

GLENN COUNTY

Planning & Community Development Services Agency

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September 12, 2018

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

AND

California Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

SUBJECT: Annual Progress Report 2013-2017

To whom it may concern:

Enclosed are copies of the Annual Progress Reports on the status of the County of Glenn Housing Element 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,

Donald Rust
Director of Planning and Community Development Services Agency

Attachments: 2013-2017 Annual Progress Reports, Housing Survey, Housing Update Handout

2013 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
 Reporting Period 1/1/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
								See Instructions	See Instructions		
032052020	SU	R	1				1			See attached	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶											
(10) Total by income Table A/A3 ▶▶			1								
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

2013 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2013 - 12/31/2013

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate					1	2	
No. of Units Permitted for Above Moderate					2	2	

* Note: This field is voluntary

2013 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2013 - 12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	251										250
	Non-deed restricted							1			1	
Low	Deed Restricted	199										199
	Non-deed restricted							0				
Moderate	Deed Restricted	227										224
	Non-deed restricted							3			3	
Above Moderate		431						4			4	427
Total RHNA by COG. Enter allocation number:		1,108							8			1,100
Total Units ▶ ▶ ▶											8	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

2013 ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2013 - 12/31/2013

General Comments:

See attached Housing Survey

2013 Program Overview and Quantifiable Objectives Update

Program	Objective	Schedule	Status
Adequate Sites	To accommodate the housing need for the remaining 168 units affordable to lower income households, the County will rezone are least 10.5 acres of vacant land to the RM zone, at a required minimum density of 16 units per acre and 16 units per site.	By August 2011.	No progress has been made on this goal.
Assist in the Development of Housing Opportunities	Development of sufficient new housing to ensure the availability of safe affordable housing to all residents in the unincorporated areas of Glenn County.	Continues throughout five-year planning cycle.	8 out of the required 1100 units were permitted in 2013.
Conserve and Improve Existing Housing Stock	Maintenance and improvement of the quality of the existing housing stock and the neighborhood in which it is located. Promote energy conservation activities in all residential areas.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.
Conserve and Improve Existing Housing Stock	Promote energy conservation activities in all residential areas.	Continues throughout five-year planning cycle.	No progress has been made on this goal.
Address and Remove or Mitigate Constraints	Review, address and where appropriate, remove and/or mitigate governmental and nongovernmental constraints that impact development, maintenance, and improvement of housing.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.

Equal Housing Opportunities	Promote equal access to safe and decent housing for all income groups.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.
Equal Housing Opportunities	Increase opportunities for special needs groups to obtain adequate housing.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.

2014 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
 Reporting Period 1/1/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
								See Instructions	See Instructions		
024120022	MH	O		1			1			See attached	
020114015	MH	O		1			1			See attached	
037240001	SU	R		1			1			See attached	
005422012	SU	R	1				1			See attached	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶											
(10) Total by income Table A/A3 ▶▶			1	3							
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

2014 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	1				1	2	
No. of Units Permitted for Above Moderate	4				2	6	

* Note: This field is voluntary

2014 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2014 - 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	25										1	24
	Non-deed restricted		1										
Low	Deed Restricted	19										3	16
	Non-deed restricted		3										
Moderate	Deed Restricted	25										2	23
	Non-deed restricted		2										
Above Moderate		48	6									6	42
Total RHNA by COG. Enter allocation number:		117											
Total Units ▶ ▶ ▶			12									12	105
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

2014 ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2014 - 12/31/2014

General Comments:

See attached Housing Survey

2014 Program Overview and Quantifiable Objectives Update

Program	Objective	Schedule	Status
Adequate Sites	To accommodate the housing need for the remaining 32 units affordable to lower income households, the County will rezone are least 2 acres of vacant land to the RM zone, at a required minimum density of 16 units per acre and 16 units per site.	By August 2015.	No progress has been made on this goal.
Assist in the Development of Housing Opportunities	Development of sufficient new housing to ensure the availability of safe affordable housing to all residents in the unincorporated areas of Glenn County.	Continues throughout five-year planning cycle.	12 out of the required 117 units were permitted in 2014.
Conserve and Improve Existing Housing Stock	Maintenance and improvement of the quality of the existing housing stock and the neighborhood in which it is located. Promote energy conservation activities in all residential areas.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.
Conserve and Improve Existing Housing Stock	Promote energy conservation activities in all residential areas.	Continues throughout five-year planning cycle.	No progress has been made on this goal.
Address and Remove or Mitigate Constraints	Review, address and where appropriate, remove and/or mitigate governmental and nongovernmental constraints that impact development, maintenance, and improvement of housing.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.

