



CITY OF **ORLAND, CA**

2014-2019 **HOUSING ELEMENT UPDATE**

Public Review Draft, March 2014



Prepared by

PMC[®]

140 Independence Circle, Suite C
Chico, CA 95973

Phone: (530) 894-3469

(866) 828-6762

www.pmcworld.com

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HOUSING ELEMENT UPDATE

INTRODUCTION

Accommodating the housing needs of the State of California is an important goal for the City of Orland and for regional and state agencies. As the population of the state continues to grow and pressure on resources increases, Orland is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the state has mandated a Housing Element within every General Plan since 1969. This Housing Element (2014–2019) was created in compliance with state General Plan law pertaining to Housing Elements.

PURPOSE

The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, the government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, and fiscal factors, and community goals within the General Plan.

Further, state Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires the following:

- An analysis of population and employment trends.
- An analysis of the City’s fair share of the regional housing needs.
- An analysis of household characteristics.
- A site-specific inventory of land suitable for residential development.
- An analysis of governmental and non-governmental constraints on the improvement, maintenance, and development of housing.
- An analysis of special housing needs.
- An analysis of opportunities for energy conservation.
- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments.

The purposes of these requirements are to develop an understanding of the existing and projected housing needs within the community, and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Orland.

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RELATIONSHIP TO OTHER ELEMENTS

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

The City has recently adopted the 2008-2028 General Plan update (February 2012). The 2009-2014 Housing Element was adopted as a part of the 2008–2028 update of the Orland General Plan. Like the 2009-2014 Housing Element, the 2014-2019 Housing Element spans a 5.5-year time period and focuses on the city limits, while the overall Orland General Plan includes goals, policies, and actions that will direct the City, Sphere of Influence, and General Plan Planning Area over a 20-year period. For jurisdictions in Glenn County, the California Department of Housing and Community Development (HCD) requires that Housing Elements are adopted by June 30, 2014. The analysis of the City’s ability to meet projected needs is based on the newly adopted General Plan and is consistent with all elements of the General Plan including the land plan, land use designations, and densities, as amended, as well as the latest revision of the Zoning Ordinance (December 2013).

PUBLIC PARTICIPATION

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

PUBLIC WORKSHOP

The City conducted a public workshop on November 21, 2013. Staff conducted a very broad notification process, including publication in the local newspaper

City staff and the City’s consultant made a presentation describing the purpose of the Housing Element and the requirements governing its contents. Topics of discussion included the function of the housing needs assessment, housing development constraints and resources analyses, the review of the previous Housing Element programs, new legislation requirements, and the public outreach process. A schedule of the expected dates of completion for the draft document and public meetings was also shared with the group.

The Planning Commission and City staff were present at the public meeting. While the meeting was publicized well in advance of the meeting date, no members of the public attended the meeting.

PUBLIC COMMENTS RECEIVED

Comments on the future programs which should be considered were made by members of the City Council concerning senior housing and the possibility to identify areas of the city which would be most acceptable for this type of housing, with the possibility of reserving this land for senior units. Also, housing for seniors should not be located in one area but should be located throughout the city in small complexes of no more than four units. Other comments were made concerning the City’s ability to provide enough vacant land to meet its regional housing needs allocation (RHNA) goals.

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PUBLIC HEARINGS

The City held public hearings on March 20 and April 7, 2014, to inform the Orland Planning Commission, City Council, the public, and stakeholders of the content of the Housing Element and to continue the outreach process. **[to be completed following additional public outreach]**

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

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REVIEW OF PREVIOUS HOUSING ELEMENT

An important aspect of the Housing Element is an evaluation of achievements under the implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant in addressing current and future housing needs in the City of Orland. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element.

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-1.A: Housing Inspection Program</p> <p>Objective: The City's Building Division is responsible for building and zoning code inspections. On a request basis, the Building Division will inspect residential properties to identify Health and Safety Standards violations and other Building Code violations in need of correction. Buildings found to be in violation of Health and Safety Standards and/or Building Codes will be required to be rehabilitated to current codes and standards. (Policies HE-1.A, HE-1.E)</p> <p>Specific Action Required: The Building Division will inspect buildings for Health and Safety Standards and Building Code violations. City inspectors will provide information on the City's housing rehabilitation program to lower-income households with housing rehabilitation needs or found to have code violations.</p> <p>Expected Results: The City anticipates requests to inspect five housing units annually on average.</p> <p>Funding Sources: City General Fund</p> <p>Responsible Agencies/Departments: Building Division</p> <p>Implementation Schedule: Ongoing, 2009–2014.</p>	<p><u>Progress:</u> The City of Orland Building Division and Building Inspector undertake building safety inspections for all new units/structures, and all structures being modified through the building permit process to continue to ensure safety in the City's housing stock.</p> <p><u>Effectiveness:</u> The program has been fairly effective in the inspection of housing. However, no specific inspection statistics are available.</p>	Continue.

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-1.B: Housing Rehabilitation Program</p> <p>Objectives: Continue the City's programs to provide financial assistance to owner and renter lower-income households for housing rehabilitation. (<i>Policies HE-1.A, HE-1.E, HE-1.F</i>)</p> <p>Specific Action Required: Continue applying for Community Development Block Grant (CDBG) funding for this program. Programs for housing rehabilitation shall be publicized through the development of informational brochures made available at City Hall, the public library, and other public places as appropriate.</p> <p>Expected Results: The rehabilitation of an average of four housing units per year.</p> <p>Funding Sources: CDBG and HOME funds</p> <p>Responsible Departments/Agencies: Finance Department, Grants Administration</p> <p>Implementation Schedule: Ongoing. Complete application for CDBG and HOME funds annually.</p>	<p><u>Progress:</u> The City of Orland continues to assist lower-income households with housing rehabilitation as needed and when appropriate.</p> <p><u>Effectiveness:</u> The City continues to apply for CDBG funding, although it has not received any funding for rehabilitation recently as the housing stock is considered to be in good condition. However, the effectiveness of this program is based on the City's ability to continue to apply for this type of funding which it has done over the recent years. This is an effective program and should be continued.</p>	<p>Continue.</p>

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-1.C: First Time Homebuyers Program</p> <p>Objective: Continue the City's First-Time Homebuyers Program to assist in the home buying opportunities for lower-income households. (<i>Policy HE-1.B</i>)</p> <p>Specific Action Required: Continue to apply for and employ CDBG, HOME, and/or other funding for this program in the City. This program shall be publicized through the development of informational brochures made available at City Hall, the public library, and other public places as appropriate.</p> <p>Expected Results: The provision of first-time homebuyer grants to an average of two lower income households per year.</p> <p>Funding Sources: City General Fund for applications to grant funding agencies. If applications are successful, grants will be used to fund the program.</p> <p>Responsible Departments/Agencies: Finance Department, Grants Administration</p> <p>Implementation Schedule: Complete application for CDBG and HOME funds annually.</p>	<p><u>Progress:</u> The City of Orland continues to assist lower-income households as needed and when appropriate. The City has not received any CDBG, Home Investment Partnership Program (HOME), or other funding to continue a first-time buyers program in recent years. However, the City continues to apply for this funding on an annual basis.</p> <p><u>Effectiveness:</u> While the City has not received any funding for a first-time homebuyers program, the effectiveness of this program is based on the City's ability to continue to apply for this type of funding which it has done over the recent years. This is an effective program and should be continued.</p>	Continue.

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-1.D: Infrastructure Provision and Financing</p> <p>Objective: Minimize infrastructure costs for residential development by identifying infrastructure needs and coordinating and streamlining infrastructure financing programs. <i>(Policies HE-1.A, HE-1.C)</i></p> <p>Specific Action Required: Evaluate measures that reduce infrastructure demands and consequently the need for public facilities to serve residential development on an annual basis. Analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact in housing costs, and modify the existing infrastructure planning and financing process as required. The City will examine the feasibility of using funding programs such as the CalHome Program and Mercy Loan Program.</p> <p>Expected Results: Reduction of housing development cost associated with infrastructure development, and provision of additional resources that will encourage housing production.</p> <p>Responsible Agency: Public Works, Finance and Planning Division</p> <p>Funding Source: CDBG, General Fund, Capital Improvement Program</p> <p>Implementation Schedule: Ongoing, apply for funds annually.</p>	<p><u>Progress:</u> The City of Orland reviewed and updated the City's Development Impact Fee Program in January 2014. As a part of this review, the City identified areas where infrastructure improvements were needed, and revised the Impact Fees to reflect these needs.</p> <p>In January 2014, the City adopted the 2014 California Building Code.</p> <p>In 2012, the City received CDBG funding for infrastructure improvements for Papst Avenue to provide access from low-income housing as well as a water system capacity study in the amount of \$877,195.</p> <p><u>Effectiveness:</u> The City has received funding for infrastructure improvements in the recent past. This assisted in reducing costs of new housing units in the city. This program will be continued.</p>	<p>Continue.</p>

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-1.E: General Plan and Housing Element Periodic Review and Update</p> <p>Objective: Maintain a General Plan, including the Housing Element that contains current data and is effective in implementing housing goals. (<i>Policies HE-1.A, HE-1.D, HE-1.E, HE-1.F</i>)</p> <p>Specific Action Required: Review the General Plan and Housing Element on an annual basis, evaluating the effectiveness of the Housing Element in achieving goals and objectives, and update the data in the Housing Element on a continual basis. Provide annual reports as to the effectiveness of the Housing Element to the Orland Planning Commission, the City Council, and the Department of Housing and Community Development, as required by Government Code Section 65400.</p> <p>Expected Results: Annual evaluation of the effectiveness of the General Plan, including Housing Element goals, policies, and programs.</p> <p>Responsible Agency: Planning Division, Planning Commission, City Council</p> <p>Funding Source: General Fund</p> <p>Implementation Schedule: Ongoing.</p>	<p><u>Progress:</u> The City of Orland adopted a comprehensive update to the City's General Plan in February 2012. The compressive General Plan update directs that the City will pursue an update to the Zoning Code and the various implementing documents in the coming years.</p> <p>The City continues to submit General Plan and Housing Element annual reports as required.</p> <p><u>Effectiveness:</u> This is an effective program. The City continues to review the General Plan and Housing Element on an annual basis. This program will be continued.</p>	<p>Continue.</p>

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-1.F: Zoning Ordinance Review and Update</p> <p>Objective: Maintain a Zoning Ordinance that contains current data and is effective in implementing housing goals. (<i>Policies HE-1.A, HE-1.D, HE-1.E, HE-1.F</i>)</p> <p>Specific Action Required: Review the Zoning Ordinance on an ongoing basis to determine the effectiveness of the ordinance in achieving goals and objectives, and update the Zoning Ordinance to comply with new and revised state planning and zoning law requirements as needed.</p> <p>Expected Results: Periodic evaluation of the effectiveness of the Zoning Ordinance in achieving the goals of the General Plan and of its compliance with state law.</p> <p>Responsible Agency: Planning Division, Planning Commission, City Council</p> <p>Funding Source: General Fund</p> <p>Implementation Schedule: Ongoing, annually.</p>	<p><u>Progress:</u> The City of Orland reviews its Zoning Ordinance on an ongoing basis to identify and prepare a plan by which to formulate and incorporate amendments as necessary based upon the recently updated General Plan, and will do the same based on this Housing Element update.</p> <p>In December 2013, the City adopted Zoning Ordinance revisions pertaining to emergency and transitional shelters, single-room occupancy units (SROs), and farmworker housing).</p> <p>Additionally, the City has recently adopted the Downtown Mixed Use zoning district which includes the allowing of residential mixed-use projects in this district.</p> <p><u>Effectiveness:</u> This is an effective program as it results in the periodic evaluation of the effectiveness of the Zoning Ordinance in achieving the goals of the General Plan and of its compliance with state law. This is a standard City activity as needed and a program is not needed to continue its implementation. This program will be removed.</p>	<p>Delete.</p>

