

GLENN COUNTY

Planning & Community Development Services Agency

777 N. Colusa Street
P.O. Box 1070
Willows, CA 95988
530.934.6540 Fax 530.934.6533
www.countyofglenn.net



May 10, 2019

SUBJECT: Annual Progress Report 2018

To whom it may concern:

Enclosed is a copy of the annual report to the legislative body on the status of the County of Glenn General Plan 2018 Housing Element, including the Housing Element Annual Progress Report (APR) as required by California Government Code Section 65400.

This report was provided to the Glenn County Board of Supervisors as required by California Government Code Section 65400.

If you have any questions regarding this update, please contact our office at (530) 934-6540.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Rust', is written over the word 'Sincerely,'.

Donald Rust
Director of Planning and Community Development Services Agency

Attachments: 2018 Annual Progress Report, Housing Survey

Please Start Here

General Information	
Jurisdiction Name	Glenn County - Unincorporated
Reporting Calendar Year	2018
Contact Information	
First Name	Donald
Last Name	Rust
Title	Director, PCDSA
Email	drust@countyofglenn.net
Phone	(530) 934-6540
Mailing Address	
Street Address	777 N Colusa St
City	Willows
Zipcode	95988

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*
2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Affordability by Household Incomes - Completed Entitlement							Unit Types		Affordability by Household Incomes - Completed Entitlement						
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4.5+, ADU, MH)	Tenure R=Rentor O=Owner	Affordability by Household Incomes - Completed Entitlement						4	5	6				
							Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted				Above Moderate- Income	Entitlement Date Approved	# of Units Issued Entitlements	
	032-161-015	120 Los Robles Ave		B1707-0038	MH	O													
	045-230-011	6319 County Rd 15		B1712-0028	SFD	O													
	019-040-041	2580 County Rd X		B1803-0009	SFD	O													
	044-090-012	4907 County Rd FF		B1803-0019	ADU	R													
	047-240-014	6476 County Rd 23		B1803-0024	ADU	R													
	046-070-004	4503 County Rd MM		B1803-0040	SFD	O													
	024-120-024	3228 County Rd 99W		B1804-0027	MH	R													
	047-150-039	6347 County Rd 20		B1805-0039	ADU	R													
	044-310-003	6244 County Rd 10		B1805-0045	SFD	O													
	045-020-024	6776 County Rd 200		B1805-0030	SFD	O													
	032-121-019	510 Los Robles Ave		B1807-0007	SFD	O													
	016-040-043	1521 CA-Hwy 45		B1807-0029	SFD	O													
	022-312-014	125 Glenn Dr		B1807-0043	ADU	R													
	023-170-005	7478 County Rd 30		B1808-0008	SFD	O													
	044-280-060	4648 County Rd FF		B1808-0034	MH	R													
	044-280-101	6170 County Rd 200		B1808-0024	SFD	O													
	045-330-004	6487 County Rd 18		B1810-0031	SFD	R													

* Row: Start Data Entry Below

Affordability by Household Incomes - Building Permits

Project Identifier			Affordability by Household Incomes - Building Permits										Affordability by HI					
Current APN	Street Address	Project Name*	7	Very Low- Income Non-Deed Restricted	Very Low- Income Deed Restricted	Low- Income Non-Deed Restricted	Low- Income Deed Restricted	Low- Income Non-Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non-Deed Restricted	Above Moderate- Income	8	9	10	Very Low- Income Non-Deed Restricted	Low- Income Deed Restricted	Low- Income Non-Deed Restricted	
032-161-015	120 Los Robles Ave		1			4			5	7			3/12/2018	17				
045-230-011	8319 County Rd 15								1	1			4/13/2018	1				
019-040-041	2580 County Rd X									1			6/20/2018	1				
044-090-012	4967 County Rd FF				1					1			4/26/2018	1				
047-240-014	8476 County Rd 23				1					1			4/12/2018	1				
046-070-004	4503 County Rd MM								1	1			4/23/2018	1				
024-120-024	3228 County Rd 99W									1			8/29/2018	1				
047-150-038	8347 County Rd 20					1				1			9/10/2018	1				
044-310-003	8776 County Rd 10									1			7/30/2018	1				
045-020-024	6244 County Rd 200									1			8/27/2018	1				
032-121-019	510 Los Robles Ave								1	1			9/28/2018	1				
016-040-043	1521 CA-Hwy 45									1			11/7/2018	1				
022-312-014	125 Glenn Dr									1			10/29/2018	1				
023-170-005	7478 County Rd 30									1			10/2/2018	1				
044-280-069	4648 County Rd FF									1			9/24/2018	1				
044-280-101	6170 County Rd 200									1			10/15/2018	1				
045-330-004	8487 County Rd 18								1	1			11/21/2018	1				

