057-9	Rural Residential	RE-5	10.02	2
047-240-080-9	Rural Residential	RE-5	4.1	1
047-160-048-9	Rural Residential	RE-5	5	1
047-240-053-0	Rural Residential	RE-5	0.92	1
047-230-047-9	Rural Residential	RE-5	5.23	1
024-120-019-9	Rural Residential	RE-5	4.6	1
024-311-004-0	Rural Residential	RE-5	4.59	1
024-311-007-0	Rural Residential	RE-5	4.59	1
020-130-001-0	Rural Residential	RE-5	1.8	1
020-131-002-0	Rural Residential	RE-5	0.88	1
020-130-002-0	Rural Residential	RE-5	0.21	1
047-230-067-0	Rural Residential	RE-5	5.01	1
047-240-083-0	Rural Residential	RE-5	4.85	1
047-240-085-0	Rural Residential	RE-5	5.37	1
047-230-071-0	Rural Residential	RE-5	5.01	1
047-230-070-0	Rural Residential	RE-5	5.01	1
047-230-068-0	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

PARCEL NUMBER	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
045-190-014-0	Rural Residential	RE-5	5.13	1
005-200-001-0	Rural Residential	RE-5	13	2 (S/PW)*
005-200-002-0	Rural Residential	RE-5	0.45	1 (S/PW)*
020-340-007-9	Suburban Residential	RE-NW	5	5
020-311-001-0	Suburban Residential	RE-NW	14.01	15
020-312-014-9	Suburban Residential	RE-NW	1.09	1
020-310-019-0	Suburban Residential	RE-NW	1.22	1
020-310-003-0	Suburban Residential	RE-NW	0.95	1
005-010-015-9	Suburban Residential	RE-NW	1.1	1
005-010-011-9	Suburban Residential	RE-NW	0.87	1
005-041-006-0	Suburban Residential	RE-NW	0.79	1
005-030-015-0	Suburban Residential	RE-NW	1.14	1
005-010-012-9	Suburban Residential	RE-NW	1.39	1
005-030-017-0	Suburban Residential	RE-NW	1.14	1
005-050-006-0	Suburban Residential	RE-NW	1.33	1
005-050-005-0	Suburban Residential	RE-NW	2.31	2
005-121-010-0	Suburban Residential	RE-NW	2.78	2
005-110-012-0	Suburban Residential	RE-NW	1.83	1
005-100-005-0	Suburban Residential	RE-NW	0.2	1
005-100-004-0	Suburban Residential	RE-NW	0.2	1
005-150-007-0	Suburban Residential	RE-NW	5.74	6
005-140-009-0	Suburban Residential	RE-NW	1.4	1
005-130-009-0	Suburban Residential	RE-NW	1.37	1
005-100-020-0	Suburban Residential	RE-NW	0.99	1
005-070-010-0	Suburban Residential	RE-NW	1.02	1
005-070-011-0	Suburban Residential	RE-NW	1.21	1
005-050-008-0	Suburban Residential	RE-NW	1.04	1
005-050-009-0	Suburban Residential	RE-NW	1.31	1
020-312-012-9	Suburban Residential	RE-NW	1.03	1

PARCEL NUMBER	GENERAL PLAN DESIGNATION	ZONING	ACERAGE	REALISTIC DEVELOPMENT CAPACITY
005-110-015-0	Suburban Residential	RE-NW	0.92	1
044-140-058-9	Rural Residential	RE-10	9.67	1
044-140-054-9	Rural Residential	RE-10	7.94	1
044-210-042-9	Rural Residential	RE-10	18.63	2
044-210-032-9	Rural Residential	RE-10	1.84	1
044-210-033-9	Rural Residential	RE-10	1.84	1
044-210-034-9	Rural Residential	RE-10	2.34	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 any 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	1.85	38
005-010-011	0.87	18
005-010-012	1.39	29
005-010-015	1.1	23
005-030-017	1.14	23
005-041-006	0.79	16
005-050-005	2.31	48
005-050-006	1.33	27
005-050-008	1.04	21
005-050-009	1.31	27
005-070-010	1.02	21
005-070-011	1.21	25
005-110-012	1.83	38
005-110-015	0.92	19
005-121-010	2.78	58
005-130-009	1.37	28
005-140-009	1.4	29
005-150-007	5.74	120
005-200-001	13	273
005-242-001	5.94	124
005-321-007	3.18	66
005-322-001	1.68	35
017-130-059	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	0.93	19
040-380-002	4.54	95
045-040-028	2.24	47
045-040-030	2	42

045-040-032	2	42
045-040-033	2	42
045-050-021	1.22	25
045-050-026	0.99	20
045-140-027	2.68	56
045-170-031	5.14	107
045-170-033	2.05	43
045-170-034	2	42
045-210-005	0.83	17
045-210-019	2.63	55
045-210-051	1.11	23
045-210-058	2.05	43
045-240-008	4.18	87
045-240-009	4.17	87
045-350-008	5	105
046-040-004	1.84	38
046-080-015	3.16	66
046-090-011	0.93	19
046-240-007	10.1	212
046-260-025	0.96	20
046-260-053	5.01	105
046-260-054	4.96	104
046-280-009	4.8	100
046-290-014	19.87	417
047-010-028	2.73	57
047-020-004	1.67	35
047-020-020	3	63
047-030-025	2.27	47
047-030-027	2.47	51
047-030-028	2.47	51
047-050-034	1.03	21
Total	115.03	2,403