Equal Housing Opportunities	Promote equal access to safe and decent housing for all income groups.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.
Equal Housing Opportunities	Increase opportunities for special needs groups to obtain adequate housing.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.

2015 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
021100009	SU	R		1			1				See attached
032211006	SU	R	1				1				See attached
044330001	SU	R	1				1				See attached
											See attached
046300014	SU	R	1				1				See attached
											See attached
											See attached
021190006	MH	R	1				1				See attached
											See attached
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶											
(10) Total by income Table A/A3 ▶ ▶			4	1							
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

2015 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2015 - 12/31/2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	1					1	
No. of Units Permitted for Above Moderate	3			1	2	6	

* Note: This field is voluntary

2015 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2015 - 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	25										4	21
	Non-deed restricted		4										
Low	Deed Restricted	19										1	18
	Non-deed restricted		1										
Moderate	Deed Restricted	25										1	24
	Non-deed restricted		1										
Above Moderate		48		6								6	42
Total RHNA by COG. Enter allocation number:		117		12								12	105
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

2015 ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2015 - 12/31/2015

General Comments:

See attached Housing Survey

2015 Program Overview and Quantifiable Objectives Update

Program	Objective	Schedule	Status
Adequate Sites	To accommodate the housing need for the remaining 32 units affordable to lower income households, the County will rezone are least 2 acres of vacant land to the RM zone, at a required minimum density of 16 units per acre and 16 units per site.	By August 2015.	No progress has been made on this goal.
Assist in the Development of Housing Opportunities	Development of sufficient new housing to ensure the availability of safe affordable housing to all residents in the unincorporated areas of Glenn County.	Continues throughout five-year planning cycle.	12 out of the required 117 units were permitted in 2015.
Conserve and Improve Existing Housing Stock	Maintenance and improvement of the quality of the existing housing stock and the neighborhood in which it is located. Promote energy conservation activities in all residential areas.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.
Conserve and Improve Existing Housing Stock	Promote energy conservation activities in all residential areas.	Continues throughout five-year planning cycle.	No progress has been made on this goal.
Address and Remove or Mitigate Constraints	Review, address and where appropriate, remove and/or mitigate governmental and nongovernmental constraints that impact development, maintenance, and improvement of housing.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.

Equal Housing Opportunities	Promote equal access to safe and decent housing for all income groups.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.
Equal Housing Opportunities	Increase opportunities for special needs groups to obtain adequate housing.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.

2016 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
 Reporting Period 1/1/2016 - 12/31/2016

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
045140026	SF	O		1			1				See attached
047210005	MH	R	1				1				See attached
037190001	SU	R		1			1				See attached
045260016	SU	R		1			1				See attached
(9) Total of Moderate and Above Moderate from Table A3 ▶▶											
(10) Total by income Table A/A3 ▶▶			1	3							
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

2016 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2016 - 12/31/2016

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate					2	2	
No. of Units Permitted for Above Moderate	5			2		7	

* Note: This field is voluntary

2016 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2016 - 12/31/2016

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	25										1	24
	Non-deed restricted				1								
Low	Deed Restricted	19										3	16
	Non-deed restricted				3								
Moderate	Deed Restricted	25										2	23
	Non-deed restricted				2								
Above Moderate		48			7							7	41
Total RHNA by COG. Enter allocation number:		117			13							13	104
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

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

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Jurisdiction County of Glenn
Reporting Period 1/1/2016 - 12/31/2016

General Comments:

See attached Housing Survey

2016 Program Overview and Quantifiable Objectives Update

Program	Objective	Schedule	Status
Adequate Sites	To accommodate the housing need for the remaining 32 units affordable to lower income households, the County will rezone are least 2 acres of vacant land to the RM zone, at a required minimum density of 16 units per acre and 16 units per site.	By August 2015.	8.19 acres were rezoned to R-M Multiple Family Residential. This leaves a remainder 2.31 acres for the 4th cycle and 2 acres for the 5th cycle to convert.
Assist in the Development of Housing Opportunities	Development of sufficient new housing to ensure the availability of safe affordable housing to all residents in the unincorporated areas of Glenn County.	Continues throughout five-year planning cycle.	13 out of the required 117 units were permitted in 2016.
Conserve and Improve Existing Housing Stock	Maintenance and improvement of the quality of the existing housing stock and the neighborhood in which it is located. Promote energy conservation activities in all residential areas.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.
Conserve and Improve Existing Housing Stock	Promote energy conservation activities in all residential areas.	Continues throughout five-year planning cycle.	No progress has been made on this goal.
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Equal Housing Opportunities	Increase opportunities for special needs groups to obtain adequate housing.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.

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Jurisdiction County of Glenn
 Reporting Period 1/1/2017 - 12/31/2017

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Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
047070035	MH	O		1			1				See attached
044120006	SF	O		1			1				See attached
044090017	SU	R	1				1				See attached
											See attached
005020001	SU	R	1				1				See attached
											See attached
037130012	SU	R	1				1				See attached
044270011	SU	R	1				1				See attached
044270022	MH	O		1			1				See attached
(9) Total of Moderate and Above Moderate from Table A3 ▶▶											
(10) Total by income Table A/A3 ▶▶			4	3							
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

2017 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
Reporting Period 1/1/2017 - 12/31/2017

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate		2		2	1	5	
No. of Units Permitted for Above Moderate	11			1	1	13	

* Note: This field is voluntary

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Glenn
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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	25										4	21
	Non-deed restricted					4							
Low	Deed Restricted	19										3	16
	Non-deed restricted					3							
Moderate	Deed Restricted	25										5	20
	Non-deed restricted					5							
Above Moderate		48				13						13	35
Total RHNA by COG. Enter allocation number:		117				25						25	92
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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Reporting Period 1/1/2017 - 12/31/2017

General Comments:

See attached Housing Survey

2017 Program Overview and Quantifiable Objectives Update

Program	Objective	Schedule	Status
Adequate Sites	To accommodate the housing need for the remaining 32 units affordable to lower income households, the County will rezone are least 2 acres of vacant land to the RM zone, at a required minimum density of 16 units per acre and 16 units per site.	By August 2015.	No progress has been made on this goal.
Assist in the Development of Housing Opportunities	Development of sufficient new housing to ensure the availability of safe affordable housing to all residents in the unincorporated areas of Glenn County.	Continues throughout five-year planning cycle.	25 out of the required 117 units were permitted in 2017.
Conserve and Improve Existing Housing Stock	Maintenance and improvement of the quality of the existing housing stock and the neighborhood in which it is located. Promote energy conservation activities in all residential areas.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.
Conserve and Improve Existing Housing Stock	Promote energy conservation activities in all residential areas.	Continues throughout five-year planning cycle.	No progress has been made on this goal.
Address and Remove or Mitigate Constraints	Review, address and where appropriate, remove and/or mitigate governmental and nongovernmental constraints that impact development, maintenance, and improvement of housing.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.

Equal Housing Opportunities	Promote equal access to safe and decent housing for all income groups.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.
Equal Housing Opportunities	Increase opportunities for special needs groups to obtain adequate housing.	Continues throughout five-year planning cycle.	No progress has been reported on this goal.

Glenn County Planning and Community Development Services Agency

Housing Survey for 2013-2017 Annual Housing Element Progress Reports

Abstract

Glenn County is behind on reporting data to California's Housing and Community Development (HCD) department. 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 2013 to 2017 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 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

HCD GUIDE: Applicable for Projects Required to Comply with CA Health & Safety Code Sections 50052.5 and 50053.