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	2							Total Units to Date (all years)	Total Remaining RHNA by Income Level
		2014	2015	2016	2017	2018	2019	3		
Very Low	25	1		1	4			7	18	
Low	19	2	1	3	3	4		14	5	
Moderate	25	1	1	2	5	5		14	11	
Above Moderate	48	4	6	7	13	7		37	11	
Total RHNA	117	9	8	13	25	17		72	45	

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Unincorporated
Reporting Period	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-ca

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as pro APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only			Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.			The descri unit com	
	Extremely Low- Income ⁺	Very Low-Income ⁺	Low-Income ⁺	Extremely Low- Income ⁺	Very Low- Income ⁺	Low-Income ⁺		TOTAL UNITS ⁺
	TOTAL UNITS ⁺	TOTAL UNITS ⁺	TOTAL UNITS ⁺	TOTAL UNITS ⁺	TOTAL UNITS ⁺	TOTAL UNITS ⁺		TOTAL UNITS ⁺
Rehabilitation Activity								
Preservation of Units At-Risk								
Acquisition of Units								
Total Units by Income								

Jurisdiction	in County - Unincorporated	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Applications Summary	
Total Housing Applications Submitted:	15
Number of Proposed Units in All Applications Received:	15
Total Housing Units Approved:	15
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Glenn County Planning and Community Development Services Agency

Housing Survey for 2018 Annual Housing Element Progress Report

Abstract

Glenn County is reporting data to California's Housing and Community Development (HCD) department to satisfy Annual Progress Report requirements. Raw housing numbers are available through our permitting software. Unfortunately, these numbers do not reflect the end use of the new housing. Some is for rent, some will be owner occupied or sold. Rents and sale prices may be high or low, we do not gather any of that data as part of our permit process. In order to gather this data, a survey had to be performed by staff.

Methodology

A few different concerns were addressed when looking back at housing data. HCD was very helpful in providing Housing Affordability information. This provided cutoff points for Very Low, Low, Moderate, and Above Moderate housing costs. Next, it was important to gather local data on rentals and sales. Several different realty websites were consulted when creating a list of homes for sale and rent. Data was gathered on price (COST/RENT), square footage (SF), number of bedrooms (BED) and bathrooms (BATH). This information (see data tables below) would allow comparisons for the newly built housing. A few different items were considered when deciding the appropriate level of income for each new housing unit. If the Glenn County Assessor had a different mailing address than physical address (other than a PO Box), the unit was considered to be a rental for the purposes of this report. If the residence is a second unit on a parcel, it was likewise considered to be a rental. Rental units were compared to a compiled list to ascertain their appropriate level. On new units that had a mailing address that corresponded to the physical address (or a PO Box), and were the only unit on a parcel, Assessor data was used to compare with "Housing Affordability Categories – 2017" provided by HCD.

Narrative

To bring Glenn County up to date on our Housing Element Annual Progress Report (APR), it was necessary to capture data from 2018 in the form of building permits for new housing. Any housing that was directly replacing a demolished structure was not counted for new housing numbers. Once a list of all new single family, second units, manufactured homes, and multifamily homes was compiled, it was necessary to understand the levels of housing affordability for the units.

Affordability categories were established with assistance from the HCD. This data is based on the median income in Glenn County, \$59,900. Housing affordability was broken down into four levels for the purpose of the APR: Very Low, Low, Moderate, and Above Moderate. These numbers are included on the Affordable Housing Cost Estimator, and Housing Affordability Categories – 2017 sheets below.

Once the affordability levels were established, it was necessary to perform a survey of local properties. This allowed staff to determine the affordability level of each new unit. Several realty sites were examined, for sale and for rent data was compiled in the Survey Data below. This data was gathered from local Central Valley locations. The surveyed properties spanned an area from Red Bluff to Williams along the Interstate-5 corridor. These communities are similar to Glenn County, and the amount of units for sale and rent in Glenn County is not a large enough sample size to provide an accurate survey of housing prices.