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-1.G: Technical Advisory Committee Review</p> <p>Objective: Currently, the City reviews larger development proposals through a Technical Advisory Committee (TAC). These meetings are intended to promote development by addressing the development requirements and concerns early in the process, including design features of projects. City department heads and the project applicant attend the meeting. (<i>Policy HE-1.C, see also Programs 1.1.A.4, 1.1.A.5, 1.2.A.1, and 1.3.A.1 of the Land Use Element of the Orland General Plan</i>)</p> <p>Specific Action Required: Continuation of TAC meetings. The City shall review TAC procedures and standards of review in order to improve the effectiveness and efficiency of the review, and to provide clarity of review standards to project applicant. In reviewing these procedures, the City will solicit input from local developers, real estate agents, nonprofit housing groups, and other interested parties as appropriate. The City will continue to provide information on standards and guidelines of TAC project review to potential developers and other interested parties.</p> <p>Expected Results: The promotion of development in accordance with City standards and streamlining of the TAC review process.</p> <p>Responsible Agency: Planning Division</p> <p>Funding Source: City General Fund</p> <p>Implementation Schedule: Ongoing.</p>	<p><u>Progress:</u> The City of Orland continues to utilize the TAC review process for all new development applications. The City has incorporated the TAC process as a part of the development process for new projects in the city, and has used the process to revise the City's project processing procedure and eliminated unnecessary processing steps.</p> <p><u>Effectiveness:</u> This was an effective program in the evaluation of the TAC and its impact on housing. However, this program is no longer considered necessary and therefore will be deleted.</p>	<p>Delete.</p>
<p>Program HE-2.A: Medium and High Density Residential Sites</p> <p>Objective: Increase the number of sites available for medium- and high-density residential development, particularly medium-density residential sites, by eliminating the Conditional Use Permit (CUP) requirement in the existing permit process for owner-occupied and multi-family rental</p>	<p><u>Progress:</u> The City of Orland adopted a comprehensive update to the City's General Plan in February 2012. As part of that effort, the City increased the permitted density range in the high-density land use designation and increased the number of sites available for medium- and high-density development as directed by Program HE-2.A.</p>	<p>Modify the objective to monitor the need to eliminate a CUP requirement and specific action Part 2 and continue.</p>

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>uses over four (4) units, specifically for the three (3) sites described in this program and listed below within the City. (<i>Policies HE-1.B, HE-2.A, HE-2.D, HE-2.F, HE-2.G, HE-3.D</i>)</p> <p>Specific Action Required: Part 1: In future annexations the City shall give high priority to areas designated Medium Density Residential and High Density Residential in the Orland General Plan. The City shall expedite annexation applications from project applicants that propose medium- and high-density residential development. The City shall ensure the availability of suitable vacant sites for medium- and high-density residential development to meet RHNA targets by appropriately amending the General Plan and zoning designations as part of the comprehensive zoning code update and overall General Plan update and as necessary. Part 2: To meet its regional housing need allocations, the City will facilitate the re-designation of the three sites listed below to R-3. These sites are already slated for re-designation in the City's Draft 2008-2028 General Plan and will allow the City to accommodate all of its RHNA for the 2007-2014 RHNA planning period. In addition to the General Plan re-designation of these sites, the City will make a text amendment to the R-3 zone, consistent with Government Code Section 65583.2(i), for these three (3) sites, to require a minimum of 16 dwelling units per acre and to maintain the current maximum of 25 dwelling units per acre as part of the City's comprehensive zoning code update by November 2010. The rezone will also specify that both owner- occupied and multifamily rental uses shall be permitted by right, without any additional discretionary review, on the three sites described below:</p> <ul style="list-style-type: none"> The Blair Estates Projects (12 acres of the 35.95 acres, APN 046-090-016) currently has 41 CHIP homes (affordable housing) and an additional 17 lots have been entitled. This parcel is zoned Residential One-family (R-1) and designated in the General Plan as Low Density 	<p>One of these sites, APN 041-050-017, was rezoned to R-3 in accordance with Program HE-2.A. The other two sites were not rezoned due to citizen opposition. Further, the rezoning of additional potential sites was not completed after a recent analysis of sites available during the 2007-2014 planning period determined that additional sites were not needed to meet the 2007-2014 RHNA for extremely low- and very low- housing units (see the Future Housing Needs section in Appendix A). Units for low-income households were already met by units under development. The total number of units needed to accommodate the 2007-2014 extremely low-, very low-, and low-income RHNA was 240 (65 for extremely low, 65 for very low, and 110 for low). At that time, there were 128 units in the process of being developed which were affordable to lower-income households (18 for very low and 110 for low). This would leave a remaining need for 112 units affordable to lower-income households. The City had a realistic capacity for vacant land in the R-3 zoning district for 272 units (not including the anticipated rezoned sites) as was shown in Appendix C of the 2009 Housing Element.</p> <p>However, the City did adopt the Downtown Mixed Use zoning district, which will allow for additional dwelling units that may be affordable to lower-income households.</p> <p><u>Effectiveness:</u> This is considered to be an effective program and portions of the objective and specific action Part 1 of the program will be continued in the 2014-2019 Housing Element.</p>	

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Residential (R-1). The development and entitlements on the parcel have reached the maximum density allowed under the General Plan with the approval of the Blair Estates III project on July 20, 2009 by City Council. These 12 acres shall be rezoned to R-3 during the comprehensive zoning code update. This will make available to the City an additional 12 acres for higher density residential development, with a minimum density of 16 dwelling units per acre and a maximum of 25 dwelling units per acre.</p> <ul style="list-style-type: none"> • APN 041-050-017-0 (1.65 acres) is slated for re-designation from Low Density Residential (R-L) to High Density Residential (R-H) and a rezone to R3 with the 2008-2028 General Plan Update, with a minimum density of 16 dwelling units per acre and a maximum of 25 dwelling units per acre. This will provide further land for approximately multifamily development that the City anticipates will develop during the 2008-2014 RHNA cycle. • APN 040-251-009 (0.556 acres) is planned to re-designate from "Limited Industrial" to "High Density Residential" and rezone to R3 and include a minimum density of 16 dwelling units per acre and a maximum of 25 dwelling units per acre. <p>Expected Results: An increased number of potential development sites for medium- and high density residential projects.</p> <p>Responsible Agency: Planning Division</p> <p>Funding Source: City General Fund</p> <p>Implementation Schedule: Part 1: November 2010 and Ongoing, as annexations occur or as projects are processed through the Planning Division. Part 2: November 2010</p>		

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-2.B: Residential site development program</p> <p>Objective: The supply of developable land zoned for higher-density residential use is a limiting constraint to the development of higher-density housing in the City. Identification of vacant and underutilized residential land and its development potential will help to determine the residential development potential in the City and assist in identifying ways to remove the constraints. (<i>Policies HE-2.A, HE-2.B, HE-2.F, HE-2.G</i>)</p> <p>Specific Action Required: The Planning Division will continue maintaining a database of vacant and underutilized residential land and the constraints to the development of that land. This information shall be made available to the public by the Planning Division.</p> <p>Expected Results: A Residential Site database to assist in the development of housing in the City.</p> <p>Responsible Agency: Planning Division</p> <p>Funding Source: City General Fund</p> <p>Implementation Schedule: Annually update the Residential Site database as development occurs.</p>	<p><u>Progress:</u> The City of Orland maintains and updates its GIS system to assist staff in identifying vacant parcels and opportunities for new residential development. The vacant land inventory included as a part of the 2014-2019 Housing Element used this system to identify vacant acreage in the city.</p> <p>Additionally, the City created the parcel viewer program which is available online. This program allows residents and interested parties to view GIS information on individual parcels in the city which identifies, among other things, vacant and underutilized property as well as zoning and General Plan land use designations.</p> <p><u>Effectiveness:</u> This program has been effective resulting in the GIS update and online parcel viewer and will be continued.</p>	<p>Continue.</p>

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-2.B.1: Small lot development program</p> <p>Objective: The supply of developable land zoned for higher-density residential use is a limiting constraint to the development of higher-density housing in the City. Identification of vacant and underutilized residential land and its development potential will help to determine the residential development potential in the City and assist in identifying ways to remove the constraints. (<i>Policies HE-2.A, HE-2.B, HE-2.F, HE-2.G</i>)</p> <p>Specific Action Required: The Planning Division will continue maintaining a database of vacant and underutilized residential land and the constraints to the development of that land. This information shall be made available to the public by the Planning Division.</p> <p>Expected Results: A Residential Site database to assist in the development of housing in the City.</p> <p>Responsible Agency: Planning Division</p> <p>Funding Source: City General Fund</p> <p>Implementation Schedule: Annually update the Residential Site database as development occurs</p>	<p><u>Progress:</u> The City of Orland maintains and updates its GIS system to assist staff in identifying vacant parcels and opportunities for new residential development. The vacant land inventory included as a part of the 2014-2019 Housing Element used this system to identify vacant acreage in the city.</p> <p><u>Effectiveness:</u> This program has been effective resulting in the GIS update and online parcel viewer. However, this program is redundant and will be combined with Program HE-2.B</p>	<p>This program is redundant. Modify and include as a part of Program HE-2.B</p>

