

MAY 2020

NPLH HOUSING SITE FEASIBILITY STUDY

GLENN COUNTY

 **HousingTools**

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INTRODUCTION

Glenn County has requested that Housing Tools complete this Site Feasibility Study as part of its contract for No Place Like Home (NPLH) services. Through this contract, Housing Tools will help Glenn County access NPLH funds, which will be used to develop Permanent Supportive Housing (PSH) for individuals who are chronically homeless, homeless, or at-risk of being chronically homeless. The purpose of the Site Feasibility Study is to research the potential of sites for the development of NPLH-assisted Permanent Supportive Housing, and identify the most attractive sites in terms of development feasibility, financial feasibility, community benefit, and neighborhood integration.

This Site Feasibility Study analyzes sites that will accommodate a 36-60 unit new construction rental complex that includes housing affordable to a variety of income levels and populations, including NPLH-eligible households. It also analyzes a potential acquisition/rehab with 9 NPLH-assisted units and one manager's unit. Through the community outreach process to develop the Glenn County 10 Year Plan to End Homelessness, Housing Tools learned that these were the preferred development types to address Glenn County's needs.

For properties analyzed with capacity to accommodate 36-60 units, it was assumed that about a quarter of the units would be NPLH-assisted with rents set at levels affordable to homeless individuals, and the rest of the units with rents set at levels affordable to households earning up to 60% of Area Median Income (AMI). This project type would include intensive case management supportive services for the NPLH tenants provided by Glenn County Behavioral Health, and general services coordination for all of the residents.

The property search focused on the cities of Willows and Orland, where there is adequate infrastructure to support multi-family rental housing. These cities also have the necessary concentration of site amenities, such as grocery stores, medical clinics, and parks, for garnering points for competitive funding applications. Potential properties in Hamilton City were also reviewed, but it was determined after discussions with County Planners that additional flood protection and infrastructure improvements need to be made before a multi-family housing project can be built there, which may be cost prohibitive at this time.

This study begins with a description of the methodology and process followed to conduct the analysis of sites. This is followed by an explanation of the financial model used to compare sites, and the funding sources used in the financial model. The concluding section consists of the scoring criteria description, ranking rationale, and ranked list of sites with key metrics and scores. This is followed by a Sites List Table with summary information for each site (Appendix A), and a one-page description with aerial photo of each site (Appendix B).

METHODOLOGY

Housing Tools undertook the following process to identify and analyze potential sites for Permanent Supportive Housing Development.

1. Identified potential sites from the following sources:
 - a. 2014-2021 Glenn County Housing Element Update, 5.1 Sites Inventory, pages 74-92, Appendices B and C;
 - b. 2014-2021 City of Willows Housing Element Update, Vacant/Underutilized Land Inventory Section, pages 59-67, Appendix A;
 - c. 2014-2021 City of Orland Housing Element, Available Sites Analysis, pages A-55-58; Appendix C;
 - d. Searched internet listings on LoopNet; and
 - e. Consulted with local real estate agents RaeAnn Titus, Becky Johns, and Randy Fortner, based in Glenn County. Followed up on availability of sites identified in the Housing Elements.
2. Researched site characteristics to build a Potential Sites List, including:
 - a. Size;
 - b. Price;
 - c. Zoning restrictions;
 - d. Availability of water and sewer utilities;
 - e. Site characteristics with Google Maps;
 - f. Surrounding neighborhood and neighboring land uses with Google Maps;
 - g. Site background Information provided by realtors.
3. Consulted with Planners at Glenn County, City of Willows, and City of Orland about potential development sites, affordable housing development plans, land use and zoning plans, and current zoning.
4. Updated the Potential Sites List with information gathered from site visits, consultation with Planners, and consultation with realtors.
5. Developed a financial model in order to:
 - a. Determine site development capacity in terms of number of units based on size and zoning constraints;
 - b. Determine feasibility of financing development with public funding sources;
 - c. Determine Total Development Costs, by unit and by square foot;
 - d. Determine Funding Gap required to be filled with Local and Developer Funds, defined as the difference between: a) the amount of a permanent commercial loan, 9% tax credit equity, noncompetitive and competitive NPLH funds; and b) the Total Development Costs; and
 - e. Compare Required Local and Developer Equity Funding among potential sites on a projected per unit and per square foot basis.
6. Listed potential sites with site characteristics and key metrics pulled from the financial model, as summarized on the Site Feasibility List in Appendix A.
7. Scored each potential site by the criteria described on page 11 and ranked them by score, as shown on the Sites List in Appendix A.

DESCRIPTION OF FUNDING SOURCES

Below is a description of potential funding sources that were considered for each site and incorporated into the financial model.

Tax Credit Equity

Equity invested into the project by banks and corporations in exchange for tax credits. This is the primary source of funding in the financial model. The model assumes use of the 9% tax credit program, which allocates tax credits to projects through a competitive application process administered by the California Tax Credit Allocation Committee (TCAC). An alternative model is to apply for noncompetitive 4% tax credits and State Multifamily Housing Program funds.

Noncompetitive No Place Like Home (NPLH) Funds

Allocated by the State Department of Housing and Community Development (HCD) to counties to develop Permanent Supportive Housing (PSH) for individuals who are chronically homeless, homeless, or at-risk of being chronically homeless. The noncompetitive allocation to Glenn County is \$500,000. These funds are provided to a PSH project developer as a deferred payment, residual receipts loan. This means that interest payments on the loan will only be payable to the extent that there is adequate cash flow from year to year, and the total principal and interest will only be payable by the developer at the end of the 55-year loan term.

Competitive No Place Like Home (NPLH) Funds

Require a competitive application submitted by a county, developer, or jointly by a county and developer. Evaluation criteria include:

- Percentage of total project units restricted to target population
- Leverage of other funding
- Leverage of rental or operating subsidies
- Readiness to proceed
- Extent of supportive services
- Past history of evidence-based practices that have led to a reduction in homelessness

The loan has a 3% interest rate and an annual 0.42% loan monitoring fee. Interest, other than the monitoring fee, is only payable annually to the extent cash flow is available, and repayment of principal and interest is deferred until the end of the 55-year loan term.

Developer Equity

Developer Equity can be contributed to a project in two forms: Deferred Developer Fee and General Partner Capital. Deferred Developer Fee is fee that would otherwise be paid by the developer at construction completion, that is deferred to be paid through operations cash flow over the first 15 years of operations, to the extent cash flow is available. TCAC places limits on the amount of Developer Fee, paid at construction completion and deferred, that a developer can receive. General Partner Capital is paid to a project as permanent equity that is not repaid through operations cash flow. The amount of Developer Equity contributed varies by project, and the amount that must be contributed figures into the developer's cost/benefit analysis of project feasibility.

Local Funds

Local funds could include any of the following:

- *State Permanent Local Housing Allocation (PLHA)*— Funded by Senate Bill 2, the Building Jobs and Homes Act. Allocations will include an annual community formula allocation and a competitive grant program. The combined formula allocation for Glenn County, and the incorporated cities of Willows and Orland, is estimated to be \$293,016 in the program's first year. If agreed to by jurisdictions, allocations may be combined to fund a development project. Also, funds may be rolled over and combined for up to three years to contribute toward a development project. Applications to accept the first year of PLHA funds are due July 27, 2020, with NOFAs issued each year thereafter. It is also anticipated that a \$13 million competitive allocation NOFA will be released in August 2020. For the financial model used in this study, it was assumed that two years of combined PLHA allocations to Glenn County, Willows and Orland would be contributed to an NPLH project, for a total of \$586,032.
- *Homeless Housing, Assistance and Prevention Program (HHAP)*— The HHAP is a one-time block grant administered by the State of California that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges. Funds will be allocated to each of the 58 counties and to the local Continuums of Care that counties are members of. Eligible activities for HHAP funding include permanent housing.
- *State HOME Funds*— Funds allocated competitively by State HCD for the development of permanent affordable housing.

- *State Community Development Block Grant (CDBG) Funds*— Funds allocated competitively by State HCD. CDBG can fund predevelopment and site costs, but not the capital costs of building permanent housing.
- *Project-Based Section 8 Vouchers*— Rental assistance dedicated to units within an affordable housing property that pays the difference between 30% of tenant income and market rents. The market rents can support more debt than would otherwise be supported without rental assistance, and can also cover other operating costs. The Housing Authority of the County of Butte (HACB) administers Section 8 vouchers for Glenn County, a portion of which could be project-based. Project-Based Section 8 Vouchers are critical to financial feasibility for an NPLH project due to the low rents collected from NPLH tenants.
- *County and City General Funds*

FINANCIAL MODEL ASSUMPTIONS

The purpose of developing a financial model is to compare potential sites for financial feasibility and efficiency. While in reality each project would have a unique cost and financing structure, the financial model is a tool to compare the financial feasibility of developing on different sites. To conduct this comparison evenly across sites, the model included consistent assumptions and model inputs that could be applied to all sites. All but one of the sites analyzed assume that housing will be new construction. Below is a summary of the unit mix, size of improvements, building envelope, development costs, financing sources, and cash flow inputs to the model.

- **Number of Units**— The methodology described above was used to determine the minimum and maximum possible units that could fit within a site as determined by site size, characteristics and zoning. Some sites are large enough to accommodate close to 100 units. However, development of a project at this scope is unrealistic given constraints on the amount of public subsidies available, and for some unit types and target populations, limited market demand. Therefore, the Site Feasibility Study analyzed 36-unit, 45-unit, and 60-unit new construction development models, as well as a 10-unit rehabilitation, as feasible scales for project financing, market absorption, and neighborhood integration.
- **Unit Mix**— The unit mix was structured to be most advantageous to apply for competitive 9% tax credits and receive NPLH funding. Units were generally distributed evenly between studios and one, two, and three-bedroom apartments. The mix of unit types and affordability levels were set as follows:
 - About one-quarter of units NPLH-assisted for homeless individuals with rents affordable to 20% AMI (all studios);
 - At least 10% of each unit type with rents affordable to 30% AMI;
 - At least 25% of units are two-bedroom and at least 25% of units are three-bedroom; and
 - The rest of the units with rents affordable to 60% AMI (split evenly between two- and three-bedroom units).
- **Size of Improvements**— The square footage of improvements was estimated by making the following assumptions:
 - Studios— 400 square feet each
 - One-bedrooms— 500 square feet each
 - Two-bedrooms— 750 square feet each
 - Three-bedrooms— 1,000 square feet each
 - Circulation— 10% of total unit square footage
 - Common Space— 1,000 square feet (min. TCAC requirement)
- **Building Envelope**— The Building Envelope was estimated to ensure that the size of improvements calculated as described above could fit within it. This was done

by taking the site size multiplied by the zoning code allowable lot coverage ratio, and estimating the maximum number of floors based on the zoning height restriction. The model assumes that all projects will be 1-2 stories. The estimated area of zoning-required parking was also estimated, and if this area exceeded the unbuildable space per the lot coverage ratio, it was used in place of the lot coverage ratio and subtracted from the site size to estimate the building envelope.