With affordability categories established and a survey of prices for comparable units, categorization of units built in Glenn County could begin. The compiled list of permits issued to 2018 was first divided into units for sale and units for rent. As we do not yet collect this information during the permitting process, a number of factors were considered to determine if a unit was for rent or sale. If a unit had a different mailing address from its physical address, it was considered to be a rental. One exception to this was when the unit was in one of our communities that are solely serviced by post office boxes. The other factor that would classify a unit as a rental was status as a second unit on a parcel. The owner of the property could only live in one residence, so the second residence would have to be available to another person or family. All units that were not considered rentals were in effect owner units.

Owner units were compared to the survey data below entitled "Survey Data – For Sale" and the rental units were compared to "Survey Data – Rentals." This enabled staff to categorize each unit into the appropriate income level. This provided us with useful data to track housing growth proportional to Regional Housing Needs Allocation for the county during the year.

Survey Data – For Sale

COST	SF	BED	BATH	NOTES
125000	1036	2	1	
125000	912	2	1	
130000	627	2	1	
130000	1028	2	1	
130000	1238	2	2	
133800	1220	2	2	
145000	850	2	1	
155000	1100	3	2	
155000	1616	2	2	
159000	1380	2	2	
167000	1152	3	2	
175000	1464	2	2	
175000	1464	2	2	
179500	1145	2	2	
179500	1146	2	2	
179900	1080	3	2	
179900	1129	2	1	
184950	1205	2	1	
185000	960	3	1	
185000	960	3	1	
187500	1304	3	1	
189000	1344	3	2	
189500	1024	2	1	
191000	1875	5	2	
195000	1233	3	1	
195000	1088	3	1	
195000	1080	3	2	
199000	1104	3	2	
200000	1456	3	2	
205000	1274	3	2	
209500	1196	2	2	
212000	780	2	1	
212000	1568	3	1	
215000	1450	3	2	
217000	1763	3	2	
220000	936	2	1	
221000	1564	3	1	
224900	1197	3	2	
239500	1581	3	2	
242000	1354	3	2	
245000	2428	3	3	

245000	2356	4	3	
250000	720	3	1	
255000	1403	3	2	
255000	987	2	1	
255000	1555	3	2	
255000	987	2	1	
259000	1531	3	2	
265000	1544	4	2	
265000	1496	4	2	
265000	1278	4	1	
268000	1832	3	2	
268500	1832	3	2	
275000	2406	2	3	
275000	2406	6	3	
285000	1512	3	2	
289000	1937	4	3	
290000	1605	3	2	
294000	2070	4	3	
296000	1728	2	2	
309000	1816	4	2	
325000	2136	3	3	
339500	1958	3	2	
345000	1440	3	2	
345000	1340	3	2	
349000	1847	3	2	
385000	2240	4	3	26 ACRES
475000	2246	3	2	
478000	1879	4	3	
515000	2851	3	3	SECOND UNIT
515000	1090	2	1	40 ACRES
529000	2577	3	3	
540000	3080	4	3	40 ACRES
549000	1328	2	1	18 ACRES
650000	2020	3	2	28 ACRES
675000	3848	4	4	
680000	864	2	1	34 ACRES
745000	1995	3	2	75 ACRES
799000	3250	3	3	57 ACRES
875000	4999	4	7	
890000	2112	3	2	SECOND UNIT
999900	1718	3	2	5 ACRES
1350000	1526	3	2	

Survey Data – Rentals

RENT	SF	BEDS	BATHS	NOTES
535	700	2	1	MH
540	600	1	1	MULTI
575	750	2	2	MH
580	900	2	1	MH
585	610	1	1	MULTI
600	800	2	2	MH
615	950	2	2	MH
615	800	3	2	MH
650	1050	3	2	MH
650	N/A	1	1	MULTI
652	765	2	1	MULTI
665	900	3	2	MH
675	1646	3	2	MH
675	N/A	2	1	MULTI
695	800	2	1	MULTI
695	500	1	1	MULTI
700	672	2	1	MULTI
700	800	2	1	SINGLE
700	N/A	2	1	MULTI
700	642	1	1	MULTI
700	1050	2	2	SINGLE
750	780	2	1	MULTI
775	N/A	1	1	MULTI
795	N/A	2	2	MULTI
850	780	2	1	MULTI
850	1000	3	1	SINGLE
890	N/A	2	1	MULTI
900	N/A	2	1	MULTI
1025	1276	2	1	SINGLE
1100	1055	2	1	SINGLE
1150	1100	3	1	SINGLE
1200	2000	4	2	SINGLE
2350	2312	3	3	SINGLE

MH – Manufactured Home

MULTI – Unit in Multifamily Complex

SINGLE – Single family home