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-2.C: Second Units</p> <p>Objective: Encourage the production of second-unit housing to meet the needs of the expanding Orland population. (Policies HE-1.B, HE-2.C, HE-2.G)</p> <p>Specific Action Required: Provide educational materials regarding second units in the form of brochures at City Hall and the public library.</p> <p>Expected Results: The development of two second residential units annually on average.</p> <p>Responsible Agency: Community Services Department</p> <p>Funding Source: City General Fund</p> <p>Implementation Schedule: Ongoing.</p>	<p><u>Progress:</u> The City of Orland has adopted a Second Dwelling Unit Ordinance codified in Title 17, Section 17.76.130, allowing for and establishing guidelines for the development of second dwelling units in the City of Orland.</p> <p>The City has not created informational brochures discussing second units at this time. However, information regarding second units is available at the City's planning office. During the 2009-2014 planning period, two second units were built.</p> <p><u>Effectiveness:</u> While the second unit ordinance was adopted by the City, no educational materials were produced, mainly due to funding. This program will be continued.</p>	<p>Continue.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-2.D: Housing Opportunities Program</p> <p>Objective: Encourage the production of market-rate housing for households with incomes of 80 percent or more of Glenn County Area Median Income in order to meet and/or exceed the adjusted Regional Housing Needs Allocation (RHNA) of 61 housing units for moderate- and above moderate-income households. The proportion of RHNA housing units to meet households with income at or above 80 percent of the County median is approximately 61 percent, which would indicate a need for market-rate housing. (<i>Policies HE-1.B, HE-1.C, HE-2.D, HE-2.F, HE-2.G</i>)</p> <p>Specific Action Required: The Community Services Department will confer with real estate agents, housing developers, and financial institutions in order to identify the items necessary for the production of market-rate housing, those units affordable to moderate- and above moderate-income households. Once these items have been identified, the Planning Division will provide this information to housing developers to encourage the construction of market-rate housing.</p> <p>Expected Results: The development of 61 market-rate housing units.</p> <p>Responsible Agency: Community Services Department</p> <p>Funding Source: City General Fund</p> <p>Implementation Schedule: Confer with real estate agents, housing developers, and financial institutions annually.</p>	<p><u>Progress:</u> The City of Orland actively encourages the development of market-rate and above housing in the city and works to remove any identified barriers to such if impediments are identified.</p> <p><u>Effectiveness:</u> Since 2010, 148 new housing units have been constructed in Orland. The majority of these units were market rate and affordable to moderate- and above moderate-income households. The market sufficiently addresses production of market-rate units. This program will be removed.</p>	<p>Delete.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-2.E: Development Processing System Review Program</p> <p>Objective: Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and projects that conform to City development requirements. <i>(Policy HE-2.F)</i></p> <p>Specific Action Required: Annually monitor the development processing/review procedures to minimize the time required for review by the City. The City shall continue to make available to prospective developers the option of having a pre-application meeting prior to submittal of a project application. In reviewing these procedures, the City will solicit input from local developers, real estate agents, nonprofit housing groups, and other interested parties. This reduction in time will reduce the cost to developers and may increase the housing production in the City.</p> <p>Expected Results: The reduction of plan review time needed by City staff and housing developers.</p> <p>Responsible Agency: Community Services Department</p> <p>Funding Source: City General Fund</p> <p>Implementation Schedule: Annually review the development processing/review procedure.</p>	<p><u>Progress:</u> The City of Orland has seen a decline in the volume of development applications submitted to the City and thus has been able to rapidly and expeditiously process all applications in a timely manner and in time frames shorter than the City's historic average. Additionally, the City uses contracted staffing for planning. The use of contract staffing allows the City to increase the workload as needed to respond to application increases. This allows the ability to keep project processing times as short as possible.</p> <p><u>Effectiveness:</u> The processing of applications is continually reviewed in the city. This program will be continued.</p>	<p>Continue.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-2.F: Planned Development</p> <p>Objective: The City shall encourage Planned Developments. The City has a Planned Development (P-D) overlay zoning district, which allows for flexibility in the use and design of land and structures. This flexibility may include the alteration of setback requirements, height limits, sign requirements, building coverage limits, off-street parking, density and intensity limits, etc. These districts are excellent areas for the development of a mix of different housing types such as condominiums, apartments, and single-family dwellings. <i>(Policies HE-1.B, HE-1.C, HE-2.A, HE-2.D, HE-2.F, see also Program 1.2.A.5 of the Land Use Element of the Orland General Plan)</i></p> <p>Specific Action Required: The City shall produce informational brochures describing the P-D process and its possibilities, identify areas of the City which may be rezoned as Planned Development districts, and identify possible development incentives for a P-D such as density bonuses, infrastructure cost sharing, and increased housing density.</p> <p>Expected Results: The promotion of neighborhoods with a mix of different housing types and land uses.</p> <p>Responsible Agency: Planning Division, Planning Commission, City Council</p> <p>Funding Source: City General Fund</p> <p>Implementation Schedule: Produce brochures by January 2010.</p>	<p><u>Progress:</u> The City of Orland's updated General Plan actively encourages planned developments and the use of planning tools such as master plans and specific plans. Specific informational brochures have not been developed at this time. However, general information regarding zoning and the City's Zoning Ordinance are available online and in hard copy to facilitate request for information.</p> <p><u>Effectiveness:</u> While the P-D district has been successful in the city, informational brochures have not been developed mainly due to lack of funding for this endeavor. However, this information will assist in the development of future housing so this program will be continued in order to produce these brochures.</p>	<p>Continue.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-3.A: Affordable Housing Preservation</p> <p>Objective: The establishment of a program to monitor and preserve affordable housing at risk of converting to market rate through a program that includes notification to owners and tenants and participation in federal, state, and local preservation programs. (<i>Policy HE-3.A</i>)</p> <p>Specific Action Required: The City will monitor the existing affordable multi-family housing complexes in Orland to determine if any of these complexes intend to convert to market-rate housing. The City will also develop a program with the intent of identifying funding sources and other options for the preservation of at-risk affordable housing, in coordination with nonprofit organizations and other agencies. The City will undertake the following tasks:</p> <ul style="list-style-type: none"> • Use rehabilitation funds (when available) to assist for-profit and nonprofit developers in acquiring and rehabilitating housing units that preserve affordability in rental projects that are at risk of converting to market rents. • Monitor owners of at-risk projects on an ongoing basis, at least yearly, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program. • Maintain and annually update the inventory of at-risk projects through the use of existing databases (e.g., HUD, State HCD, and California Tax Credit Allocation Committee) • Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to 	<p><u>Progress:</u> Because Orland is a small city, knowledge of existing housing projects at risk of losing their financing is known without a specific formal program to identify this situation.</p> <p>The City of Orland has recently worked with an owner of affordable housing (Orland Apartments) in the city in an effort to maintain this housing as affordable beyond the originally required time span.</p> <p>For example, when the Orland Apartments were at risk of losing their HOME subsidy, the City helped to broker additional HOME funding to continue the Orland Apartments subsidy program.</p> <p><u>Effectiveness:</u> The City continues to monitor the status of affordable housing projects in the city. While no formal program is in place for this, development of this type of program will further assist in keeping track of these housing projects. Therefore, this program will be continued.</p>	<p>Continue.</p>

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.</p> <ul style="list-style-type: none"> • Biannually coordinate with HUD to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. Ensure projects are monitored to see if they are subject to other state or local requirements regarding the provision of assistance to displaced tenants. • Annually monitor local investment in projects that have been acquired by non- or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards. • Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest and identify nonprofit partners, and pursue funding and preservation strategy on a project-by-project basis. • Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance with local legislators, in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities). • Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. • Annually identify funding sources for at-risk preservation 		

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.</p> <ul style="list-style-type: none"> Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended affordability controls. Annually contact property owners to gauge interest, provide list of resources available for refund, and negotiate terms on a project-by-project basis. <p>Expected Results: Assist in the preservation of at-risk housing units.</p> <p>Responsible Agency: Finance Department, Planning Division</p> <p>Funding Source: City General Fund, as well as other state, federal, and private funding sources</p> <p>Implementation Schedule: Ongoing.</p>		

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-3.B: Funding for Affordable Housing Development</p> <p>Objective: Encourage and connect developers with the most feasible and appropriate available housing programs provided by the state and federal government that meet the needs of existing and future residents. (<i>Policies HE-2.E, HE-3.A, HE-3.B, HE-3.C, HE-3.D</i>)</p> <p>Specific Action Required: Coordinate with county, state, and federal resources to obtain any available sources of funding for the development of affordable housing units. This activity will be updated annually. There are a number of state and federal programs that provide low-cost financing or subsidies for the production of low- and moderate-income housing. Certain programs require an application and participation by the local public agency, other programs are for use by nonprofit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The City will determine which programs will be most beneficial for housing production in the City and then directly or indirectly pursue those programs. The City will also prioritize funds for projects that benefit extremely low-income persons or households, when possible. The City shall secure funding for at least one affordable housing program during the planning period. Programs the City will consider are:</p> <ul style="list-style-type: none"> • State Predevelopment Loan Program (PDLP) • Multifamily Housing Program (MHP) • Rural Development Assistance Program • State Joe Serna Farmworker Grant Program (FWHG) • USDA Rural Development, Section 515 Program • USDA Rural Development, Section 523/524 Technical 	<p><u>Progress:</u> The City has successfully worked with the Community Housing Improvement Program (CHIP) on the Villa La Heartlands project in northwest Orland to build an additional 25 lower-income, self-help residential dwelling units in the city. Additionally, the Blair Estates I project included 11 affordable units. CHIP also developed 12 affordable self-help single-family units at various locations in the city.</p> <p>The City sponsored both HOME and CDBG applications for the Paigewood Apartments. The City was awarded \$1.5 million for the infrastructure from CDBG and approximately \$2 million for construction of the building from HOME funds. This project included 72 affordable units.</p> <p><u>Effectiveness:</u> This program has been successful in meeting program objectives and will be continued.</p>	<p>Modify to reflect new funding sources and continue.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Assistance Grants</p> <ul style="list-style-type: none"> Community Development Block Grant Program (CDBG) Home Investment Partnerships Program (HOME) CalHOME <p>Expected Results: The supply of information to developers for possible funding sources.</p> <p>Funding Sources: All available federal, state, and local sources</p> <p>Responsible Departments/Agencies: Finance Department, Grants Administration</p> <p>Implementation Schedule: Annually. Scheduling of City applications for funding from the various federal and state funding programs are dependent on the application deadlines for the various programs and on funding availability within the City General Fund. The City will contact the Department of Housing and Community Development to determine the application deadlines for the various funding sources. The City will apply for funding as it becomes available and as staffing and budget permits</p>		

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-3.C: Self-Help Housing Development Program</p> <p>Objective: Self-help housing, or housing developed through “sweat equity,” is a good opportunity for lower-income households to gain home ownership. It is the City’s desire to continue to encourage this type of homeownership for lower-income households. (<i>Policy HE-3.C</i>)</p> <p>Specific Action Required: The City shall continue encouraging self-help housing development projects by agencies such as the Community Housing Improvement Program (CHIP) or Habitat for Humanity. The City shall assist in identifying possible sites for such housing development and incentives such as fee reductions, funding sources, and process streamlining techniques, and shall promote self-help housing to the public through informational brochures.</p> <p>Expected Results: The production of 20 self-help housing units annually on average.</p> <p>Funding Sources: City General Fund, CHIP, and Habitat for Humanity</p> <p>Responsible Departments/Agencies: Finance Department, Community Services Department, Planning Commission, City Council</p> <p>Implementation Schedule: The City will contact prospective affordable housing developers annually</p>	<p><u>Progress:</u> The City has successfully worked with CHIP on the Heartlands project in northwest Orland to build an additional 25 lower-income, self-help residential dwelling units in the city. These units were designated for low-, very low-, and extremely low-income households. Fifteen of the units were for low-income households and the remaining 10 were for very low/extremely low incomes. This was a successful program.</p> <p><u>Effectiveness:</u> This was a successful program and will be continued.</p>	Continue.
<p>Program HE-3.D: Density Bonus Program</p> <p>Objective: The production of low- and moderate-income housing. (<i>Ref. Policy HE-2.D, HE-3.C</i>)</p> <p>Specific Action Required: Density bonus law was amended in 2004. Under the new provisions, a bonus can be given when a project provides affordable housing, senior housing (whether affordable or not), donations of land for affordable housing, condominium conversions that include affordable housing and child care facilities. Developers may also receive</p>	<p><u>Progress:</u> The City of Orland follows all State of California Density Bonus programs for development within the city. The City has not received any applications requesting a density bonus nor qualifying for a density bonus in this reporting cycle. The City has revised the Zoning Ordinance to comply with new density bonus requirements.</p> <p><u>Effectiveness:</u> This was a successful program and the City completed the Zoning Ordinance actions required in March 2014. As a result, this program is not longer needed and will be deleted.</p>	Delete.