- Development Costs—
 - Property values were estimated using comparable sales and list prices, and costs cited in Housing Elements, factoring in location, zoning, availability of sewer and water infrastructure, property size, and appreciation. Because property tax assessments are significantly undervalued if a property has not been sold in recent years, closed and listed comparables were used to estimate property prices. If the property tax assessed value was higher than the estimated per acre price, the property tax assessed value was used. In each of these cases, the property tax assessed value was within a few thousand dollars per acre of the estimated price per acre. Also, for properties listed for sale, the asking price was used.
 - Demolition costs by a rough estimate were included if necessary
 - Construction costs were estimated at \$280 per square foot, which is a typical current rate for affordable multifamily structures in rural Northern California with 2-3 floors
 - Construction interest was estimated at a 5% interest rate over a 12-month construction period and a 5-month lease-up/conversion period
 - Impact fees were estimated using current Orland and Willows Impact Fee Schedules
 - Capitalized Reserves were estimated based on lender requirements, and 36-unit and 45-unit projects include a Capitalized Services Reserve with annual draws to help fund case management supportive services to NPLH tenants
 - Developer Fee was estimated at the TCAC maximum for 9% projects
 - Other soft costs were estimated at current typical rates, with total soft costs at 14% to 16% of Construction Costs, which is typical for this development type

- Financing Sources—
 - Commercial Permanent Loan— sized at a 1.15-1.25 Debt Coverage Ratio from Year 1 net operating income, 5.5% interest, amortized over 30 years
 - 9% Tax Credit Equity— assumed a 20% voluntary reduction in eligible basis to improve competitive scoring, and a tax credit purchase of \$0.90 per dollar of tax credit
 - Non-Competitive NPLH— \$500,000 as allocated to Glenn County

- Competitive NPLH— loan amount based on current NPLH loan limits per NPLH-assisted unit
- Local Funds— \$586,032 of PLHA funds and \$49,763 in HHAP funds
- Developer Funds— in an amount to fill any remaining gap between Financing Sources and Uses; includes Deferred Developer Fee and General Partner capital
- Cash Flow Inputs—
 - Income was estimated at the current TCAC AMI limits for the Unit Mix; Project-based Section 8 vouchers were assumed for the NPLH-assisted units (25% of all units) with contract rents set at HUD’s Fair Market Rent for the area
 - 5% vacancy rate
 - Operating costs at the TCAC minimum threshold of \$4,800 per unit per year
 - Replacement reserve deposits at the TCAC minimum of \$500 per unit per year
 - Support Services costs at \$4,000 per NPLH-assisted unit for case management, a resident services coordinator, and other supports

SCORING CRITERIA

Each property was evaluated and scored from 1-3 (1 being worst and 3 being best) by the following criteria. The properties were then ranked by score as shown on the Sites List in Appendix A.

Development Feasibility

- How do the property's physical characteristics (topography, vegetation, access from the street, wetlands, slope) impact the prospects for housing development?
- Is the property listed for sale? If not listed, is it known if the owner is interested in selling?
- Would development require the assembly and merger of multiple parcels, and if so, do the parcels have one owner, or multiple owners?
- Is there known or potential environmental contamination?
- Does the zoning permit multifamily housing by right, or does it require a use permit or re-zone?

Financial Feasibility

- Is the site eligible for public subsidies?
- Does the location allow the site to score well for competitive funding applications?
- Would development on the site be financially stable over long term operations?
- How efficient would development on the site be in terms of Local Funds required?

Community Benefit

- How many affordable units could feasibly be built on the site?
- How many NPLH units for homeless individuals could feasibly be built on the site?
- How much room is available for on-site common spaces and supportive services?
- How well does the site support a project that can sustainably provide supportive services to project residents over the course of operations?

Neighborhood Integration

- What is the site's proximity to public transportation and services (grocery stores, parks, schools, libraries, hospitals and clinics, pharmacies)?
- How walkable is the neighborhood?
- Are adjacent land uses compatible with affordable housing?
- How likely is it that the development would receive neighborhood opposition?

RANKING

The sites can be grouped into the following three tiers based on score:

Tier 1— 9-12 Total Points

1. First & Cherry St., Willows
2. Cortina Dr. & South St., Orland
3. Papst Ave. & Bryant St., Orland
4. N. Humboldt Ave. & Green St. #1, Willows
5. N. Humboldt Ave. & Green St. #2, Willows
6. N. Humboldt Ave. & Green St. #3, Willows

Tier 2- 8-9 Total Points

7. N. Humboldt Ave. & West Sycamore St., Willows
8. 815 Pacific Ave., Willows
9. 134 N. 6th St., Orland

Tier 3- 6-8 Total Points

10. S. Humboldt Ave., Willows
11. 545 Pacific Ave., Willows
12. 5th St & Tehama, Orland
13. Orlanda Motel, Orland
14. Cortina Dr. & Newport Rd., Orland

Even though there is little difference in total points scored between sites, they can be grouped in the tiers above to show differentiation in viability. It is recommended that the County initially focus on Tier 1 properties for further investigation in partnership with a selected developer. The sites have been scored and ranked based on site characteristics. However, a key factor that will differentiate the sites will be local financial and political support. To account for this, sites from both Orland and Willows were included in each Tier.

On the following pages are descriptions of each property and rationale for its ranking position.

1. First & Cherry St., Willows (Tier 1— 12 points)

This property is in the middle section of a block bounded by 1st Street on the east, Cherry Street on the south, 2nd Street on the west, and Garden Street on the north. It is 3.18 acres, zoned for multi-family residential, and listed for sale without an asking price. The site was recently zoned to Multiple Family Residential (R-M), which allows up to 25 units per acre and has other development standards compatible with the proposed affordable housing. It is located within the unincorporated County jurisdiction in the northeast section of Willows. The site is ideally sized at just over three acres and will not require a lot line adjustment or merger. The property is square in shape with access along frontages on 1st and 2nd Streets. It is located on the east end of town near the canal, within an older neighborhood with infrastructure available to the site. Surrounding properties are vacant or single-family residential.

- Development Feasibility (3 Points)
 - Pros: The site is zoned R-3 for multi-family development. It has good access from 1st and 2nd Streets on the east and west sides, and water and sewer infrastructure is available for development. It is flat and vacant with minimal vegetation. The site is listed for sale.
 - Cons: None.
- Financial Feasibility (3 Points)
 - Pros: The amount of local and developer funds per unit required is well below the average for all the sites. The property price per projected unit is also lower than the average of all the sites. The site location scores maximum site amenities points for 9% tax credits.
 - Cons: None.
- Community Benefit (3 Points)
 - Pros: The zoning will allow 80 units on the site. It is projected that 60 affordable units would be built on the site, with 15 NPLH-assisted units for homeless individuals. There is adequate space for management and services offices, and on-site amenities such as a community room.
 - Cons: None.
- Neighborhood Integration (3 points)
 - Pros: The site is within 1 mile of a grocery, pharmacy, two schools, the library, and a bus stop. It is in a very walkable neighborhood and would be well-integrated within the community.
 - Cons: Other sites are closer to amenities, although the site still scores maximum site amenities points for 9% tax credits. The site is in a predominantly single-family neighborhood, which may generate opposition to the project.

2. Cortina Drive & South St., Orland (Tier 1— 11 Points)

This property consists of three adjacent parcels that make up 2.4 acres, all zoned Planned Development Commercial (PD). The zoning allows multi-family residential development with a discretionary conditional use permit. The northern parcel (APN 040-270-017) is 0.5-acre, the middle parcel (APN 040-270-021) is 0.9-acre, and the southern parcel (APN 040-270-022) is 1 acre. The site is entirely vacant and flat with no vegetation. Street access is provided by Cortina Drive on the east boundary, and South Street on the south boundary. A street that provides access to the adjacent Grocery Outlet divides the two northernmost parcels- APN 040-270-017 and APN 040-270-021. Adjacent to the right across Cortina Drive are Ampla Health medical offices, and adjacent to the west is a shopping center anchored by Grocery Outlet. To the north of the site are apartment complexes. To the south of the site is vacant land, Orland Unified School District offices, and Immediate Care Medical Center. Sewer and water infrastructure is available to the site.

- Development Feasibility (2 Points)
 - Pros: The site is zoned P-D, which allows multi-family development with a conditional use permit. It has good access from Cortina Drive, South Street, and other streets, and water and sewer infrastructure is available for development. It is flat and vacant with no vegetation.
 - Cons: The proposed development requires merging three separate parcels. However, all parcels have the same owner, which facilitates the merger.
- Financial Feasibility (3 Points)
 - Pros: The amount of local and developer funds per unit required is well below the average for all the sites. The property price per projected unit is also lower than the average of all the sites. The site location scores maximum site amenities points for 9% tax credits.
 - Cons: None.
- Community Benefit (3 Points)
 - Pros: The zoning will allow 60 units, which is the number of units projected to be built on the site, with 15 NPLH-assisted units for homeless individuals. There is adequate space for management and services offices, and on-site amenities such as a community room.
 - Cons: None.
- Neighborhood Integration (3 points)
 - Pros: The site is adjacent to a grocery, Ampla Health, and Immediate Care Medical Center. It is about a half-mile southwest of downtown in a very walkable neighborhood and would be well-integrated within the community.
 - Cons: None.