Example of affordable housing cost estimator:

COUNTY (fill-in): Glenn		2018 (fill-in: Calendar Year)	
Affordable Housing Cost:		AREA MEDIAN INCOME (AMI): \$59,900 (Auto calculated by County name)	
Health & Safety Code (H&SC):		RENTER OWNER	
Extremely Low		50053 50052.5	
Very Low		30% 30%	
Low		50% 50%	
Moderate		60% 70%	
		110% 110%	
H&SC 50052.5(h)		Maximum	
Unit	HH	Monthly	Maximum Month
Size	Size	Rent Cost	House Cost
Income Group	Bedrooms	Persons	(Renters) (Owners)
[% Upper Limit Area Median Income * Family Size Adj. Months]			
<i>Note: Cost does not reflect deduction of allowances (e.g. utilities)</i>			
Extremely Low Income HH	0 (Studio)	1	\$314 same [(30% x 30% x \$59,900 x 0.7) / 12]
	1 bedroom	2	\$359 same [(30% x 30% x \$59,900 x 0.8) / 12]
	2 bedrooms	3	\$404 same [(30% x 30% x \$59,900 x 0.9) / 12]
	3 bedrooms	4	\$449 same [(30% x 30% x \$59,900 x 1.0) / 12]
	4 bedrooms	5	\$485 same [(30% x 30% x \$59,900 x 1.08) / 12]
Very Low Income HH	0 (Studio)	1	\$524 same [(30% x 50% x \$59,900 x 0.7) / 12]
	1 bedroom	2	\$599 same [(30% x 50% x \$59,900 x 0.8) / 12]
	2 bedrooms	3	\$674 same [(30% x 50% x \$59,900 x 0.9) / 12]
	3 bedrooms	4	\$749 same [(30% x 50% x \$59,900 x 1.0) / 12]
	4 bedrooms	5	\$809 same [(30% x 50% x \$59,900 x 1.08) / 12]
Low Income HH	0 (Studio)	1	\$629 [(30% x 60% x \$59,900 x 0.7) / 12]
	1 bedroom	2	\$719 [(30% x 60% x \$59,900 x 0.8) / 12]
	2 bedrooms	3	\$809 [(30% x 60% x \$59,900 x 0.9) / 12]
	3 bedrooms	4	\$899 [(30% x 60% x \$59,900 x 1.0) / 12]
	4 bedrooms	5	\$970 [(30% x 60% x \$59,900 x 1.08) / 12]
	0 (Studio)	1	\$734 [(30% x 70% x \$59,900 x 0.7) / 12]
	1 bedroom	2	\$839 [(30% x 70% x \$59,900 x 0.8) / 12]
	2 bedrooms	3	\$943 [(30% x 70% x \$59,900 x 0.9) / 12]
	3 bedrooms	4	\$1,048 [(30% x 70% x \$59,900 x 1.0) / 12]
	4 bedrooms	5	\$1,132 [(30% x 70% x \$59,900 x 1.08) / 12]
Moderate Income HH	0 (Studio)	1	\$1,153 [(30% x 110% x \$59,900 x 0.7) / 12]
	1 bedroom	2	\$1,318 [(30% x 110% x \$59,900 x 0.8) / 12]
	2 bedrooms	3	\$1,483 [(30% x 110% x \$59,900 x 0.9) / 12]
	3 bedrooms	4	\$1,647 [(30% x 110% x \$59,900 x 1.0) / 12]
	4 bedrooms	5	\$1,779 [(30% x 110% x \$59,900 x 1.08) / 12]
	0 (Studio)	1	\$1,345 [(35% x 110% x \$59,900 x 0.7) / 12]
	1 bedroom	2	\$1,537 [(35% x 110% x \$59,900 x 0.8) / 12]
	2 bedrooms	3	\$1,730 [(35% x 110% x \$59,900 x 0.9) / 12]
	3 bedrooms	4	\$1,922 [(35% x 110% x \$59,900 x 1.0) / 12]
	4 bedrooms	5	\$2,076 [(35% x 110% x \$59,900 x 1.08) / 12]
* Family Size (1-8) Adjustment: Adjustments are made so larger families have higher income limits. The 4-person income limit serves as the base in calculating income limits for household sizes other than 4 persons. For family sizes ranging from 1 to 8 persons, the multipliers are as follows:			
Number of Persons (below):			
1	2	3	4
0.7	0.8	0.9	1.0 (base)
5 6 7 8			
1.08 1.16 1.24 1.32			
Decimal Multipliers (above):			
For households larger than eight persons (all income categories), determine income limit as follows:			
Per person (PP) adjustment above 8: (1) multiply the four-person income limit by eight percent (8%), (2) multiply result by number of persons in excess of eight, (3) add the amount to the income limit for eight persons, and (4) round the result to the nearest \$100.			
EXAMPLE	4 persons	x 8% PP Adj	added to 8 persons
Extremely Low	19,500	1560	25,750
Very Low Income	35,650	2852	47,100
Lower Income	55,750	4460	73,600
Moderate Income	80,500	6440	106,250
			= 9 persons
			8 persons+8%PPAd(x2)
			= 10 persons
			27,300 25,750 3120 28,900
			50,000 47,100 5704 52,800
			78,100 73,600 8920 82,500
			112,700 106,250 12880 119,100