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>various zoning concessions and reduce parking standards. Development of at least 5 units are eligible for the bonus if either 5 percent of the units are affordable to very low-income households, 10 percent are affordable to low-income households, or 10 percent are affordable to moderate-income households. The 2004 modification provided for higher density bonuses for lower-income units and lower bonuses for moderate-income units. Housing developments can apply for a 20 percent density bonus if they provide either 5 percent to very low- or 10 percent to low-income households but only a 5 percent bonus if the development provides 10 percent moderate-income units. The amendment also initiated a sliding scale that requires an additional 2.5 percent bonus for each additional increase of 1 percent very low-income units, an additional 1.5 percent bonus for each additional 1 percent increase in lower-income units, and an additional 1 percent bonus for each 1 percent increase in moderate-income units. The total density bonus cannot exceed 35 percent. The amended statute contains specific provisions for each of the eligible types of housing (see Government Code Section 6591565918). The City's Zoning Ordinance shall be amended to adhere to the 2004 statutory modifications to the state density bonus law. The City will amend its Zoning Ordinance to offer a density bonus in accordance with the state density bonus law of up to 35 percent.</p> <p>Expected Results: The development of 25 moderate-income and 20 low-income housing units per year.</p> <p>Responsible Agencies/Departments: Planning Division.</p> <p>Funding Sources: General Fund</p> <p>Implementation Schedule: Ongoing – continuation of existing program. Amendment of Zoning Ordinance to adhere to new density bonus legislation shall be completed by January 2010.</p>		

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-3.E: Removal of Governmental Constraints to Housing Development for Persons with Disabilities</p> <p>Objective: The identification and removal of possible governmental constraints to the development of housing for persons with disabilities. (<i>Policy HE-3.B</i>)</p> <p>Specific Action Required: Persons with disabilities have been identified by the state as a special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to City of Orland housing policies and practices. Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities, and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.</p> <p>Expected Results: Adopt reasonable accommodations procedures.</p> <p>Responsible Agencies/Departments: Community Services Department, City Council</p> <p>Funding Sources: General Fund</p> <p>Implementation Schedule: The City will adopt a more formalized reasonable accommodations procedure by August 2010.</p>	<p><u>Progress:</u> The City of Orland continues to assist persons with disabilities by providing information regarding accommodation policies and procedures. This information is available in the form of postings and pamphlets from the City Planning and Building Departments.</p> <p><u>Effectiveness:</u> This program has been moderately successful. While no formal process for reasonable accommodation has been developed by the City, information is available at the City regarding accommodation of persons with disabilities. The City will continue the program in order to clearly define reasonable accommodation procedures.</p>	<p>Continue.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-3.F: Agricultural Employee Housing</p> <p>Objective: California Health and Safety Code Section 17021.6 requires jurisdictions to consider agricultural employee housing as a permitted use in all agriculturally zoned districts within that jurisdiction. The City does not have an agricultural zone. Health and Safety Code Section 17021.5 states that employee housing for farmworkers accommodating six or fewer workers shall be considered a residential use and shall not require any special approvals that are not required of a family dwelling of the same type in the same zone. Currently, the City's Zoning Ordinance does not explicitly allow for agricultural employee housing in the zoning districts in the City. <i>(Policy HE-3.B)</i></p> <p>Specific Action Required: In accordance with Health and Safety Code Sections 17021.5 and 17021.6, housing for farmworkers in Orland for six or fewer persons is permitted in all residential zones. No additional discretionary approvals are required for any kind of housing that is intended to house six or fewer persons including farmworkers. If the proposed units look like a single-family house (i.e., 2-car garage, driveway, front yard, etc.), the process is a ministerial approval. The City will consult with Glenn County on the need for farmworker housing and potential housing sites, including sites within the City's Sphere of Influence, and support County efforts to secure funding for farmworker housing programs. The City will continue to work with local nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing.</p> <p>Expected Results: The addition of potential development sites for farmworker housing in the City.</p> <p>Funding Sources: General Fund, as well as additional funding sources for farmworker housing such as HUD, USDA, and HCD</p>	<p><u>Progress:</u> The City has revised the Zoning Ordinance to include specific language regarding agricultural employee housing. Zoning amendment 2013-04 revised the Zoning Ordinance to allow by right agricultural worker housing of six or less persons in all residential zones in the city.</p> <p>Multi-family projects that are restricted to farmworkers are allowed with a CUP, as is any multi-family project, in the R-3 zoning district. No special restrictions for this type of housing are required or allowed by the city. Farmworker multi-family housing is processed the same as any multi-family project. The City has not received any development applications for this type of housing in this reporting period</p> <p><u>Effectiveness:</u> This program was successful in revising the City's Zoning Ordinance to clearly define farmworker housing and the related zones allowing this type of development. However, as there is an ongoing need for farmworker housing in Glenn County, this program will be modified and continued.</p>	<p>Modify to address the requirements of Health and Safety Code Section 17021.6 addressing agricultural employee housing projects up to 12 units or 36 beds and continue.</p>

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Responsible Departments/Agencies: Planning Division, Planning Commission, City Council, Glenn County</p> <p>Implementation Schedule: Consultations to be completed annually.</p>		
<p>Program HE-3.G: Large Household Housing</p> <p>Objective: Large renter households are those with five or more persons. Orland does not have an adequate number of dwellings sized for this large family group. The number of large rental housing units is very limited in the City. (<i>Policy HE-3.B</i>)</p> <p>Specific Action Required: The City will continue offering incentives for the development of rental housing units with three or more bedrooms. The program may include, but is not limited to, features such as fee reductions, modifications to development standards, and financial incentives.</p> <p>Expected Results: The City will provide incentives to assist the development of larger rental housing units.</p> <p>Funding Sources: General Fund, state and federal funds</p> <p>Responsible Departments/Agencies: Planning Division, Planning Commission, City Council</p> <p>Implementation Schedule: 2009–2014</p>	<p>Progress: No applications have been submitted to the City from rental housing developers in recent years proposing units with greater numbers of bedrooms. However, the City does not restrict or otherwise limit unit sizes or number of bedrooms in a unit and would certainly work with a developer on the reduction of fees that proposes this type of use.</p> <p>Effectiveness: While no larger rental housing units were developed in the City during the 2009–2014 planning period, the City recognizes this need and therefore this program will be continued.</p>	Continue.

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-3.H: Emergency Shelters/Transitional and Supportive Housing</p> <p>Objective: The provision of emergency shelters and transitional and supportive housing resources for homeless and nearly homeless persons as required. <i>(Policy HE-3.B)</i></p> <p>Specific Action Required: California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.” Pursuant to Senate Bill 2 (SB 2), the City will amend the Zoning Ordinance to allow emergency shelters as a permitted use in the R-3 (Residential Multiple Family) and M-U (Mixed Use) zoning districts. The available sites in these zones are typically close to services and public transportation. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:</p> <ul style="list-style-type: none"> • Lighting • On-site management • Maximum number of beds or persons to be served nightly by the facility • Off-street parking based on demonstrated need • Security during hours that the emergency shelter is in operation Transitional and supportive housing provides temporary housing, often with supportive services, to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for 	<p><u>Progress:</u> Pursuant to Senate Bill 2, the City amended the Zoning Ordinance to include separate definitions of "supportive housing," "transitional housing," and "emergency shelters" consistent with Sections 50675.14, 50675.2, and 50801 of the California Health and Safety Code.</p> <p>This process also amended the Zoning Ordinance (ZCA 2013-04) to allow transitional and supportive housing as a permitted use by right in all residential zones in the city.</p> <p>The City revised the Zoning Ordinance (ZCA 2013-04) to allow emergency shelters by right in the R-3 and DU-MU zoning districts.</p> <p><u>Effectiveness:</u> The City revised the Zoning Ordinance to include provisions for emergency, transitional, and supportive housing. The City recognizes the need to provide this type of housing and services, and therefore this program will be modified and continued.</p>	<p>Modify to remove the majority of the Zoning Ordinance revisions and continue.</p>

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>independent living.</p> <p>Currently, the City of Orland allows transitional housing in all residential zoning districts (R-E, R-1, R-2) and in the R-3 (Residential Multiple Family) zoning district for six or fewer persons by right. A conditional use permit is required for seven or more persons in the R-3 zone. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City is currently in the process of updating its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14 and to allow transitional and supportive housing types by right in the R-3 zoning district. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure. The City will continue to support local and regional public assistance programs for the homeless, such as those sponsored by the Glenn County Community Action Agency. The City of Orland is also part of the Dos Rios Continuum of Care, which is comprised of community partners from the counties of Colusa, Glenn, Trinity and Tehama. These partners meet individually on a monthly basis and as an entire group on a quarterly basis. Partners at the local level include groups from mainstream resources such as ministerial, drug and alcohol recovery, domestic violence and, discharge planners from the County of Glenn and the cities of Orland and Willows. Their main focus is supporting transitional housing projects in the Regional COC area such as the PATH Transitional Housing Program. This program will be submitting a renewal application that supports 9 transitional units containing 30 beds on behalf of the Continuum. Two units are</p>		

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>located in Colusa, two units in Willows and 5 units in Red Bluff. These are transitional housing units that individuals or families can live in for up to two years and receive supportive services from the existing county programs. All homeless individuals are referred to Glenn County Human Resources Agency for intake and opportunity screening. Some single adults are referred to the homeless shelter in Butte County and are supplied bus tickets for transportation. Colusa Independence Program is submitting a new application to support 19 transitional housing beds on behalf of the Continuum.</p> <p>Expected Results: Continue to be active with the COC to assist with the development of emergency shelters and transitional and supportive housing projects.</p> <p>Responsible Departments/Agencies: Planning Division, City Council</p> <p>Funding Sources: General Fund</p> <p>Implementation Schedule: Amend the Zoning Code to meet SB 2 requirements by August 2010. COC activities occur monthly and quarterly.</p>		