3. Papst Ave. & Bryant St., Orland (Tier 1- 9 Points)

This property is 5.06 acres, which is an ideal size for the development of the proposed project at 60 units. However, it is zoned R-1, which will require a re-zone to R-3. The site will not require a lot line adjustment or merger. It is vacant with no vegetation and flat. The site is L shaped with access along frontages on Bryant Ave and County Rd M 1/2. Water and sewer infrastructure is available to the site. It is located on the east end of town near the Stony Creek Irrigation Canal. Surrounding properties are vacant and single family housing.

- Development Feasibility (1 Point)
 - Pros: Ideal size, completely vacant, and good access from Bryant Ave. It and is one of three adjacent vacant lots.
 - Cons: The site would require a re-zone from R-1 to R-3.
- Financial Feasibility (3 Points)
 - Pros: The amount of local and developer funds per unit required, and the property price per projected unit, are the second lowest of the sites reviewed. The site location scores maximum site amenities points for 9% tax credits.
 - Cons: None.
- Community Benefit (3 Points)
 - Pros: When rezoned from R-1 to R-3 the site will allow up to 125 buildable units. It is projected that 60 affordable units would be built on the site, with 15 NPLH-assisted units for homeless individuals. There is adequate space for management and services offices, and on-site amenities such as a community room, laundry rooms, and playground, with ample space for on-site parking.
 - Cons: None.
- Neighborhood Integration (2 points)
 - Pros: The site is less than a mile from a park, library, grocery store, elementary school, middle school, medical clinic and pharmacy.
 - Cons: The site is on the far north-east side of town further from downtown amenities.

4. N. Humboldt Ave. & Green St. #1, Willows (Tier 1- 9 Points)

This site is one of three vacant lots that are around three acres in size that are located adjacent to one another, situated along the east side of the I-5 Interstate freeway, north of Biggs-Willows Road. Site #1 is 3.25 acres and zoned Commercial Highway (CH). It is completely vacant and free of improvements or trees, with water and sewer infrastructure available. The property is flat and rectangular with access from N. Humboldt Avenue and is located on the west end of town near many community services. The site is in a good location for community services, for the proposed project type. It is near multi-family and senior housing but further away from single family homes. It is ideally sized at just over three acres and will not require a lot line adjustment or merger.

- Development Feasibility (2 Points)
 - Pros: The site is flat and vacant, and has good street frontage access.
 - Cons: The site would require a discretionary conditional use permit for development with multi-family housing.
- Financial Feasibility (2 Points)
 - Pros: The amount of local and developer funds per unit required is below the average of sites reviewed. The site location scores maximum site amenities points for 9% tax credits.
 - Cons: None.
- Community Benefit (3 Points)
 - Pros: The site is zoned CH and with a conditional use permit will allow up to 98 buildable units. It is projected that 60 affordable units would be built on the site, with 15 NPLH-assisted units for homeless individuals. There is adequate space for management and services offices, and on-site amenities such as a community room, laundry rooms, and playground, with ample space for on-site parking. Housing in this location is ideal for supporting the local workforce.
 - Cons: None.
- Neighborhood Integration (2 points)
 - Pros: The site is less than a mile from a park, library, grocery store, elementary school, middle school, medical clinic and pharmacy.
 - Cons: The site is adjacent to the I-5 freeway.

5. N. Humboldt Ave. & Green St. #2, Willows (Tier 1- 9 Points)

This site is one of three vacant lots that are around three acres in size that are located adjacent to one another, situated along the east side of the I-5 Interstate freeway, north of Biggs-Willows Road. Site #2 is 3 acres and zoned Commercial General (CG). It is completely vacant and free of improvements or trees, with water and sewer infrastructure available. The property is flat and rectangular with access from N. Humboldt Avenue and is located on the west end of town near many community services. The site is in a good location for community services, for the proposed project type. It is near multi-family and senior housing but further away from single family homes. It is ideally sized at just over three acres and will not require a lot line adjustment or merger.

- Development Feasibility (2 Points)
 - Pros: The site is flat and vacant, and has good street frontage access.
 - Cons: The site would require a discretionary conditional use permit for development with multi-family housing.
- Financial Feasibility (2 Points)
 - Pros: The amount of local and developer funds per unit required is below the average of sites reviewed. The site location scores maximum site amenities points for 9% tax credits.
 - Cons: None.
- Community Benefit (3 Points)
 - Pros: The site is zoned CH and with a conditional use permit will allow up to 98 buildable units. It is projected that 60 affordable units would be built on the site, with 15 NPLH-assisted units for homeless individuals. There is adequate space for management and services offices, and on-site amenities such as a community room, laundry rooms, and playground, with ample space for on-site parking. Housing in this location is ideal for supporting the local workforce.
 - Cons: None.
- Neighborhood Integration (2 points)
 - Pros: The site is less than a mile from a park, library, grocery store, elementary school, middle school, medical clinic and pharmacy.
 - Cons: The site is adjacent to the I-5 freeway.

6. N. Humboldt Ave. & Green St. #3, Willows (Tier 1- 9 Points)

This site is one of three vacant lots that are around three acres in size that are located adjacent to one another, situated along the east side of the I-5 Interstate freeway, north of Biggs-Willows Road. Site #3 is 3.32 acres and zoned Commercial General (CG). It is completely vacant and free of improvements or trees, with water and sewer infrastructure available. The property is flat and rectangular with access from N. Humboldt Avenue and is located on the west end of town near many community services. The site is in a good location for community services, for the proposed project type. It is near multi-family and senior housing but further away from single family homes. It is ideally sized at just over three acres and will not require a lot line adjustment or merger.

- Development Feasibility (2 Points)
 - Pros: The site is flat and vacant, and has good street frontage access.
 - Cons: The site would require a discretionary conditional use permit for development with multi-family housing.
- Financial Feasibility (2 Points)
 - Pros: The amount of local and developer funds per unit required is below the average of sites reviewed. The site location scores maximum site amenities points for 9% tax credits.
 - Cons: None.
- Community Benefit (3 Points)
 - Pros: The site is zoned CH and with a conditional use permit will allow up to 98 buildable units. It is projected that 60 affordable units would be built on the site, with 15 NPLH-assisted units for homeless individuals. There is adequate space for management and services offices, and on-site amenities such as a community room, laundry rooms, and playground, with ample space for on-site parking. Housing in this location is ideal for supporting the local workforce.
 - Cons: None.
- Neighborhood Integration (2 points)
 - Pros: The site is less than a mile from a park, library, grocery store, elementary school, middle school, medical clinic and pharmacy.
 - Cons: The site is adjacent to the I-5 freeway.

7. N. Humboldt Ave. & W. Sycamore St., Willows (Tier 2- 9 Points)

The property is 5 acres, zoned Commercial General Planned Development (CG/P-D) and can be developed with a conditional use permit for the proposed project type. It is ideally sized at five acres and will not require a lot line adjustment or merger. The property is flat and clear with only grass and is accessible from North Humboldt Avenue. Water and sewer infrastructure is available to the site. It is adjacent and to the east of the I-5 Interstate. The site is adjacent and to the north of the S. Humboldt Ave. property that was also reviewed and ranked #10. To the east of the site are apartment complexes, and to the north are a hotel and other commercial uses.

- Development Feasibility (2 Points)
 - Pros: The site is flat and vacant, and has good street frontage access.
 - Cons: The site would require a discretionary conditional use permit for development with multi-family housing.
- Financial Feasibility (2 Points)
 - Pros: The amount of local and developer funds per unit required is slightly below the average compared to other sites reviewed in this report. The site location scores maximum site amenities points for 9% tax credits.
 - Cons: The property price per projected unit is higher than the average of other sites reviewed.
- Community Benefit (3 Points)
 - Pros: The site is zoned CG-PD, and with a conditional use permit it will allow up to 150 buildable units. It is projected that 60 affordable units would be built on the site, with 15 NPLH-assisted units for homeless individuals. There is adequate space for management and services offices, and on-site amenities such as a community room, laundry rooms, and playground, with ample space for on-site parking. Housing in this location is ideal for supporting the local workforce.
 - Cons: None.
- Neighborhood Integration (2 points)
 - Pros: The site is less than a mile from a park, library, grocery store, elementary school, middle school, medical clinic and pharmacy.
 - Cons: The site is adjacent to the I-5 freeway.

8. 815 Pacific Ave., Willows (Tier 2- 9 Points)

This property is 4.94 acres and is zoned R-1A, which is low-density residential-agricultural. Development with the proposed project would require a rezone to R-3. It is ideally sized at just under five acres and will not require a lot line adjustment or merger. The property is rectangular shaped with access along frontages on Pacific Ave and Green Street, which also provide water and sewer infrastructure access. The westerly two-thirds of the site is flat and clear of vegetation. The easterly one-third of the site is slightly hilly with some trees. The site is located on the north end of town surrounded primarily by single family housing and is close to local railroad.

- Development Feasibility (1 Point)
 - Pros: The site is vacant and has good access from Pacific Avenue and Green Street.
 - Cons: The site would require a rezone from R-1A to R3.
- Financial Feasibility (3 Points)
 - Pros: The amount of local and developer funds per unit required is the lowest of all the sites reviewed. The property price per projected unit is also lower than the average of all the sites. The site location scores maximum site amenities points for 9% tax credits.
 - Cons: None.
- Community Benefit (3 Points)
 - Pros: While the current zoning will allow 30 units on the site, a rezone to R-3 would allow a projected 60 affordable units to be developed, with 15 NPLH-assisted units for homeless individuals. There is adequate space for management and services offices, and on-site amenities such as a community room and on-site parking.
 - Cons: None.
- Neighborhood Integration (2 points)
 - Pros: The site is less than a mile from a park, library, grocery store, elementary school, middle school, medical clinic and pharmacy.
 - Cons: The site is zoned R-1A and surrounded by single-family homes, which may cause opposition to the proposed project.

9. 134 N. 6th St., Orland (Tier 2- 8Points)

This site consists of two vacant parcels that are 1.91 acres combined. Both parcels are zoned C2. The site on the north side of Orland and was previously improved with a motel that has since been demolished. These properties together are developable with a conditional use permit for the proposed project type and will require a lot merger. The property is flat with grass and concrete debris from the old foundation. Street access and sewer and water infrastructure is available from Business I-5 along the eastern border of the site. It is adjacent and to the east of a single family cul-de-sac and to west across Business I-5 from land used for agriculture.