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

APPENDIX D

CONTACT INFORMATION

AGENCY	CONTACT PERSON	ADDRESS	PHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
California Tribal TANF Partnership	Pam Becerra	130 N. Butte Street, Suite F, Willows CA 95988	530-934-4815	530-934-4891	pbecerra@ctt.net
Child & Family Services - CCR&R & HeadStart Program	Joanna Owen	518 Monterey Street, Orland, CA 95963	1-800-394-2818	530-865-1283	Not Available
Childcare Resource & Referral (CCRR) - Headstart Program	Mary Anne Hagen	PO Box 696, Orland, CA 95963	530-934-6598 or 530-865-1145	530-865-4797	mahagen@plmccare.org
Del Norte Clinic - Hamilton City Family Health Center	Alex Martinez	231 Main Street, Hamilton City, CA 95951	530-826-3694	530-826-3120	martinez@delnorte.org
Del Norte Clinics - Orland Family Health Center	Alex Martinez	1211 Cortina Drive, Orland, CA 95963	530-865-5544	530-865-9209	martinez@delnorte.org
Glenn County Health Services & Child & Family Planning	Grunnell Norton	1211 Cortina Drive, Orland, CA 95963	530-865-5561	530-934-6463	norton@plmccare.org
Northern Valley Indian Health Clinic	Yvick Shrivelle	240 North Villa Street, Willows, CA 95988	530-934-6288	530-934-6463	plmccare@plmccare.org
Passages Adult Resource Center	Marilyn Shult	2401 Carmichael Drive Suite 400, Chico CA 95928	530-865-5019 or 1-800-822-0109	530-934-5019	Not Available
Glenn Co. HRA Community Action Division	Christine Zoppi	420 East Laurel Street, Willows, CA 95988	530-934-6510	530-934-6521	czoppi@hira.ca.plmccare.org
Willows Police Department	William Spears	201 North Lassen Street, Willows, CA 95988	530-934-3456	530-934-4964	wspears@cityofwillows.org
Orland Police Department	Robert Pasero	817 Fourth Street, Orland, CA 95963	530-865-1616	530-865-1626	chrispasero@cityoforland.com
Glenn County Sheriff's Department	Larry Jones	543 West Oak Street, Willows, CA 95988	530-934-6431 or 530-865-1122	530-934-6429	ljones@countyofplmccare.net
Migrant/Seasonal Farmworker Services - CHDC	Leidi Rivera	2233 Nord Avenue, Suite #1 Chico CA 95926	530-899-0624	530-899-0638	luis.salgado@chdc.org
Department of Consumer Affairs	Rocio Leal	2233 Nord Avenue, Suite #1 Chico CA 95926	530-899-0624	530-899-0638	roscio.leal@chdc.org
Glenn County Veterans' Services	Carrie Lopez	1625 North Market Blvd., Suite N 112, Sacramento, CA 95834	1-800-952-5210	530-934-6524	dear@vca.gov
Chico Housing Improvement Program (CHIP)	Cindy Holley	525 West Sycamore Street, Suite A, Willows, CA 95988	530-934-6524	530-934-6452	prosets@countyofplmccare.net
Orland Senior Center	Clarence Lobo	1001 Willow Street, Chico CA 95928	530-891-6931	530-891-8547	dear@vca.gov
Orland Senior Nutrition Center	Darlene Friesen	19 Walker Street, Orland, CA 95963	530-865-3398	530-865-3398	jenashelme@hotmail.com
Willows Senior Nutrition Center	Terry Goodwin	19 Walker Street, Orland, CA 95963	530-865-1136	530-865-1136	tergoodwin@plmccare.org
Public Authority - IHSS Registry	Terry Goodwin	19 Walker Street, Orland, CA 95963	530-934-6573	530-865-6148	tergoodwin@plmccare.org
Consumer	Melinda Errant	604 East Walker Street, Orland, CA 95963	530-865-6148	530-865-6148	530-865-6148
Catalyst Domestic Violence Services	Fran Machado	604 East Walker Street, Orland, CA 95963	530-865-6151	530-865-6151	530-865-6151
Mental Health	Maria Gonzales	P.O. Box 4184, Chico, CA 95927	1-800-895-8476 or 530-343-7789	530-343-3960	rcatalyst@calystdvservices.org
Willows City Hall	Kathy Montero	1187 East South Street, Orland, CA 95963	530-934-6582 or 1-800-500-6582	530-934-6592	kmontere@plmccare.org
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	Paul Proczobut, Jr	815 Fourth Street, Orland CA 95963	530-865-1600	530-865-1632	citymanager@cityoforland.com
Remi Vista	Kevin Backus	257 North Villa Ave, Willows, CA 95988	530-934-6102	530-934-6103	backus@plmccare.org
	Amayah Reedy	2550 Floral Avenue, Chico, CA 95973			

Left Message - waitline for return call

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