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Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-3.I: Conditional Use Permit Process for Multi-family Projects</p> <p>Objective: Ensuring that the conditional use permit process for multi-family projects of greater than four housing units does not impact the timing, cost, and supply of multi-family development.</p> <p>Specific Action Required: The City shall monitor the conditional use permit process on multifamily applications to determine whether the process impacts the timing, cost and supply of multifamily development. An assessment shall be made of multi-family projects considered during the year. If it is determined that the conditional use permit process impacts the timing, cost, and supply of multi-family housing, the City shall reconsider its position on this matter and adopt mitigations, which could include eliminating the conditional use process, within six months.</p> <p>Expected Results: Removal of constraints to multi-family housing projects greater than four units, leading to reduced time for project approval</p> <p>Responsible Departments/Agencies: Planning Division, Planning Commission</p> <p>Funding Sources: General Fund</p> <p>Implementation Schedule: The City will conduct an annual evaluation to determine if any constraints or impacts are found. The City will take subsequent actions as described above within six months of the completion of the evaluation.</p>	<p><u>Progress:</u> The City of Orland Zoning Ordinance requires a CUP to construct multi-family dwellings in the R-2 and R-3 zone districts; however, the City of Orland has never denied an application for such housing when consistent with the General Plan and site zoning. A historical review of all multi-family projects submitted to the City reveals that all projects that have sought permission to construct new multi-family housing have been approved by the City and a CUPs were issued for this purpose. Therefore, the City has not revised the Zoning Ordinance to remove the CUP requirements for multi-family housing. However, the City will continue to monitor the CUP requirement and remove the requirement if it is deemed a constraint to multi-family development.</p> <p><u>Effectiveness:</u> This program was effective in analyzing the potential constraints caused by requiring a CUP for multi-family housing. While it was determined that this requirement did not cause a constraint, the City recognizes that this may change in the future. This program is redundant with Program HE-2.A and will be combined into that program and deleted.</p>	<p>Delete.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-3.J: Single-Room Occupancy Units</p> <p>Objective: Amend the Zoning Code to address Assembly Bill (AB) 2634.</p> <p>Specific Action Required: AB 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households and requires Housing Elements to identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).</p> <p>The City's Zoning Ordinance allows boardinghouses and rooming houses with an approved conditional use permit (CUP) in the R-3 (Residential Multiple Family) zoning district. Additionally, guest houses and servants quarters are permitted with a CUP in all residential zones, which assumes shared kitchen facilities are available in common areas or in the primary structure on a parcel. The development standards for these are the same as other uses in the respective zone and do not constrain the development of SRO types. The City will update its Zoning Code to include a definition for SROs in the same zone where boarding and rooming houses are allowed. SROs will continue to be allowed with a conditional use permit in the R-3 zoning district. The conditions for these units will continue to be minimal and will only require review by the Planning Director.</p> <p>Expected Results: Continue to allow SROs by right.</p> <p>Responsible Departments/Agencies: Planning Division, City Council</p> <p>Funding Sources: General Fund</p> <p>Implementation Schedule: Amend the Zoning Ordinance definitions to include a specific definition of SROs to meet AB 2634 requirements by August 2010.</p>	<p><u>Progress:</u> In 2010, City staff initiated the process of reviewing the current Zoning Ordinance in a way that helps to facilitate housing for extremely low-income persons, specifically by clarifying the definition of SRO units and associated standards for these units. The City has revised the Zoning Ordinance (ZCA 2013-04) to include a definition of SROs and allow, with an administrative permit, the development of SRO units in the R-1, R-2, and R-3 zones.</p> <p><u>Effectiveness:</u> This program was successful in meeting its objective and will be removed.</p>	<p>Delete.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-3.K: Housing for Special Needs Population including housing for mentally ill.</p> <p>Objective: Support the construction of housing for the mentally ill and other special needs residents.</p> <p>Specific Action Required: The City will allow for the development of housing projects for special needs residents including housing for treating and caring for the mentally ill.</p> <p>Expected Results: Glenn County Health Services Agency is currently exploring locations in Orland to construct a small housing project for individuals with mental illness.</p> <p>Responsible Departments/Agencies: Glenn County Health Services Agency, City of Orland Community Services Department.</p> <p>Funding Sources: Glenn County General Fund, Glenn County Health Services Agency</p> <p>Implementation Schedule: Continue to allow the development of housing for the special needs population in Orland.</p>	<p><u>Progress:</u> The City of Orland previously approved the only development application it received specifically identifying that the facility was intended for an identified special needs group. The project involved the conversion of an existing residential dwelling unit to accommodate a large-family day-care use.</p> <p><u>Effectiveness:</u> This program was effective in meeting its objectives and will be continued.</p>	<p>Modify to address the needs of the developmentally disabled and continue.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-4.A: Housing Discrimination and Housing Equal Opportunity</p> <p>Objective: Prevent housing discrimination and promote equal housing opportunities. (<i>Policies HE-4.A, HE-4.B</i>)</p> <p>Specific Action Required: Continue to coordinate and refer interested persons to the appropriate agencies, which may include but are not limited to the Community Legal Information Center, Mediation Center of the North Valley, Legal Services of Northern California, California Department of Fair Employment and Housing (DFEH), and U.S. Department of Housing and Community Development (HUD). The City will act as an independent third party to discrimination complaints. The City will support housing equal opportunity programs by providing informational fair housing brochures available to the public at City Hall, the public library, and other public places as appropriate.</p> <p>Expected Results: Adherence with the City's policy of fair housing practices</p> <p>Responsible Departments/Agencies: City Manager</p> <p>Funding Source: City General Fund</p> <p>Implementation Schedule: Ongoing.</p>	<p><u>Progress:</u> The City of Orland actively promotes equal housing opportunities through programs that include making documents available to non-English speakers and providing referral services and resource information to underserved or disadvantaged communities. There were no discrimination complaints received by the City during the 2009-2014 planning period.</p> <p><u>Effectiveness:</u> This program was effective in meeting its objectives and will be continued.</p>	Continue.

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-5.A: Implement State Energy Conservation Standards</p> <p>Objective: The City will continue to promote energy and resource conservation wherever possible. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted. (<i>Policies HE-5.A, HE-5.B</i>)</p> <p>Specific Action Required: The Building Division will continue to be responsible for implementing the state's energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.</p> <p>Expected Results: The checking of all building plans for compliance with state energy conservation requirements. The increase in energy efficiency will save energy and natural resources and is intended to result in lower homeowner and renter costs for energy.</p> <p>Responsible Agency: Building Division</p> <p>Funding Source: City General Fund</p> <p>Implementation Schedule: Ongoing, as projects are processed through the Building Division.</p>	<p><u>Progress:</u> The recently adopted City of Orland General Plan update encourages the use of alternative energy technologies and supports energy conservation and green energy programs. The City has adopted and now implements and enforces the requirements of the California Green Building Code for all development in Orland.</p> <p>The City adopted the 2014 California Building Code including regulations for the use of green and recycled building materials, energy-efficient appliances and lighting, and plumbing fixtures for reduced water use.</p> <p><u>Effectiveness:</u> This program was effective in meeting its objectives and will be continued.</p>	<p>Continue.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-5.B: Energy Conservation and Assistance Programs</p> <p>Objective: The City will continue to promote energy conservation and assistance programs, both public and private, specifically targeted to lower-income households. <i>(Policy HE-5.C)</i></p> <p>Specific Action Required: The City will continue to promote the use of public programs such as the weatherization program administered by the Glenn County Human Resources Agency and private programs such as CARE and REACH. This will be accomplished through the provision of informational brochures that shall be made available at City Hall, the public library, and other public places as appropriate. The City will contact PG&E for the provision of brochures related to its programs. The City shall also accommodate the need for weatherization services through its existing housing rehabilitation program.</p> <p>Expected Results: The utilization of energy conservation and assistance programs that will enable lower-income households to remain in their homes and will improve energy efficiency of lower income housing units.</p> <p>Responsible Agency: City Manager, Grants Administration</p> <p>Funding Source: City General Fund to apply for grants, private and grant funding</p> <p>Implementation Schedule: Ongoing, 2009–2014.</p>	<p><u>Progress:</u> The recently adopted City of Orland General Plan update encourages the use of alternative energy technologies and supports energy conservation and green energy programs. The City has adopted and now implements and enforces the requirements of the California Green Building Code for all development in Orland.</p> <p>The City adopted the 2014 California Building Code including regulations for the use of green and recycled building materials, energy -efficient appliances and lighting, and plumbing fixtures for reduced water use.</p> <p><u>Effectiveness:</u> This program was effective in meeting its objectives and will be continued.</p>	<p>Continue.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-5.C: 2008–2009 Orland General Plan Energy Element</p> <p>Objective: Incorporate energy conservation programs of the 2008–2009 updated Orland General Plan Energy Element relevant to residential buildings into the City’s Zoning Ordinance. (<i>Policies HE-5.A, HE-5.B</i>)</p> <p>Specific Action Required: Explore opportunities to train appropriate City staff on new technology and look for opportunities to improve energy efficiency in public facilities Research and consider the adoption of sustainable design practices which encourage the use of alternative energy sources to ensure future development minimizes the use of fossil fuels and greenhouse gas-emitting energy consumption.</p> <p>Expected Results: The incorporation of energy conservation programs and standards that would save energy and natural resources.</p> <p>Responsible Departments/Agencies: Community Services Department, City Council</p> <p>Funding Source: General Fund</p> <p>Implementation Schedule: 2009, through the adoption of the Orland General Plan.</p>	<p><u>Progress:</u> The recently adopted City of Orland General Plan update encourages the use of alternative energy technologies and supports energy conservation and green energy programs. The City has adopted and now implements and enforces the requirements of the California Green Building Code for all development in Orland. The City plans to incorporate components of the Energy Element into the City’s Zoning Ordinance.</p> <p><u>Effectiveness:</u> This program was effective in meeting its objectives. However, it is considered redundant and as such will be modified and combined with Program HE-5.B.</p>	<p>Modify and combine with HE-5.B.</p>

HOUSING ELEMENT UPDATE

HOUSING PLAN

The Housing Element of the General Plan is a comprehensive statement by the City of Orland of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this element are an expression of the statewide housing priority to allow for the “attainment of decent housing and a suitable living environment for every Californian,” as well as a reflection of the unique concerns of the community.

The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing and to adopt an action plan toward this end. In addition, the element identifies and analyzes housing needs and resources and constraints to meeting those needs. The Orland Housing Element is based on five strategic goals: (1) Promote the development of new housing that meets safety standards, offers a variety of housing types in a variety of locations, and enhances existing neighborhoods, services, and the environment. (2) Encourage the preservation of existing housing and the construction of new housing at a cost and in quantities to meet the needs of all income groups, including the very low-, low-, and moderate-income groups. (3) Promote affordability of housing of all types to meet the present and projected needs of households of all income levels. (4) Assure that discrimination is not a factor in the ability of residents to obtain housing. (5) Promote efficient construction methods and energy conservation measures in rehabilitated and new housing.

In accordance to state law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, the Housing Element is to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs.
- A statement of the community’s goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing.
- A program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of very low-, low-, and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Even though the focus of the Housing Element will be on lower- and moderate-income households, the element must also address the housing needs and policy issues for the entire community and be consistent with the adopted policies of the rest of the General Plan. Thus, the Housing Element’s focus is to balance the desire of residents, maintaining neighborhood character, managing traffic, and minimizing visual and other impacts of new development, while addressing the needs of low- and moderate-income households and special needs groups (such as seniors and individuals with disabilities).