- Development Feasibility (2 Points)
 - Pros: The site is vacant and has good access from Business I-5.
 - Cons: The site would require a conditional use permit to develop the proposed multi-family project.
- Financial Feasibility (2 Points)
 - Pros: The property price per unit is average for the cost value of commercial properties. The site location scores maximum site amenities points for 9% tax credits.
 - Cons: The amount of local and developer funds per unit required is in the higher range of sites reviewed.
- Community Benefit (2 Points)
 - Pros: While the site is currently zoned C-2, a conditional use permit it will allow up to 57 buildable units. It is projected that 45 affordable units would be built on the site, with 11 NPLH-assisted units for homeless individuals.
 - Cons: The site constrains development to less than the ideal 60 units.
- Neighborhood Integration (2 points)
 - Pros: A grocery store is less than a half mile away from the site; and a park, library, elementary school, middle school, medical clinic and pharmacy are less than one mile from the site.
 - Cons: The property is in a neighborhood of single-family homes, but the only pedestrian access is from Business I-5, which is a busier grade-separated thoroughfare.

10. S. Humboldt Ave., Willows (Tier 3- 8 points)

This is the largest site reviewed at 8 acres, which is larger than the ideal size for the proposed project of 3-5 acres. Because there are not adequate local resources to fund a 100+ unit project, the large site size drives a higher cost per developable unit than the other sites reviewed. The zoning is Commercial General-Planned Development (CG/PD), which allows multi-family residential up to 30 units per acre with a conditional use permit. The site is vacant and clear of improvements and trees. It is located adjacent and to the east of the I-5 freeway, stretching north to south from just south of West Sycamore Street to South Humboldt Avenue. The site is long and triangular in shape so that the southernmost quarter of the site is generally unusable for improvements. Land uses to the east are primarily single-family residential. Another site reviewed, N. Humboldt Ave. and W. Sycamore St., borders the site on the north. Further north is a mix of commercial and multi-family land uses. Water and sewer infrastructure is available to the site.

- Development Feasibility (2 Points)
 - Pros: The site is zoned CG/P-D, which allows multi-family development with a conditional use permit. It has access from Donnie Lane, and water and sewer infrastructure is available for development. It is flat and vacant with no vegetation.
 - Cons: The parcel is shaped so that the southernmost quarter is narrow and generally undevelopable. Donnie lane is a small road and not optimal for access. Development would require a discretionary conditional use permit.
- Financial Feasibility (1 Point)
 - Pros: The site location scores maximum site amenities points for 9% tax credits.
 - Cons: The property size is too large for the proposed project and drives up the cost of the property acquisition, as well as the local and developer funds required per unit, which are the highest of all the sites reviewed.
- Community Benefit (3 Points)
 - Pros: The zoning will allow 240 units on the site. It is projected that 60 affordable units would be built on the site, with 15 NPLH-assisted units for homeless individuals. There is adequate space for management and services offices, and on-site amenities such as a community room.
 - Cons: None.
- Neighborhood Integration (2 points)
 - Pros: The site is fairly close to a variety of site amenities, and is within a mile of a park, library, an elementary and middle school, a medical clinic, and a pharmacy.
 - Cons: The property is long and narrow, running adjacent to the I-5 freeway, which is not optimal for residential development.

11. 545 Pacific Ave., Willows (Tier 3- 8 points)

This site is located at the western end of French Street, with a narrow access road on the east end. It appears that this may be provided by an easement with the neighboring property to the north. The site is 3.05 acres in size, which is ideal for the proposed project. It is zoned R-1 for low-density, single family residential. This would require a re-zone to R-3 residential for multi-family development. The site includes four structures that would need to be demolished. There are also some trees that may need to be removed. It is surrounded by single-family residential on the east side, large lot residential on the north and south sides, and multi-family residential on the west side. The site is irregularly shaped with limited street access, and may require extension of water and sewer service.

- Development Feasibility (1 Point)
 - Pros: The site is an ideal size for the proposed project at just over 3 acres.
 - Cons: The site is irregularly shaped with one entry and exit point along a narrow road at the eastern end. It includes a number of structures that would need to be removed for development. It would need to be rezoned from R-1 to R-3.
- Financial Feasibility (3 Points)
 - Pros: The site location scores maximum site amenities points for 9% tax credits. It has a lower than average local and developer funds required per unit and property price per projected unit.
 - Cons: None.
- Community Benefit (3 Points)
 - Pros: If the property is rezoned from R-1 to R-3, up to 90 units could be built on-site. It is projected that 60 affordable units would be built on the site, with 15 NPLH-assisted units for homeless individuals. There is adequate space for management and services offices, and on-site amenities such as a community room.
 - Cons: None.
- Neighborhood Integration (1 point)
 - Pros: The site is centrally located and fairly close to a variety of site amenities, and is within a mile of a park, library, grocery store, schools, medical clinic and pharmacy.
 - Cons: The property is not well integrated into the street grid. It is in a low-density single-family residential neighborhood, which may raise opposition to the proposed project.

12. 5th St. and Tehama, Orland (Tier 3- 7 Points)

This site is located just north of downtown on two contiguous parcels between 6th and 7th Streets on the east and west, and Shasta and Tehama Streets on the north and south. Together, the sites are 1.12 acres, which is smaller than what would be ideal for the proposed development. The parcels are zoned Commercial (C2), which allows multi-family residential development at 25 units per acre with a conditional use permit. Because of the small size of the site, it would require a density bonus in addition to conditional use permit to get to 36 units, which is the projected number of units for development on this property. The site is vacant and mostly clear of vegetation, has good street access on all sides, and has water and sewer infrastructure available. It is located in an area with single-family residential neighborhoods to the west, and commercial and industrial properties to the south, east, and north. It lies on the north end of downtown Orland.

- Development Feasibility (2 Points)
 - Pros: The site has good street access from all four sides and is vacant.
 - Cons: The site is on the small side, which limits development scale. The proposed development at 36 units will require a conditional use permit and density bonus.
- Financial Feasibility (1 Point)
 - Pros: The site scores maximum site amenity points for 9% tax credits.
 - Cons: The projected local and developer funds required per unit is one of the highest among properties reviewed, at \$32,491 per unit.
- Community Benefit (1 Point)
 - Pros: Opportunity for infill development near downtown Orland.
 - Cons: The small size of the site restricts the number of units that could be developed to 36 units or less.
- Neighborhood Integration (3 Points)
 - Pros: The site is located in the center of town, and is within 1,500 feet of a bus stop. It is also within a half-mile of a grocery store, and within a mile of an elementary school, a middle school, a medical clinic, and a pharmacy.
 - Cons: The site is adjacent to some manufacturing uses, which is not ideal.

13. Orlanda Motel, Orland (Tier 3- 7 Points)

This is the only site reviewed that is a potential acquisition/rehab. The Orlanda Motel occupies this site, which is an older motel with 10 rooms. The design is a simple drive-up motel with parking arranged next to individual room entries. The property is accessed from the north by Highway 32 (Newville Road). The motel sits on a half-acre in the middle of Orland. The proposed project would convert the motel to 10 permanent living studios for homeless individuals, with all units assisted by NPLH. It would require installing kitchens in the units. The conversion would involve a comprehensive rehabilitation, potentially demolishing walls down to the studs. It is zoned Commercial/Commercial Highway (C2-CH). Conversion to permanent housing would require a conditional use permit. The property is located in downtown Orland, which is a mix of commercial, industrial and residential uses.

- Development Feasibility (2 Points)
 - Pros: The improvements could most likely be rehabilitated and leased-up in a shorter timeframe than a new construction project.
 - Cons: Rehabilitation carries potential risks, costs and delays associated with lead and asbestos mitigation, as well as relocation of residents.
- Financial Feasibility (1 Point)
 - Pros: The site scores maximum site amenity points for 9% tax credits.
 - Cons: Because the proposed development would only consist of 10 units, it has a high local and developer funds required per unit, at \$38,702. Because the building is older, shows signs of deferred maintenance, and involves a conversion of uses, the rehabilitation carries risks and unknown costs.
- Community Benefit (1 Point)
 - Pros: Would fix up an older property and help revitalize the downtown area.
 - Cons: The number of units of the proposed project is much lower than the other sites reviewed.
- Neighborhood Integration (3 Points)
 - Pros: The site is located in the center of town, and is within 1,500 feet of a bus stop. It is also within a half-mile of a grocery store, and within a mile of an elementary school, a middle school, a medical clinic, and a pharmacy.
 - Cons: None.

14. Cortina Dr. & Newport Rd., Orland (Tier 3- 7 Points)

This site consists of two side-by-side parcels adjacent and to the east of the I-5 freeway. APN 040-230-002 is 0.8 acre and zoned Commercial Planned Development (P-D). APN 040-230-012 is 1 acre and is zoned for single-family residential (R-1). The parcels combined are smaller than the ideal size for the proposed project. They will require a rezone of the R-1 parcel to R-3 for multifamily residential development. The site is vacant, with some trees on the northern portion. There is currently no street access other than the driveway behind the Grocery Outlet that is adjacent to the south. On the north end, Newport Ave is close by, but would need to be reconfigured and extended to serve the property. Water and sewer infrastructure is available in this area, but may need to be extended with the street network to serve the site. To the east of the site is a mostly vacant parcel, with an apartment complex further to the east. To the south is a shopping center anchored by Grocery Outlet. The I-5 freeway runs along the property's west border. To the north is vacant land that will be developed with a single-family subdivision.

- Development Feasibility (1 Point)
 - Pros: One of the two parcels can be developed with multi-family residential with a conditional use permit.
 - Cons: The site is smaller than ideal for the proposed development. It would require a rezone from R-1 for one of the parcels. There is currently no direct street access to the site. The site shape is challenging for development as it is long and narrow.
- Financial Feasibility (2 Points)
 - Pros: The site scores maximum site amenity points for 9% tax credits.
 - Cons: Development on the site will require higher than average local and developer funds per unit.
- Community Benefit (2 Points)
 - Pros: The site will accommodate a projected 45 units.
 - Cons: The site size and long, narrow shape constrain the number of potential units on the site to less than 60.
- Neighborhood Integration (2 Points)
 - Pros: The site is located next to the Grocery Outlet, and within a mile of a park, library, elementary school, middle school, medical clinic, and pharmacy.
 - Cons: The site is adjacent to the I-5 freeway, and its long, narrow shape requires apartments to be closer to the freeway than would be preferable.