Housing Affordability Categories - 2017

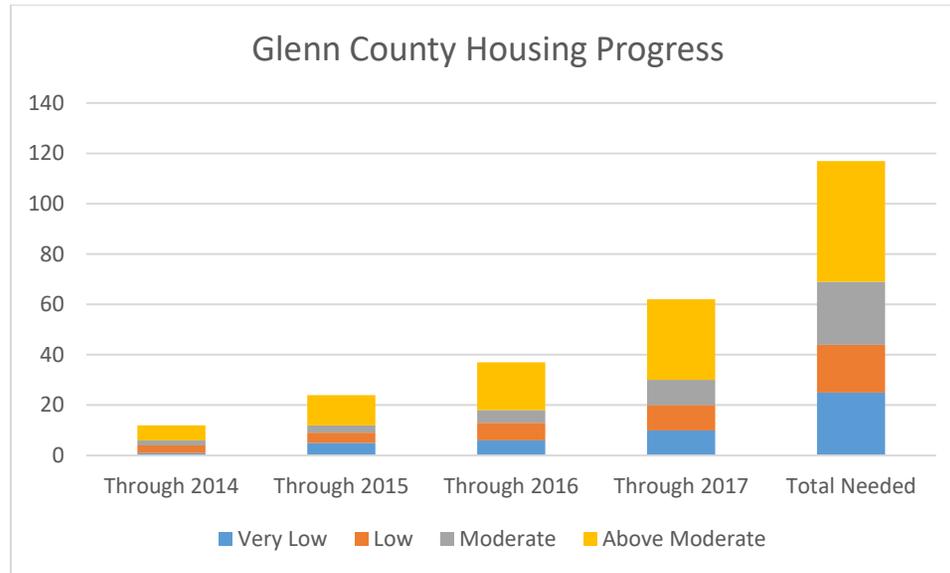
	Max Income**	Usable Income		Tax & Ins*	Pr Payment	Prop & Impr.	Less 3% Closing	
		30%	Per month					
Very Low	29,950	8,985	748.75	149.75	599.00 (\$482.33)	89,850	87,155	\$85,700
Low	47,900	14,370	1,197.50	239.50	958.00 (\$771.41)	143,700	139,389	\$137,050
Moderate	59,900	17,970	1,497.50	349.42	1,148.08 (\$1,125.45)	209,650	203,361	\$199,975
Above Moderate	71,900	21,570	1,797.50	419.42	1,378.08 (\$1,350.91)	251,650	244,101	\$240,050

* Assumes .0035/12 per month for Insurance + 2% of value annually for taxes

** From http://www.hcd.ca.gov/fa/mprop/2017_IncomeLimits.pdf (Page 3 of 8)

Glenn County Planning & Community Development Services Agency Housing Update

<u>Income Level</u>	<u>2014-2019 Housing Need</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2014-2019 Total</u>	<u>Remainder</u>
Very Low	25	1	4	1	4	10	15
Low	19	3	1	3	3	10	9
Moderate	25	2	1	2	5	10	15
Above Moderate	48	6	6	7	13	32	16
Total	117	12	12	13	25	62	55



This graph represents progress towards our 5 year goal (“Total Needed”) as per the 2014-2019 Housing Element.