HOUSING ELEMENT UPDATE

GOAL HE-1: HOUSING QUALITY

It is the goal of the City of Orland to promote the development of new housing that meets safety standards, offers a variety of housing types in a variety of locations, and enhances existing neighborhoods, services, and the environment.

Policy HE-1.A: Maintain and enforce development standards that provide durable housing and safe neighborhoods for housing of all income levels.

Program HE-1.A: Housing Inspection Program

Objective: The City's Building Division is responsible for building and zoning code inspections. On a request basis, the Building Division will inspect residential properties to identify Health and Safety Standards violations and other Building Code violations in need of correction. Buildings found to be in violation of Health and Safety Standards and/or Building Codes will be required to be rehabilitated to current codes and standards.

Specific Action Required: The Building Division will continue inspecting buildings for Health and Safety Standards and Building Code violations. City inspectors will provide information on the City's housing rehabilitation program to lower-income households with housing rehabilitation needs or found to have code violations.

Expected Results: The City anticipates requests to inspect five housing units annually on average.

Funding Sources: City General Fund

Responsible Agencies/Departments: Building Division

Implementation Schedule: Ongoing, 2014–2019.

Policy HE-1.B: Encourage new development to integrate housing types serving a range of households.

Program HE-1.B: Housing Rehabilitation Program

Objectives: Continue the City's programs to provide financial assistance to owner and renter lower-income households for housing rehabilitation.

Specific Action Required: Continue applying for Community Development Block Grant (CDBG) funding for this program. Programs for housing rehabilitation shall be publicized through the development of informational brochures made available at City Hall, the public library, and other public places as appropriate.

Expected Results: The rehabilitation of an average of four housing units per year.

Funding Sources: CDBG and HOME funds

Responsible Departments/Agencies: Finance Department, Grants Administration

Implementation Schedule: Ongoing. Complete application for CDBG and HOME funds annually.

HOUSING ELEMENT UPDATE

Policy HE-1.C: Review all development plans and zoning requests to encourage a wide variety of neighborhoods and housing opportunities affordable to the City's labor force.

Program HE-1.C: First Time Homebuyers Program

Objective: The City has not received funding for this program in recent years for a variety of reasons. However, the City will endeavor to promote the City's First-Time Homebuyers Program to assist in the home-buying opportunities for lower-income households.

Specific Action Required: On an annual basis, continue to apply for CDBG, HOME, and/or other funding for this program in the city. Once funded, this program shall be publicized through the development of informational brochures made available at City Hall, the public library, and other public places as appropriate.

Expected Results: The provision of first-time homebuyer grants to an average of two lower-income households per year.

Funding Sources: City General Fund for applications to grant funding agencies. If applications are successful, grants will be used to fund the program.

Responsible Departments/Agencies: Finance Department, Grants Administration

Implementation Schedule: Complete application for CDBG and HOME funds annually.

Policy HE-1.D: Annually review the City General Plan, Housing Element, and Municipal Code to analyze the effectiveness of the goals, policies, programs, and codes and assist in the development of housing for all Orland residents.

Program HE-1.D: Infrastructure Provision and Financing

Objective: Minimize infrastructure costs for residential development by identifying infrastructure needs and coordinating and streamlining infrastructure financing programs.

Specific Action Required: Continue to evaluate measures that reduce infrastructure demands and consequently the need for public facilities to serve residential development on an annual basis. Analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact in housing costs, and modify the existing infrastructure planning and financing process as required.

Expected Results: Reduction of housing development cost associated with infrastructure development, and provision of additional resources that will encourage housing production.

Responsible Agency: Public Works, Finance and Planning Divisions

Funding Source: CDBG, General Fund, Capital Improvement Program

Implementation Schedule: Ongoing; apply for funds annually.

HOUSING ELEMENT UPDATE

Policy HE-1.E: Encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan.

Program HE-1.E: General Plan and Housing Element Periodic Review and Update

Objective: Maintain a General Plan, including the Housing Element that contains current data and is effective in implementing housing goals and facilitate the private rehabilitation of housing units through the identification of available funding sources and informing City residents of such sources.

Specific Action Required: Continue to review the General Plan and Housing Element on an annual basis, evaluating the effectiveness of the Housing Element in achieving goals and objectives, and update the data in the Housing Element on a continual basis. Provide annual reports as to the effectiveness of the Housing Element to the Orland Planning Commission, the City Council, and the California Department of Housing and Community Development, as required by Government Code Section 65400.

Expected Results: Annual evaluation of the effectiveness of the General Plan, including Housing Element goals, policies, and programs.

Responsible Agency: Planning Division, Planning Commission, City Council

Funding Source: General Fund

Implementation Schedule: Ongoing, annually.

GOAL HE-2: HOUSING QUANTITY

It is the goal of the City of Orland to encourage the preservation of existing housing and the construction of new housing at a range of costs and in quantities to meet the needs of all income groups, including the very low-, low-, and moderate-income groups.

Policy HE-2.A: Identify adequate sites for the development of a variety of types of housing for the needs of all income levels, including rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The sites will be made available with appropriate zoning and development standards, and will have the public services and facilities needed to facilitate and encourage development.

Program HE-2.A: Medium- and High-Density Residential Sites

Objective: Increase the number of sites available for medium- and high-density residential development, particularly medium-density residential sites, by continuing to evaluate the Conditional Use Permit (CUP) requirement in the existing permit process for owner-occupied and multi-family rental uses over four units.

Specific Action Required: Part 1: The City Planning Division will report to the Planning Commission on an annual basis on the possible constraints to multi-family development by requiring a CUP for this type of development. If constraints are identified, the City will resolve the constraint by removing the need for a CUP.

Part 2: In future annexations the City shall give high priority to areas designated Medium Density Residential and High Density Residential in the Orland General Plan. The City shall expedite annexation applications from project applicants that propose medium- and high-density residential development. The City shall ensure the availability of suitable vacant sites for medium- and high-

HOUSING ELEMENT UPDATE

density residential development to meet RHNA targets by appropriately amending the General Plan and zoning designations as part of the comprehensive zoning code update and overall General Plan update and as necessary.

Expected Results: An increased number of potential development sites for medium- and high-density residential projects.

Responsible Agency: Planning Division

Funding Source: City General Fund

Implementation Schedule: Analyze and report on constraints associated with CUP requirement annually. Ongoing related to annexation priority as annexations are requested/proposed.

Policy HE-2.B: Encourage infill development to maximize use of available land and existing infrastructure and also to eliminate unsightly and unsafe conditions on unused lots.

Program HE-2.B: Residential Site Development Program

Objective: The supply of developable land zoned for higher-density residential use is a limiting constraint to the future development of higher-density housing in the city. Identification of vacant and underutilized residential land and its development potential will help to determine the residential development potential in the city and assist in identifying ways to remove the constraints.

Specific Action Required: The Planning Division will continue maintaining a database of vacant and underutilized residential land and the constraints to the development of that land. This information shall be made available to the public by the Planning Division.

Expected Results: The use of the City's GIS database information to assist in the development of housing in the city.

Responsible Agency: Planning Division

Funding Source: City General Fund

Implementation Schedule: Consistently update the GIS database as development occurs.

Policy HE-2.C: Encourage the production of second units as appropriate.

Program HE-2.C: Second Units

Objective: Encourage the production of second-unit housing to meet the needs of the expanding Orland population.

Specific Action Required: Provide educational materials regarding second units in the form of brochures at City Hall and the public library.

Expected Results: The development of two second residential units annually on average.

Responsible Agency: Community Services Department

Funding Source: City General Fund

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Implementation Schedule: Develop materials by December 2014 and ongoing.

Policy HE-2.D: Reduce the cost of providing infrastructure to serve new housing constructed to meet the needs of existing and projected households.

Program HE-2.D: Development Processing System Review Program

Objective: Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and projects that conform to City development requirements.

Specific Action Required: Annually monitor the development processing/review procedures to minimize the time required for review by the City. The City shall continue to make available to prospective developers the option of having a pre-application meeting prior to submittal of a project application. In reviewing these procedures, the City will solicit input from local developers, real estate agents, nonprofit housing groups, and other interested parties. This reduction in time will reduce the cost to developers and may increase the housing production in the city.

Expected Results: The reduction of plan review time needed by City staff and housing developers.

Responsible Agency: Community Services Department

Funding Source: City General Fund

Implementation Schedule: Annually review the development processing/review procedure.

Policy HE-2.E: Where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing.

Program HE-2.E: Planned Development

Objective: The City shall encourage planned developments. The City has a Planned Development (P-D) zoning district, which allows for flexibility in the use and design of land and structures. This flexibility may include the alteration of setback requirements, height limits, sign requirements, building coverage limits, off-street parking, density and intensity limits, etc. These districts are excellent areas for the development of a mix of different housing types such as condominiums, apartments, and single-family dwellings.

Specific Action Required: The City shall produce informational brochures describing the P-D process and its possibilities, identify areas of the city which may be rezoned as P-D districts, and identify possible development incentives for a P-D such as density bonuses, infrastructure cost sharing, and increased housing density.

Expected Results: The promotion of neighborhoods with a mix of different housing types and land uses.

Responsible Agency: Planning Division, Planning Commission, City Council

Funding Source: City General Fund

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Implementation Schedule: Produce brochures by January 2015.

GOAL HE-3: AFFORDABLE HOUSING

It is the goal of the City of Orland to promote affordability of housing of all types to meet the present and projected needs of households of all income levels.

Policy HE-3.A: Preserve assisted housing identified in this document as reserved for lower-income households.

Program HE-3.A: Affordable Housing Preservation

Objective: The establishment of a program to monitor and preserve affordable housing at risk of converting to market rate through a program that includes notification to owners and tenants and participation in federal, state, and local preservation programs.

Specific Action Required: The City will continue to monitor the existing affordable multi-family housing complexes in Orland, in particular the 40 units at risk of converting to market rate during the planning period, to determine if any of these complexes intend to convert to market-rate housing. The City will also develop a program with the intent of identifying funding sources and other options for the preservation of at-risk affordable housing, in coordination with nonprofit organizations and other agencies. The City will undertake the following tasks:

- Use rehabilitation funds (when available) to assist for-profit and nonprofit developers in acquiring and rehabilitating housing units that preserve affordability in rental projects that are at risk of converting to market rents.
- Monitor owners of at-risk projects on an ongoing basis, at least yearly, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
- Maintain and annually update the inventory of at-risk projects through the use of existing databases (e.g., California Housing Partnership Corporation Mapping Tool).
- Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.
- Biannually coordinate with the federal Housing and Urban Development Department (HUD) to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. Ensure projects are monitored to see if they are subject to other state or local requirements regarding the provision of assistance to displaced tenants.
- Annually monitor local investment in projects that have been acquired by non- or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards.
- Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property

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owners, gauge interest and identify nonprofit partners, and pursue funding and preservation strategy on a project-by-project basis.

- Annually meet with stakeholders and housing interests to participate in and support, through letters and meetings and technical assistance with local legislators, federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).
- Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability.
- Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.
- Continue to assist owners or purchasers of existing Mortgage Revenue Bond projects to refund their bonds in exchange for augmented and/or extended affordability controls. Annually contact property owners to gauge interest, provide list of resources available for refund, and negotiate terms on a project-by-project basis.