TOP FOUR RECOMMENDED SITES

After analyzing, scoring and ranking the sites listed above, four sites have been identified as high priority for further assessment and potential development. These sites should be the subject of a more detailed review by the County and development partners for history, environmental conditions, and title issues. After a priority site has been decided on, the County may acquire and transfer it to a selected developer through a Request For Proposals (RFP) process, or provide funding to a selected developer to purchase the site on their own. Below is an explanation for why each site was selected, its advantages and disadvantages, and recommendations for an appropriate development type.

1. First & Cherry Streets, Willows

This site bounded by 1st Street on the east and 2nd Street on the west, and between Garden and Cherry Streets, has a number of advantages for development with multifamily affordable housing. These advantages include: appropriate zoning, ideal size, good site access on two street frontages, and location served by County street, water and sewer infrastructure. Another important aspect of the property is that the owner has listed the property for sale. Few of the other properties reviewed are listed for sale. The site is on the east end of town, but is still close to the town center, which is about a half-mile away. It is within the unincorporated Glenn County jurisdiction, but is within a quarter-mile of the City of Willows border that runs along Biggs-Willows Road to the south of the site, and the railroad to the west of the site. One potential drawback of the site is that it is in a single-family residential neighborhood, which could be opposed to its development, although this is not always the case in every community. Adjacent land immediately to the north is vacant, while adjacent land immediately to the south is low-density residential with a semi-rural character and no curb or gutter. The neighborhood to the west is more densely developed with single-family houses and curb and gutter on most streets.

Advantages

- Ideal size for affordable housing
- Advantageous site characteristics for development- vacant, flat, good street access along west and east frontages
- Appropriately zoned for proposed development
- Adjacent to street, sewer and water infrastructure

Disadvantages

- Location in single-family neighborhood may present opposition

Development Type

The site and current zoning could accommodate construction of 2-story structures housing up to 80 apartments with a mix of studios and one-, two-, and three-bedroom units. Up to 49% of the units could be NPLH-assisted and set aside for homeless individuals, and the rest of the units could be rented at levels affordable to households earning 30-60% of AMI, with the majority of non-NPLH units at 50% to 60% AMI. It would include an apartment for an on-site resident manager. It would also include space for a property management office, supportive services meeting spaces, a community room for resident gatherings, outdoor recreation spaces for children, and outdoor spaces for adults. The financial model used to calculate required local/developer funding assumed a complex with 60 units in a mix of studios and one-, two-, and three-bedroom units affordable to households earning 20%-60% AMI, including 15 NPLH-assisted units set aside for homeless individuals.

2. Cortina Dr. & South St., Orland

This site consists of three parcels that would need to be combined for development. Together, the three parcels are 2.4 acres. All three parcels are zoned Planned Development- Commercial (PD), which allows a great amount of flexibility in the design and arrangement of improvements on the site. It requires discretionary review and approval through the conditional use permit process. The site size and zoning are advantageous for the development of affordable multi-family housing, accommodating a projected 60 units without a density bonus. Excellent street access and infrastructure is available on Corina Drive, South Street, and the road leading to the Grocery Outlet. The site is well-located adjacent to the Grocery Outlet, Ampla Health, and Immediate Care Medical Center, and is just south of downtown. Surrounding land uses are a mix of commercial and multi-family. The neighboring Ampla Health provides opportunity for potential collaboration to assist homeless individuals. Other vacant parcels are also nearby that may be added to the development if necessary. The drawback of the site is that it requires assembly and merger of three separate parcels. However, the parcels have the same owner, which will make the merger much more achievable than if they were separately owned.

Advantages

- Ideal size for affordable housing
- Zoning is advantageous for multi-family housing
- Adjacent to street, water and sewer infrastructure
- Well located next to services

Disadvantages

- Would require assembly of three different parcels
- Would require a conditional use permit

Development Type

The site and current zoning could accommodate construction of 2-story structures housing up to 60 apartments with a mix of studios and one-, two-, and three-bedroom units. Up to 49% of the units could be NPLH-assisted and set aside for homeless individuals, and the rest of the units could be rented at levels affordable to households earning 30-60% of AMI, with the majority of non-NPLH units at 50% to 60% AMI. It would include an apartment for an on-site resident manager. It would also include space for a property management office, supportive services meeting spaces, a community room for resident gatherings, outdoor recreation spaces for children, and outdoor spaces for adults. The financial model used to calculate required local/developer funding assumed a complex with 60 units in a mix of studios and one-, two-, and three-bedroom units affordable to households earning 20%-60% AMI, including 15 NPLH-assisted units set aside for homeless individuals.

3. Papst Ave. & Bryant St., Orland

This site's size is ideal for the proposed affordable housing development, at just over five acres. This size accommodates a project of at least 60 units, which is large enough to take advantage of development cost efficiencies, but also small enough to be funded by available local resources. Sites larger than five acres provide more space than is necessary for a 60-unit project, and therefore add unneeded expense. In addition, the site is flat and clear of any vegetation or improvements, with access along Bryant Avenue on the north side. It is served by water and sewer infrastructure within the City of Orland. Immediately adjacent land to the west and east is vacant. The William Finch Charter School and Butte College buildings are adjacent to the south, and single-family subdivisions are adjacent to the north across Bryant Avenue. The property is on the east end of town just inside the City border, but still within a quarter-mile of the Highway 32 corridor that runs through the center of town, and about a mile from downtown Orland. The property scores maximum site amenities points for 9% tax credits. The negative aspect of the site is that it is zoned R-1 for low-density, single-family residential, and would require a re-zone to R-3 that would accommodate higher densities. However, the proposed project would help meet the City's Housing Element and economic development goals, and therefore may be a good candidate for re-zoning.

Advantages

- Ideal size for affordable housing
- Advantageous site characteristics for development- vacant, flat, good street access along north frontage
- Adjacent to street, water and sewer infrastructure

Disadvantages

- Zoned R-1, requiring a re-zone to R-3
- Further from downtown amenities than some other sites reviewed

Development Type

Current R-1 zoning would need to be changed to R-3. The R-3 zoning would accommodate construction of 2-story structures housing up to 125 apartments with a mix of studios and one-, two-, and three-bedroom units. Up to 49% of the units could be NPLH-assisted and set aside for homeless individuals, and the rest of the units could be rented at levels affordable to households earning 30-60% of AMI, with the majority of non-NPLH units at 50% to 60% AMI. It would include an apartment for an on-site resident manager. It would also include space for a property management office, supportive services meeting spaces, a community room for resident gatherings, outdoor recreation spaces for children, and outdoor spaces for adults. The financial model used to calculate required local/developer funding assumed a complex with 60 units in a mix of studios and one-, two-, and three-bedroom units affordable to households earning 20%-60% AMI, including 15 NPLH-assisted units set aside for homeless individuals.

4. N. Humboldt Ave. & Green St. Sites, Willows

This site can include any of the three adjacent parcels labeled N. Humboldt Ave. & Green St. #1, #2, or #3. All three of these parcels have similar characteristics. Each of these sites is large enough to accommodate 60 units, as all are about three acres in size. All three sites are also zoned commercial, which allows residential development with a density of up to 30 units per acre with a conditional use permit. The properties are located adjacent to the east of I-5. City water and sewer infrastructure is available to the sites. Street access is provided along North Humboldt Avenue. Multifamily uses would fit in well with the surrounding uses, which are a mix of multi-family residential and commercial uses. Eskaton Kennedy Manor and Cedar Hills Manor are multi-family developments across North Humboldt Avenue to the east. The sites are proximate to a number of amenities, including Glenn Medical Center, Willows High School, Murdock Elementary School, and Sycamore Park, all within a mile of the sites. The sites' disadvantage is their location next to the I-5 freeway. This does not preclude residential development, but will require incorporation of design and noise attenuation systems to mitigate noise from the freeway. This will add some additional cost to the project.

Advantages

- Ideal size sites at 3 acres each
- Zoned CH and CG, which allow multi-family residential development with a conditional use permit
- Location near a wide variety of services
- Good street access and served by water and sewer infrastructure

Disadvantages

- Adjacent to the freeway
- Would require a conditional use permit

Development Type

Each of the N. Humboldt Ave. and Green Street sites and current zoning would accommodate construction of 2-story structures housing 90-100 apartments with a mix of studios and one-, two-, and three-bedroom units. Up to 49% of the units could be NPLH-assisted and set aside for homeless individuals, and the rest of the units could be rented at levels affordable to households earning 30-60% of AMI, with the majority of non-NPLH units at 50% to 60% AMI. It would include an apartment for an on-site resident manager. It would also include space for a property management office, supportive services meeting spaces, a community room for resident gatherings, outdoor recreation spaces for children, and outdoor spaces for adults. The financial model used to calculate required local funding assumed a complex with 60 studios and one-, two-, and three-bedroom units affordable to households earning 30%-60% AMI, including 15 NPLH-assisted units set aside for homeless individuals.

Appendix A: Sites List

Ranking	APN	Address	Acres	Property Price	Property Price/Acre	Property Price/SF	Zoning	Zoning Density (DU/AC)	Zoning Max Capacity	Projected Total Units	Projected Homeless NPLH Units	Property Price Per Projected Unit	Local & Developer Funds Required	Local & Developer Funds Required Per Unit	Total Score
1	005-321-007	First & Cherry St., Willows	3.18	\$254,400	\$80,000	\$1.84	R-M	25	80	60	15	\$4,240	\$1,366,463	\$22,774	12
2	040-270-017 040-270-021 040270-022	Cortina Dr. & South St., Orland	2.40	\$216,000	\$90,000	\$2.07	PD-C	25	60	60	15	\$3,600	\$1,323,845	\$22,064	11
3	041-050-018	Papst Ave & Bryant St, Orland	5.06	\$177,100	\$35,000	\$0.80	R1	6	30	60	15	\$2,952	\$1,259,528	\$20,992	9
4	017-330-012	N. Humboldt Ave. & Green St. #1, Willows	3.25	\$303,843	\$93,490	\$2.15	CH	30	98	60	15	\$5,064	\$1,415,906	\$23,598	9
5	017-330-011	N. Humboldt Ave. & Green St. #2, Willows	3.00	\$280,470	\$93,490	\$2.15	CG	30	90	60	15	\$4,675	\$1,392,533	\$23,209	9
6	017-330-010	N. Humboldt Ave. & Green St. #3, Willows	3.32	\$310,387	\$93,490	\$2.15	CG	30	100	60	15	\$5,173	\$1,422,450	\$23,708	9
7	001-010-029	N. Humboldt Ave & W. Sycamore St, Willows	5.00	\$425,000	\$85,000	\$1.95	CG-PD	30	150	60	15	\$7,083	\$1,536,680	\$25,611	9
8	005-170-006	815 Pacific Ave., Willows	4.94	\$196,321	\$39,741	\$0.91	R-1A	6	30	60	15	\$3,272	\$1,152,790	\$19,213	9
9	045-100-097 045-100-131	134 N. 6th St., Orland	1.91	\$168,080	\$88,000	\$2.02	C2	15	29	45	11	\$3,735	\$1,444,613	\$32,103	8
10	001-010-027	S. Humboldt Ave., Willows	8.00	\$680,000	\$85,000	\$1.95	CG-PD	30	240	60	15	\$11,333	\$3,662,063	\$61,034	8
11	005-330-005	545 Pacific Ave, Willows	3.05	\$251,354	\$82,411	\$1.89	R-1	7	22	60	15	\$4,189	\$1,417,788	\$23,630	8
12	040-106-001 040-106-002	5th St. & Tehama, Orland	1.12	\$99,381	\$88,733	\$2.04	C2	15	17	36	9	\$2,761	\$1,169,688	\$32,491	7
13	040-144-025	Orlanda Motel, Orland	0.50	\$275,570	\$551,140	\$12.65	C2-CH	15	8	10	9	\$27,557	\$387,016	\$38,702	7
14	040-230-002 040-230-012	Cortina Dr. & Newport Rd, Orland	1.80	\$162,000	\$90,000	\$2.07	PD	15	27	45	11	\$3,600	\$1,436,888	\$31,931	7

Average of All Sites			3.32	\$271,422	\$113,964	\$2.62		20	70	53	14	\$6,374	\$1,456,304	\$28,647	
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#1 FIRST & CHERRY ST., WILLOWS

APN	005-321-007
Jurisdiction	Willows
Size (Acres)	3.18
Zoning	R-M
Property Price	\$254,400
Property Price/Acre	\$80,000
Property Price/SF	\$1.84
Property Price Per Projected Unit	\$4,240
Zoning Max Capacity	80
Projected Total Units	60
Projected NPLH Units	15
Local & Developer Funds Required	\$1,366,463
Local & Developer Funds Per Unit	\$22,774

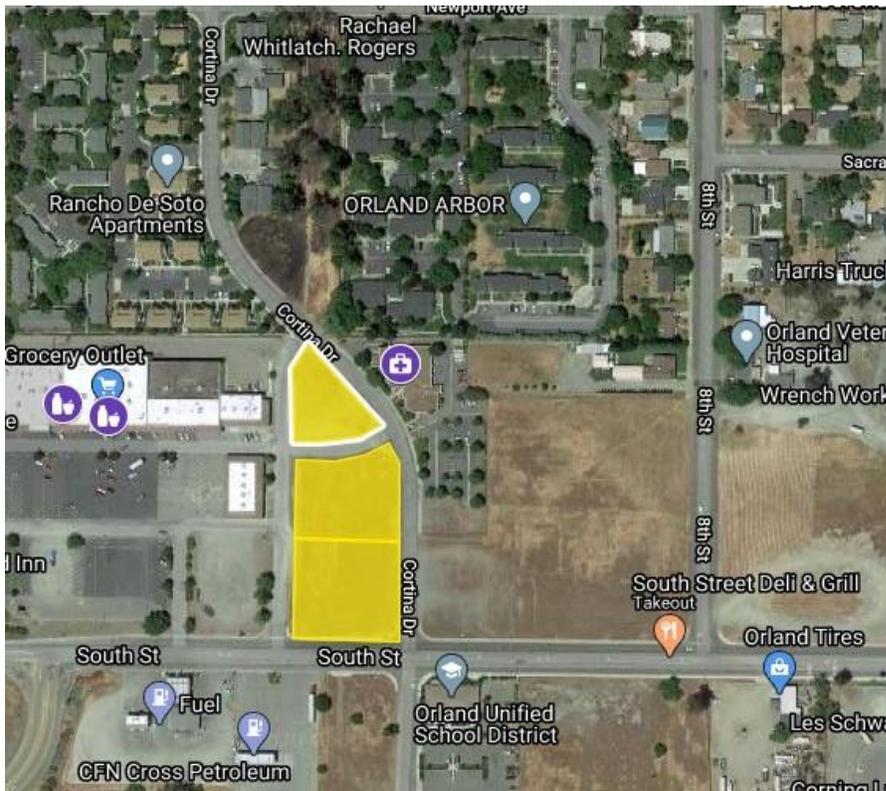
Development Feasibility	3
Financial Feasibility	3
Community Benefit	3
Neighborhood Integration	3
Total Score	12



#2 CORTINA DR. & SOUTH ST., ORLAND

APN	040-270-017 040-270-021 040-270-022
Jurisdiction	Orland
Size (Acres)	2.40
Zoning	PD-C
Property Price	\$216,000
Property Price/Acre	\$90,000
Property Price/SF	\$2.07
Property Price Per Projected Unit	\$3,600
Zoning Max Capacity	60
Projected Total Units	60
Projected NPLH Units	15
Local & Developer Funds Required	\$1,203,632
Local & Developer Funds Required Per Unit	\$33,434

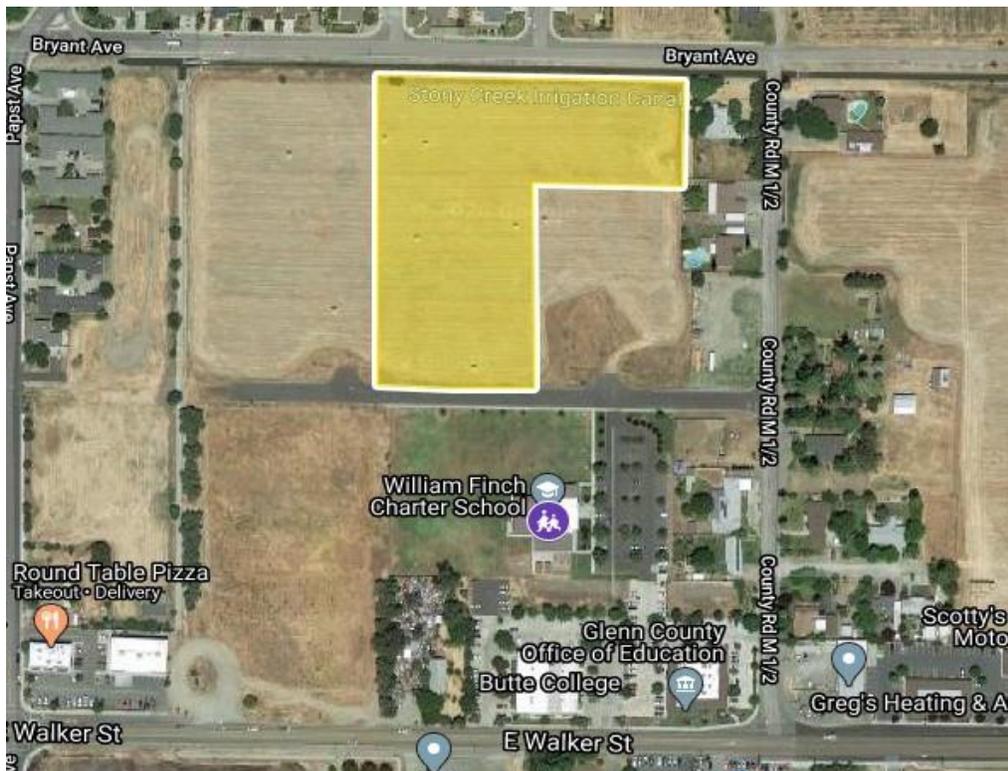
Development Feasibility	2
Financial Feasibility	3
Community Benefit	3
Neighborhood Integration	3
Total Score	11



#3 PAPST AVE & BRYANT ST., ORLAND

APN	041-050-018
Jurisdiction	Orland
Size (Acres)	5.06
Zoning	R1
Property Price	\$177,100
Property Price/Acre	\$35,00
Property Price/SF	\$0.80
Property Price Per Projected Unit	\$2,952
Zoning Max Capacity	30
Projected Total Units	60
Projected NPLH Units	15
Local & Developer Funds Required	\$1,259,528
Local & Developer Funds Required Per Unit	\$20,992

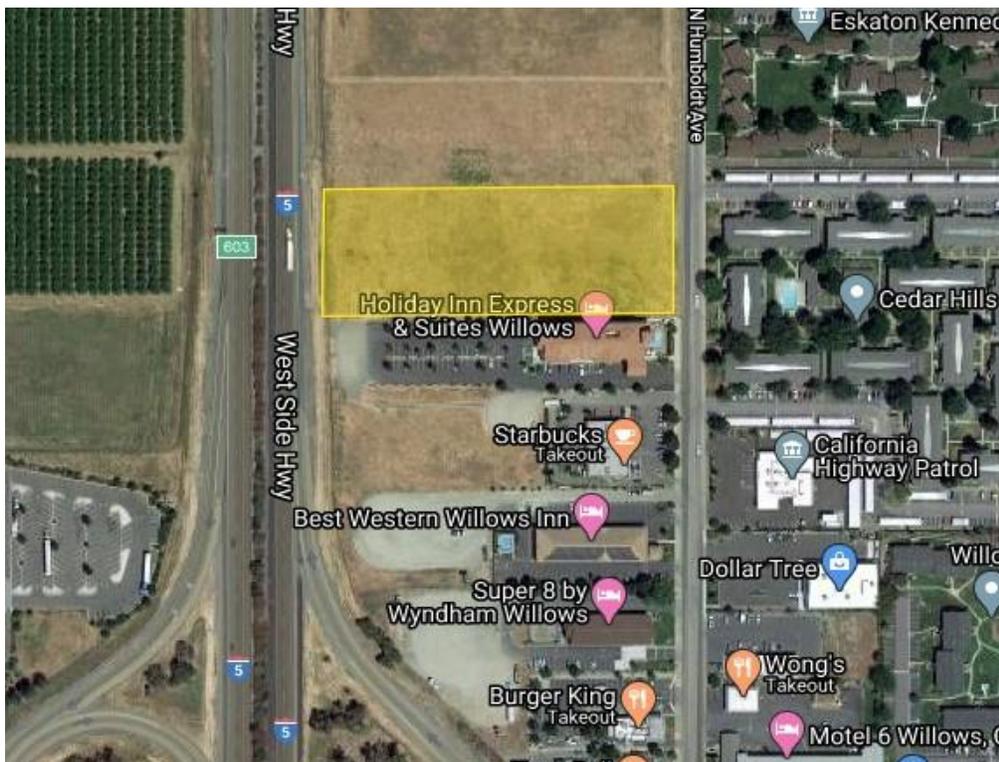
Development Feasibility	1
Financial Feasibility	3
Community Benefit	3
Neighborhood Integration	2
Total Score	9