Expected Results: Assist in the preservation of 40 at-risk housing units.

Responsible Agency: Finance Department, Planning Division

Funding Source: City General Fund, as well as other state, federal, and private funding sources

Implementation Schedule: Ongoing.

Policy HE-3.B: Seek and support programs that address the housing needs of special groups such as seniors, disabled, farmworkers, those in need of temporary shelter, single-parent families, large families, and extremely low-income persons and households.

Program HE-3.B: Funding for Affordable Housing Development

Objective: Encourage and connect developers with the most feasible and appropriate available housing programs provided by the state and federal government that meet the needs of existing and future residents.

Specific Action Required: Coordinate with county, state, and federal resources and organizations to obtain any available sources of funding for the development of affordable housing units. This activity will be updated annually.

There are a number of state and federal programs that provide low-cost financing or subsidies for the production of low- and moderate-income housing. Certain programs require an application and participation by the local public agency, other programs are for use by nonprofit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The City will determine which programs will be most beneficial for housing production in the city and then directly or indirectly pursue those programs. The City will also prioritize funds for projects that benefit extremely low-income persons or households, when possible. The City shall attempt to secure funding for affordable housing programs during the planning period. Programs the City will consider are:

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- State Predevelopment Loan Program
- Affordable Housing Innovation Program
- Multifamily Housing Program
- US Department of Agriculture (USDA) Rural Development, Section 515 Program
- USDA Rural Development, Section 523/524 Technical Assistance Grants
- Community Development Block Grant Program (CDBG)
- Home Investment Partnerships Program (HOME)
- CalHOME
- HUD Section 202 Program

Expected Results: The supply of information to developers for possible funding sources.

Funding Sources: All available federal, state, and local sources

Responsible Departments/Agencies: Finance Department, Grants Administration

Implementation Schedule: Annually. Scheduling of City applications for funding from the various federal and state funding programs are dependent on the application deadlines for the various programs and on funding availability within the City General Fund. The City will contact HCD to determine the application deadlines for the various funding sources. The City will apply for funding as it becomes available and as staffing and budget permits.

Policy HE-3.C: Assist in the development of housing affordable to extremely low-, very low- and low-income households through financial and/or technical assistance.

Program HE-3.C: Self-Help Housing Development Program

Objective: Self-help housing, or housing developed through “sweat equity,” is a good opportunity for lower-income households to gain homeownership. It is the City’s desire to continue to encourage this type of homeownership for lower-income households.

Specific Action Required: The City shall continue encouraging self-help housing development projects by agencies such as the Community Housing Improvement Program (CHIP) or Habitat for Humanity. The City shall assist in identifying possible sites for such housing development and incentives such as fee reductions, funding sources, and processed streamlining techniques, and shall promote self-help housing to the public through informational brochures.

Expected Results: The production of five self-help housing units annually on average.

Funding Sources: City General Fund, CHIP, and Habitat for Humanity

Responsible Departments/Agencies: Finance Department, Community Services Department, Planning Commission, City Council

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Implementation Schedule: The City will contact prospective affordable housing developers annually.

Policy HE-3.D: Remove constraints to housing development for all special needs groups.

Program HE-3.D: Removal of Governmental Constraints to Housing Development for Persons with Disabilities

Objective: The identification and removal of possible governmental constraints to the development of housing for persons with disabilities.

Specific Action Required: Persons with disabilities have been identified by the state as a special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to City of Orland housing policies and practices. While the City has information available in the Planning and Building Departments regarding reasonable accommodations, no formal process has been developed at this time. As such the following specific action is included:

- Develop and formalize a general process that a person with disabilities or their representative will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities, and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation application requirements, policies, practices, and procedures based on the guidelines from HCD. The procedure will be reviewed at a staff level and will have minimal or no fees associated with it. This information will be available through postings and pamphlets at the City and on the City's website.

Expected Results: Adopt reasonable accommodations procedures.

Responsible Agencies/Departments: Community Services Department, City Council

Funding Sources: General Fund

Implementation Schedule: The City will adopt a more formalized reasonable accommodations procedure by August 2015.

Program HE-3.E: Agricultural Employee Housing

Objective: Health and Safety Code Section 17021.5 states that employee housing for farmworkers accommodating six or fewer workers shall be considered a residential use and shall not require any special approvals that are not required of a family dwelling of the same type in the same zone. The City's Zoning Ordinance does allow for agricultural employee housing in all residential zoning districts by right in the city.

Specific Action Required: The City shall amend its Zoning Ordinance to conform to Health and Safety Code 17021.6. The City will continue to consult with Glenn County on the need for farmworker housing and potential housing sites, including sites within the City's Sphere of Influence, and support County efforts to secure funding for farmworker housing programs. The City will continue to work with local nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing.

Expected Results: The addition of potential development sites for farmworker housing in the city.

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Funding Sources: General Fund, as well as additional funding sources for farmworker housing such as HUD, USDA, and HCD.

Responsible Departments/Agencies: Planning Division, Planning Commission, City Council, Glenn County

Implementation Schedule: Amend Zoning Ordinance by August 2015. Consultations to be completed annually.

Program HE-3.F: Large Household Housing

Objective: Large renter households are those with five or more persons. Orland does not have an adequate number of dwellings sized for this large family group. The number of large rental housing units is very limited in the city.

Specific Action Required: The City will continue offering incentives for the development of rental housing units with three or more bedrooms. The program may include, but is not limited to, features such as fee reductions, modifications to development standards, and financial incentives.

Expected Results: The City will provide incentives to assist the development of larger rental housing units.

Funding Sources: General Fund, state and federal funds

Responsible Departments/Agencies: Planning Division, Planning Commission, City Council

Implementation Schedule: 2014–2019

Program HE-3.G: Emergency Shelters/Transitional and Supportive Housing

Objective: Allow for the transitional and supportive housing resources for homeless and nearly homeless persons as required by Senate Bill (SB) 2 and support the provision of services to address homeless needs.

Specific Action Required: The City will amend the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses. Transitional and supportive housing will be allowed in the same way other residential uses are allowed in the zones. The City will continue to support local and regional public assistance programs for the homeless, such as those sponsored by the Glenn County Community Action Agency. The City of Orland is also part of the Dos Rios Continuum of Care (COC), which comprises community partners from the counties of Colusa, Glenn, Trinity, and Tehama. These partners meet individually on a monthly basis and as an entire group on a quarterly basis. Partners at the local level include groups from mainstream resources such as ministerial, drug and alcohol recovery, domestic violence, and discharge planners from the County of Glenn and the cities of Orland and Willows. Their main focus is supporting transitional housing projects in the regional COC area, such as the PATH Transitional Housing Program.

Expected Results: Continue to be active with the COC to assist with the development of emergency shelters and transitional and supportive housing projects.

Responsible Departments/Agencies: Planning Division, City Council

Funding Sources: General Fund

HOUSING ELEMENT UPDATE

Implementation Schedule: Amend the Zoning Code to fully implement SB 2 requirements related to transitional and supportive housing by August 2015. COC activities occur monthly and quarterly.

Program HE-3.H: Housing for Special Needs Population

Objective: Support the construction of housing and provision of services for special needs residents.

Specific Action Required: The City will continue to allow the development of housing projects for special needs residents including housing for treating and caring for the mentally ill and developmentally disabled persons. The City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments. In addition, as appropriate, the City will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.

Expected Results: The development of additional resources for special needs populations.

Responsible Departments/Agencies: Community Services Department

Funding Sources: Glenn County General Fund, Glenn County Health Services Agency, federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups.

Implementation Schedule: Continue to allow the development of housing for the special needs population in Orland. Apply for at least two funding opportunities to address those with special needs during the planning period.

GOAL HE-4: EQUAL HOUSING OPPORTUNITY

It is the goal of the City of Orland to assure that discrimination is not a factor in the ability of households to obtain housing.

Policy HE-4.A: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Program HE-4.A: Housing Discrimination and Housing Equal Opportunity

Objective: Prevent housing discrimination and promote equal housing opportunities.

Specific Action Required: Continue to coordinate and refer interested persons to the appropriate agencies, which may include but are not limited to HUD, the Community Legal Information Center, Mediation Center of the North Valley, Legal Services of Northern California, and the California Department of Fair Employment and Housing. The City will act as an independent third party to discrimination complaints. The City will support housing equal opportunity programs by providing informational fair housing brochures available to the public at City Hall, the public library, and other public places as appropriate.

HOUSING ELEMENT UPDATE

Expected Results: Adherence with the City's policy of fair housing practices

Responsible Departments/Agencies: City Manager

Funding Source: City General Fund

Implementation Schedule: Ongoing.

GOAL HE-5: NATURAL RESOURCES AND ENERGY CONSERVATION

It is the goal of the City to promote the conservation of natural resources and energy in housing production.

Policy HE-5.A: Encourage the reduction of energy use and the conservation of natural resources in the development of housing through implementation of the state energy conservation standards.

Program HE-5.A: Implement State Energy Conservation Standards

Objective: The City will continue to promote energy and resource conservation wherever possible. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

Specific Action Required: The Building Division will continue to be responsible for implementing the state's energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.

Expected Results: The checking of all building plans for compliance with state energy conservation requirements. The increase in energy efficiency will save energy and natural resources and is intended to result in lower homeowner and renter costs for energy.

Responsible Agency: Building Division

Funding Source: City General Fund

Implementation Schedule: Ongoing, as projects are processed through the Building Division.

Policy HE-5.B: Promote new housing construction that conserves land and resources, is cost effective, and has weatherproofing measures to reduce utility costs in new development.

Program HE-5.B: Energy Conservation and Assistance Programs

Objective: The City will continue to promote energy conservation and assistance programs, both public and private, specifically targeted to lower-income households. Continue to incorporate applicable implementation tools that promote energy conservation into the City's Zoning Ordinance.

Specific Action Required: The City will continue to promote the use of public programs such as the weatherization program administered by the Glenn County Human Resources Agency and private programs such as CARE and REACH. This will be accomplished through the provision of informational brochures that shall be made available at City Hall, the public library, and other public places as appropriate. The City will contact Pacific Gas & Electric (PG&E) for the provision of

HOUSING ELEMENT UPDATE

brochures related to its programs. The City shall also accommodate the need for weatherization services through its existing housing rehabilitation program.

The City will continue to explore opportunities to train appropriate City staff on new technology and look for opportunities to improve energy efficiency in public facilities. Research and consider the adoption of sustainable design practices which encourage the use of alternative energy sources to ensure future development, minimizing the use of fossil fuels and greenhouse gas-emitting energy consumption.

Expected Results: The utilization of energy conservation and assistance programs that will enable lower-income households to remain in their homes and will improve energy efficiency of lower-income housing units.

Responsible Agency: City Manager, Grants Administration

Funding Source: City General Fund to apply for grants, private and grant funding

Implementation Schedule: Ongoing, 2009–2014.