#4 N. HUMBOLDT AVE & GREEN ST #1, WILLOWS

APN	017-330-012
Jurisdiction	Willows
Size (Acres)	3.25
Zoning	CH
Property Price	\$303,843
Property Price/Acre	\$93,490
Property Price/SF	\$2.15
Property Price Per Projected Unit	\$5,064
Zoning Max Capacity	98
Projected Total Units	60
Projected NPLH Units	15
Local & Developer Funds Required	\$1,415,906
Local & Developer Funds Required Per Unit	\$23,598

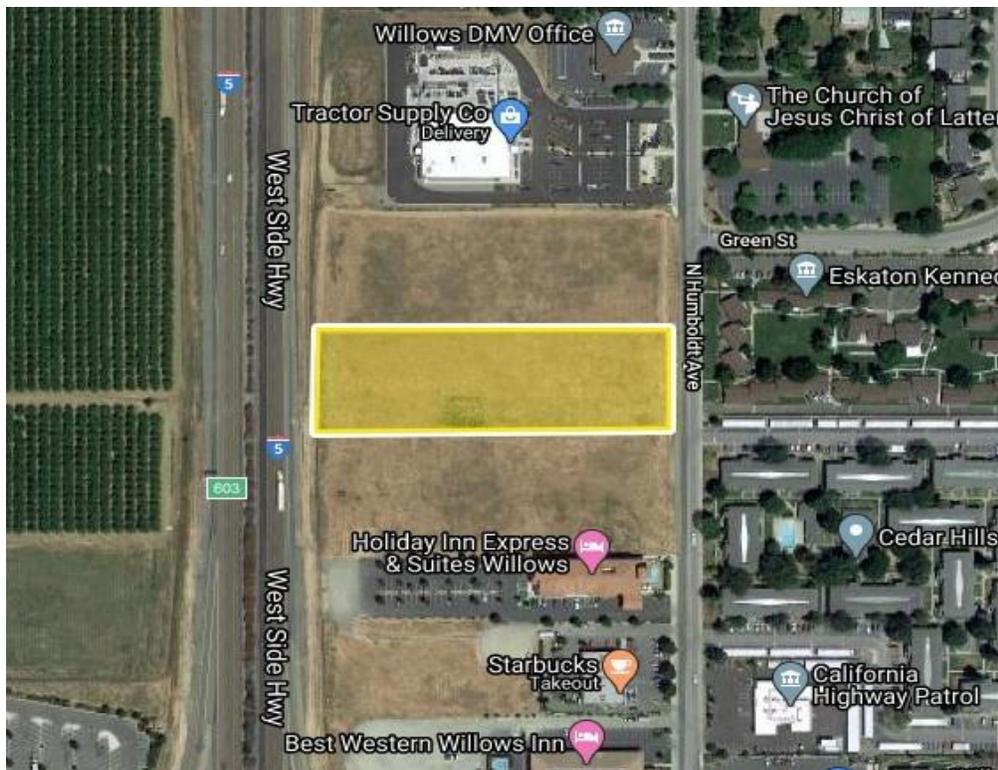
Development Feasibility	2
Financial Feasibility	2
Community Benefit	3
Neighborhood Integration	2
Total Score	9



#5 N. HUMBOLDT AVE & GREEN ST #2, WILLOWS

APN	017-330-011
Jurisdiction	Willows
Size (Acres)	3.00
Zoning	CG
Property Price	\$280,470
Property Price/Acre	\$93,490
Property Price/SF	\$2.15
Property Price Per Projected Unit	\$4,675
Zoning Max Capacity	90
Projected Total Units	60
Projected NPLH Units	15
Local & Developer Funds Required	\$1,392,533
Local & Developer Funds Required Per Unit	\$23,209

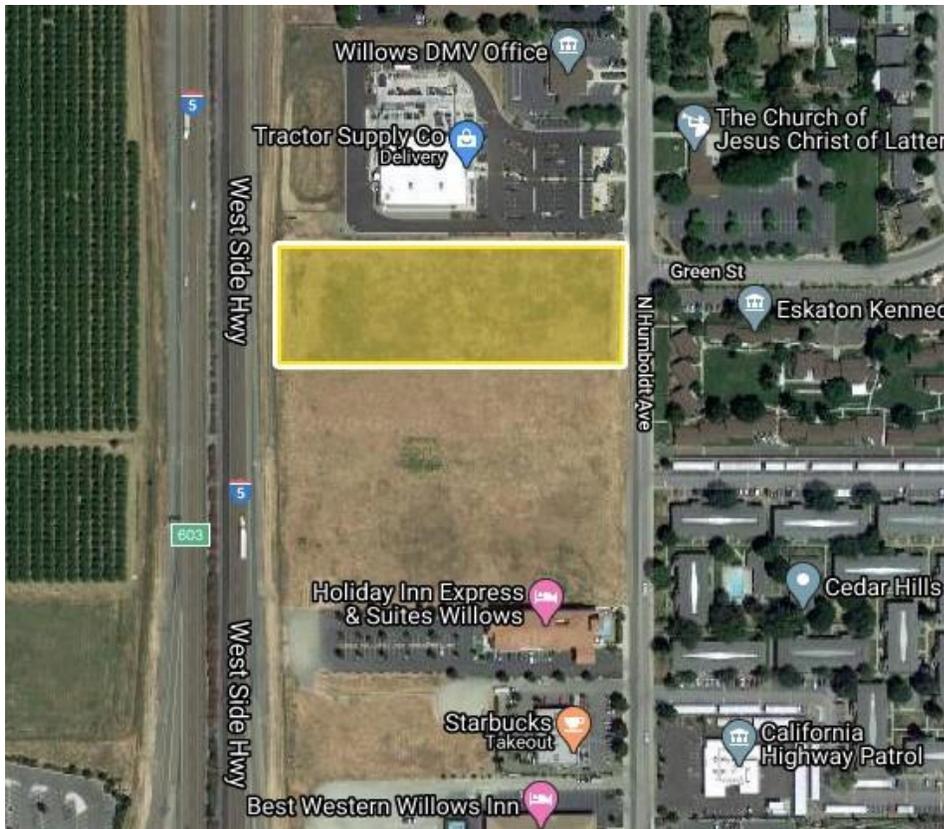
Development Feasibility	2
Financial Feasibility	2
Community Benefit	3
Neighborhood Integration	2
Total Score	9



#6 N. HUMBOLDT AVE & GREEN ST #3, WILLOWS

APN	017-330-010
Jurisdiction	Willows
Size (Acres)	3.32
Zoning	CG
Property Price	\$310,387
Property Price/Acre	\$93,490
Property Price/SF	\$2.15
Property Price Per Projected Unit	\$5,173
Zoning Max Capacity	100
Projected Total Units	60
Projected NPLH Units	15
Local & Developer Funds Required	\$1,422,450
Local & Developer Funds Required Per Unit	\$23,708

Development Feasibility	2
Financial Feasibility	2
Community Benefit	3
Neighborhood Integration	2
Total Score	9



#7 N. HUMBOLDT AVE & W. SYCAMORE ST., WILLOWS

APN	001-010-029
Jurisdiction	Willows
Size (Acres)	5.00
Zoning	CG-PD
Property Price	\$425,000
Property Price/Acre	\$85,000
Property Price/SF	\$1.95
Property Price Per Projected Unit	\$7,083
Zoning Max Capacity	150
Projected Total Units	60
Projected NPLH Units	15
Local & Developer Funds Required	\$1,536,680
Local & Developer Funds Required Per Unit	\$25,611

Development Feasibility	2
Financial Feasibility	2
Community Benefit	3
Neighborhood Integration	2
Total Score	9



#8 815 PACIFIC AVE., WILLOWS

APN	005-170-006
Jurisdiction	Willows
Size (Acres)	4.94
Zoning	R-1A
Property Price	\$196,321
Property Price/Acre	\$39,741
Property Price/SF	\$0.91
Property Price Per Projected Unit	\$3,272
Zoning Max Capacity	30
Projected Total Units	60
Projected NPLH Units	15
Local & Developer Funds Required	\$1,152,790
Local & Developer Funds Required Per Unit	\$19,213

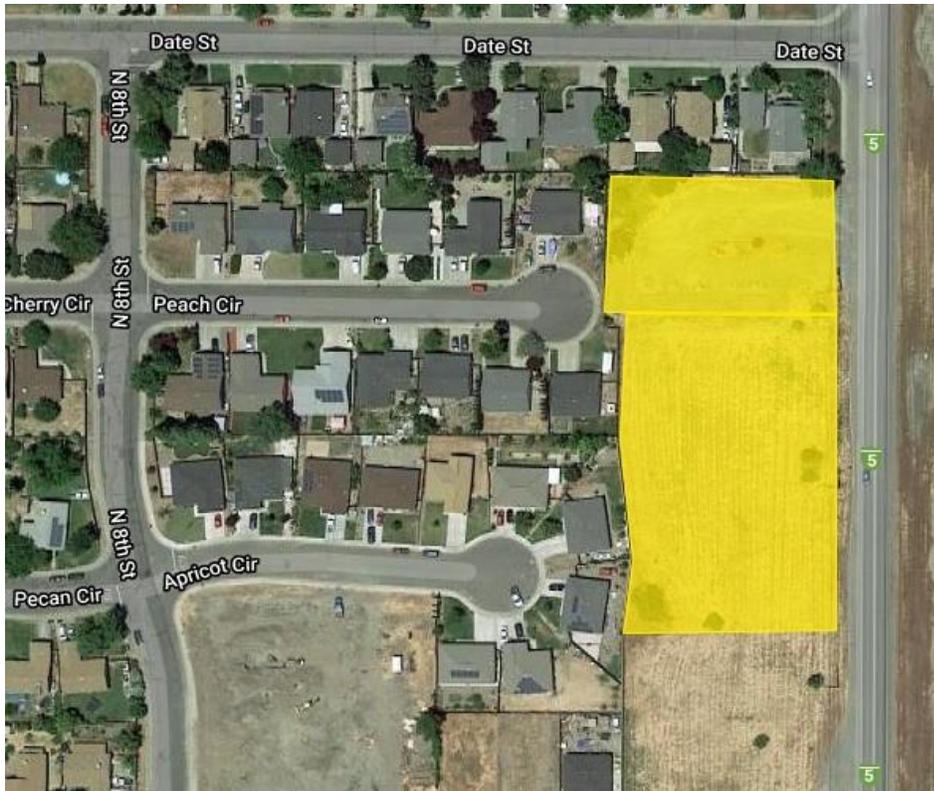
Development Feasibility	1
Financial Feasibility	3
Community Benefit	3
Neighborhood Integration	2
Total Score	9



#9 134 N. 6TH ST., ORLAND

APN	045-100-097, 045-100-131
Jurisdiction	Orland
Size (Acres)	1.91
Zoning	C2
Property Price	\$168,080
Property Price/Acre	\$88,000
Property Price/SF	\$2.02
Property Price Per Projected Unit	\$3,735
Zoning Max Capacity	29
Projected Total Units	45
Projected NPLH Units	11
Local & Developer Funds Required	\$1,444,613
Local & Developer Funds Required Per Unit	\$32,103

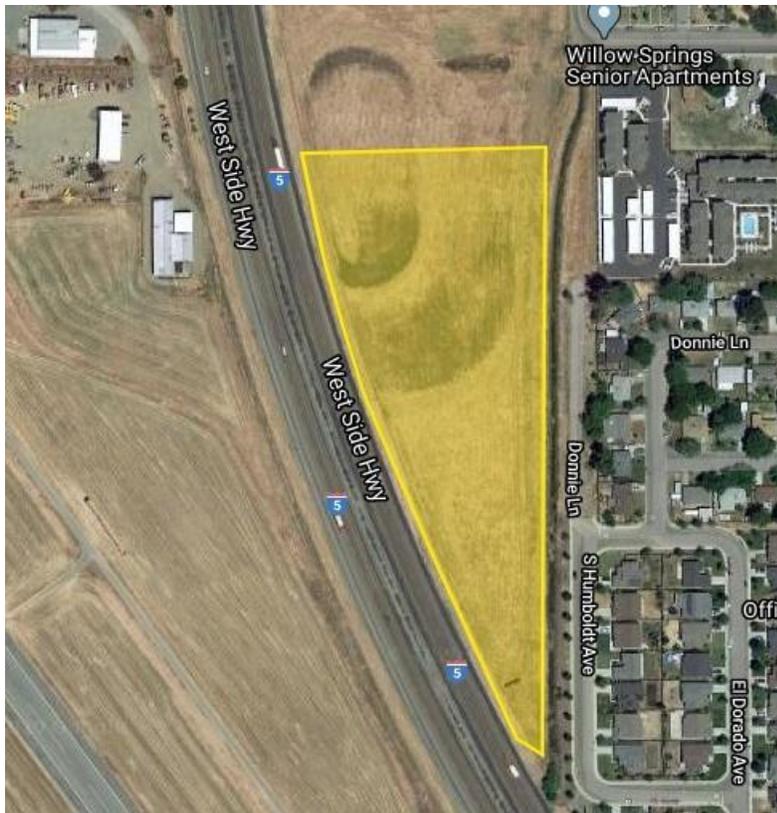
Development Feasibility	2
Financial Feasibility	2
Community Benefit	2
Neighborhood Integration	2
Total Score	8



#10 S. HUMBOLDT AVE., WILLOWS

APN	001-010-027-0
Jurisdiction	Willows
Size (Acres)	8.00
Zoning	CG-PD
Property Price	\$680,000
Property Price/Acre	\$85,000
Property Price/SF	\$1.95
Property Price Per Projected Unit	\$11,333
Zoning Max Capacity	240
Projected Total Units	60
Projected NPLH Units	15
Local & Developer Funds Required	\$3,662,063
Local & Developer Funds Required Per Unit	\$61,034

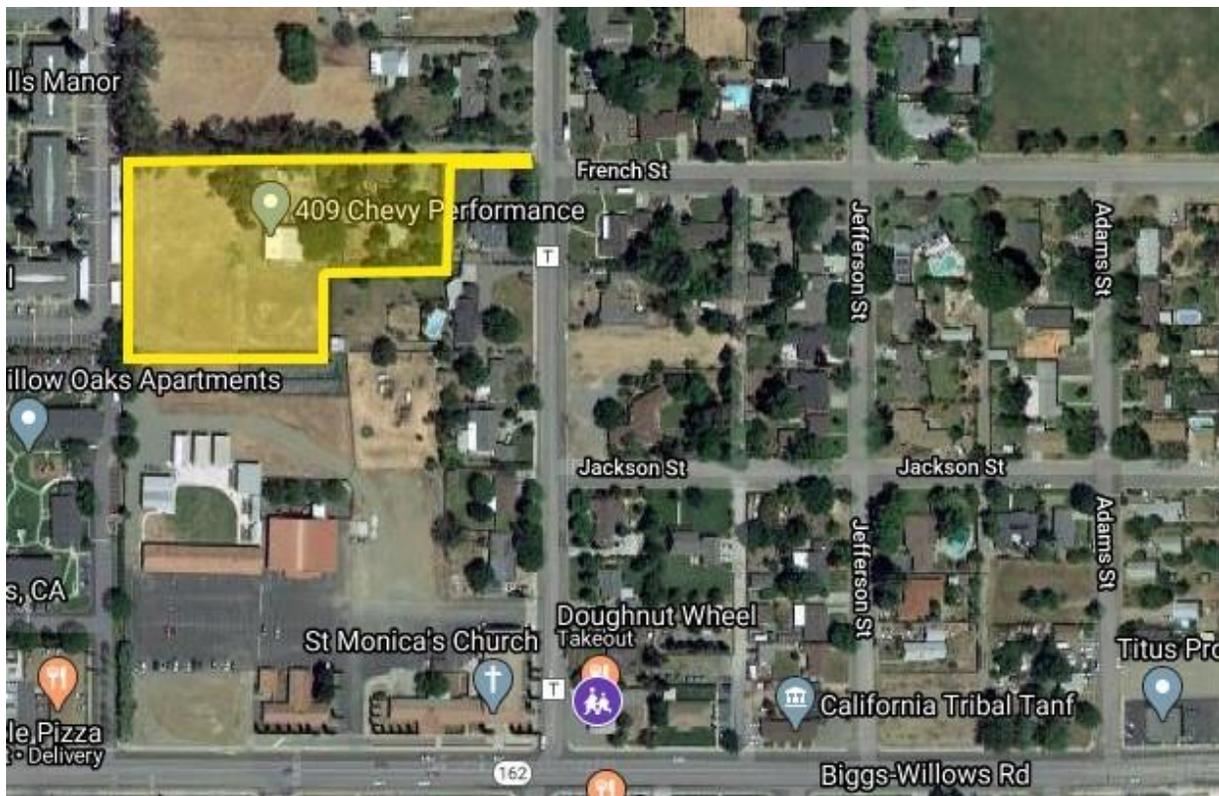
Development Feasibility	2
Financial Feasibility	1
Community Benefit	3
Neighborhood Integration	2
Total Score	8



#11 545 PACIFIC AVE., WILLOWS

APN	005-330-005
Jurisdiction	Willows
Size (Acres)	3.05
Zoning	R-1
Property Price	\$251,354
Property Price/Acre	\$82,411
Property Price/SF	\$1.89
Property Price Per Projected Unit	\$4,189
Zoning Max Capacity	22
Projected Total Units	60
Projected NPLH Units	15
Local & Developer Funds Required	\$1,417,788
Local & Developer Funds Required Per Unit	\$23,630

Development Feasibility	1
Financial Feasibility	3
Community Benefit	3
Neighborhood Integration	1
Total Score	8



#12 5TH ST & TEHAMA, ORLAND

APN	040-106-001 040-106-002
Jurisdiction	Orland
Size (Acres)	1.12
Zoning	C2
Property Price	\$99,381
Property Price/Acre	\$88,733
Property Price/SF	\$2.04
Property Price Per Projected Unit	\$2,761
Zoning Max Capacity	17
Projected Total Units	36
Projected NPLH Units	9
Local & Developer Funds Required	\$1,169,688
Local & Developer Funds Required Per Unit	\$32,491

Development Feasibility	2
Financial Feasibility	1
Community Benefit	1
Neighborhood Integration	3
Total Score	7



#13 ORLANDA MOTEL, ORLAND

APN	040-144-025
Jurisdiction	Orland
Size (Acres)	0.50
Zoning	C2-CH
Property Price	\$275,570
Property Price/Acre	\$551,140
Property Price/SF	\$12.65
Property Price Per Projected Unit	\$27,557
Zoning Max Capacity	8
Projected Total Units	10
Projected NPLH Units	9
Local & Developer Funds Required	\$387,016
Local & Developer Funds Required Per Unit	\$38,702

Development Feasibility	2
Financial Feasibility	1
Community Benefit	1
Neighborhood Integration	3
Total Score	7



#14 CORTINA DR & NEWPORT RD., ORLAND

APN	040-230-002 040-230-012
Jurisdiction	Orland
Size (Acres)	1.80
Zoning	PD
Property Price	\$162,000
Property Price/Acre	\$90,000
Property Price/SF	\$2.07
Property Price Per Projected Unit	\$3,600
Zoning Max Capacity	27
Projected Total Units	45
Projected NPLH Units	11
Local & Developer Funds Required	\$1,436,888
Local & Developer Funds Required Per Unit	\$31,931

Development Feasibility	1
Financial Feasibility	2
Community Benefit	2
Neighborhood Integration	2
Total Score	7