HOUSING ELEMENT UPDATE

QUANTIFIED OBJECTIVES SUMMARY

Table HE-1 summarizes the number of housing units that would be constructed, rehabilitated, and conserved during the Housing Element planning period. Based upon the objectives outlined above and past monitoring reports, the City would be able to provide for the construction, rehabilitation, or preservation of approximately 88 units between 2014 and 2019, if necessary, and approximately 607 units of new construction are anticipated.

Table HE-1
Quantified Objectives Summary (2014–2019)

Income Group	Rehabilitation	Preservation	New Construction
Extremely Low	0	0	10
Very Low	4	0	10
Low	4	40 ¹	10
Moderate	0	0	14
Above Moderate	0	0	36
Total	8	40	80

¹. 40 units from Newport Village at risk within the next 10 years.

APPENDIX A – HOUSING NEEDS ASSESSMENT

INTRODUCTION

The Housing Needs Assessment provides a demographic profile of the City of Orland by analyzing the population and housing characteristics as well as identifying special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future residents.

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

The needs assessment is organized into three main sections. The first section focuses on demographic information, such as population trends, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. This first section outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community.

The second section identifies possible governmental and non-governmental constraints to housing development in Orland. The City has planning, zoning, and building standards that guide and affect residential development patterns and influence housing availability and affordability. There are also environmental and housing market conditions that affect the location, availability, affordability, and type of housing that is constructed in Orland. The non-governmental influences include such factors as the availability and cost of financing, land and materials for building homes, natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations in home building, finance, real estate, and rental housing that impact housing cost and availability.

The third section identifies the City's resources and opportunities for affordable housing, which includes an inventory of adequate sites for affordable housing units, funding resources, and a description of the City's current housing programs that work to provide affordable housing to the residents of Orland.

SUMMARY OF FINDINGS

POPULATION AND HOUSEHOLD CHARACTERISTICS

The city has grown from its humble beginnings of 292 residents to a community of an estimated 7,626. As the 2010 US Census figures indicate, the population of Orland grew during the 2000s, resulting in a 16 percent increase between 2000 and 2010. The City's median income increased by more than 48 percent between 2000 and 2013, but over half of its households earn incomes below the low-income ceiling. The city's poverty rate is 8 percent and nearly one-fifth (18 percent of household living in

APPENDIX A – HOUSING NEEDS ASSESSMENT

poverty) of those reside in female-headed households, which represents 20 percent of the total number of households in the city. The 2013 unemployment rate is 10.5 percent, which is lower than Glenn County's but slightly higher than the state rate.

SPECIAL NEEDS HOUSING

The senior age group (55 and over) has increased since 2000 which indicates a need for housing for seniors with varying housing requirements. According to the 2007-2011 American Community Survey, an estimated 25 percent of seniors lived below the poverty level in 2011. Most seniors in Orland own their homes, ranging from 18 to 29 percent. Seniors aged 55 to 64 have a higher rate of renting (14 percent). Most people with disabilities are in the working age group. Female-headed households make up 20 percent of all households. Ownership rates for large families, at 62 percent, appear to have increased since 2000.

HOUSING CHARACTERISTICS

Orland's housing stock is relatively new and in good condition. According to the US Census Bureau, the median year in which Orland's housing stock was constructed was 1970. Approximately 41 percent of the housing stock in Orland was built prior to 1970 and thus is likely to have substantial rehabilitation needs and in some cases may be so dilapidated as to warrant replacement. Between 2000 and 2010, the number of total housing units increased by 469 units. Orland's vacancy rate has remained consistent in the 5 percent range over the last 13 years. Approximately 1.2 percent of all dwelling units in Orland were overcrowded in 2010. This percentage is slightly less than the rate of overcrowding in Glenn County and much lower than the rate of overcrowding in California as a whole.

An October 2013 housing cost survey of prices between April and October 2013 showed median sales prices ranging from a low of \$122,000 in April to a high of \$158,000 in October. Even more recent information reported by Trulia Real Estate Search in January 2014 indicated home prices in Orland ranged from \$75,000 to \$549,900, with a median sales price of \$175,400. The changing real estate market has lowered housing prices significantly since March 2008 but they have rebounded substantially in the last year. A rental search in October 2013 revealed that prices ranged from \$475 to \$675 for a one-, two-, or three-bedroom apartment and from \$1,199 to \$1,750 for a three- or four-bedroom house.

HOUSING CONSTRAINTS

Governmental Constraints

Development standards in the city do not necessarily constrain development. The Zoning Ordinance contains three residential zones: R-1 (Residential One-family), R-2 (Residential Two-family), and R-3 (Residential Multiple Family - Professional Zone). All housing types are allowed in the R-3 zoning district by right and single-family and two-family homes are allowed in the R-2 zone by right. Processing times are approximately 2 to 12 months depending upon the level of environmental review required. These requirements are not considered constraints as they ensure the maintenance of health and safety standards.

Non-Governmental Constraints

In November 2013, no multi-family property was located for sale in the city. The total construction costs excluding land costs are estimated at \$306,139 for a house built in a housing tract and \$539,642 for a custom home in 2013. The number of mortgages originated has decreased from 1,294 in 2009 to 1,052 in 2012. Interestingly, Federal Housing Administration (FHA), Farm Service Agency/Regional Housing Alliance (FSA/RHA), and Veterans Affairs (VA) loans actually increased over this time period from 575 in 2009 to 640 in 2012, while conventional loans decreased from 619 in 2009 to 412 in 2012.

APPENDIX A – HOUSING NEEDS ASSESSMENT

HOUSING NEEDS ASSESSMENT

REGIONAL CONTEXT

Located in the Sacramento Valley in Northern California, approximately 100 miles north of Sacramento, the City of Orland is one of two incorporated cities in Glenn County. The City encompasses approximately 1,876 acres, or 2.93 square miles, and is situated along Interstate 5.

Orland is primarily a residential community that has maintained the small-town character one might envision for such a community of 50 years ago. Located in the northeast portion of Glenn County, the beginnings of the city were rooted in cattle ranching, which was established in the area by Granville P. Swift in the late 1840s. His adobe on Stony Creek became the first house in the area. By the early 1870s, grain production in the area led the Central Pacific Railroad to lay track from Colusa County to Red Bluff. The 1880 census showed Orland's population to be 292. The citizens of the town site successfully petitioned for incorporation November 11, 1909.

The city has grown steadily in the past few decades. A significant impact on the city is and will continue to be the movement of people from larger cities such as Chico. Over the years, Orland has continued to grow from the original 292 residents to a community of an estimated 7,626 in 2013. **Table 1** shows historical population growth in Orland and Glenn County. The population in the city increased by 16 percent from 6,281 in 2000 to 7,291 in 2010. The DOF estimates the City's 2013 population to be 7,626 persons, which represents 5 percent growth since 2010.

Table 1
Regional Population Change

	2000	2010	Growth Rate 2000-2010– 2000	2013	Growth Rate 2010-2013
City of Orland	6,281	7,291	16%	7,626	5%
Glenn County	26,453	28,122	6%	28,349	1%

Sources: California Department of Finance, Demographic Research Unit. 2000 and 2010 US Census, Summary File 1.

POPULATION TRENDS

Projected population growth was determined through the General Plan process, which was adopted in 2012. The first step in estimating the amount of residential land needed for the City of Orland during the planning period covered by the updated General Plan was to project the city's population during the planning period. Population projections for Orland were developed based upon historical population growth rates, as derived from figures in **Table 1**. Three growth rates were used to develop the population estimates. The "High" growth rate is a 2.6 percent average annual growth rate, which was the growth rate of the city's population from 1970 to 2000. The "Medium" rate is a 2.2 percent average growth rate, which was the growth rate of the city's population from 1990 to 2000. The "Low" growth rate is a 1.8 percent average annual growth rate. This was an arbitrarily selected rate, which was obtained by subtracting the Medium rate from the High rate, then subtracting the difference from the Medium rate.

For the City of Orland General Plan 2008-2028, the 2000 US Census population of 6,281 was used as the baseline for the projections. The actual average annual growth rate was 2.1 percent between 2000

APPENDIX A – HOUSING NEEDS ASSESSMENT

and 2007, falling just below the Medium projected growth rates. The DOF's estimated population of Orland in January 2013 was 7,626, well below the General Plan projected population scenarios shown in **Table 2** below. The estimated 2008 population is used in **Table 2** as the baseline for the projections over the General Plan 20-year period.

Table 2
General Plan Population Projections for Orland, 2008–2028

	2008	2013	2018	2023	2028
High (2.6%)	7,353	8,360	9,505	10,806	12,286
Medium (2.2%)	7,353	8,198	9,141	10,191	11,363
Low (1.8%)	7,353	8,039	8,789	9,609	10,506

Source: City of Orland General Plan 2008-2028, Table 2-2.

The distribution of Orland's population by age group is shown in **Table 3**. The distribution for most age groups has not changed significantly since 2000. The number of residents over the age of 65 decreased by 1.4 percent, while the 55 to 64 age group increased by 2.6 percent. However, these are minor shifts in the overall population.

Table 3
Population by Age

Age (years)	2000		2010	
	Number	Percentage of Total	Number	Percentage of Total
14 and under	1,704	27.1%	1834	25.2%
15-19	521	8.3%	598	8.2%
20-24	435	6.9%	519	7.1%
25-34	828	13.2%	970	13.3%
35-44	894	14.2%	905	12.4%
45-54	644	10.3%	924	12.7%
55-64	427	6.8%	684	9.4%
65+	828	13.2%	857	11.8%
Total	6,281	100%	7,291	100%

*Source: 2000 and 2010 US Census Summary File 3, US Census Bureau
Percentages may not add up to 100% due to rounding.*

HOUSEHOLD INCOME AND EMPLOYMENT

HOUSEHOLD INCOME

Table 4 lists the income distributions for households in Orland in 2000 and 2010. It also shows the median income of the city, which grew by approximately 62 percent from \$27,973 to \$45,186. Income levels are defined by HCD, and extremely low-income households are categorized as 30 percent and below the median annual income. As shown in **Table 4**, the median annual income for 2010 was

APPENDIX A – HOUSING NEEDS ASSESSMENT

\$45,186, and the extremely low-income group would have an annual income of \$13,556 and below. According to the 2007-2011 ACS, there were 221 renters and 135 owners that were extremely low-income.

Table 4
Income Distribution, 2000 and 2010

Annual Income	2000		2010	
	Number of Households	Percentage of Total	Number of Households	Percentage of Total
Less than \$10,000	305	13.6%	86	3.7%
\$10,000 to \$14,999	241	10.7%	191	8.2%
\$15,000 to \$24,999	404	18.0%	405	17.4%
\$25,000 to \$34,999	446	19.8%	217	9.3%
\$35,000 to \$49,999	369	16.4%	398	17.1%
\$50,000 to \$74,999	287	12.8%	507	21.7%
\$75,000 to \$99,999	97	4.3%	361	15.5%
\$100,000 to \$149,999	88	3.9%	93	4.0%
\$150,000 to \$199,999	0	0.0%	51	2.2%
\$200,000 or more	7	0.3%	24	1.0%
Total:	2,244	100%	2,333	100%
Median Income	\$27,973		\$45,186	

Source: 2000 and 2010 US Census Summary File 3, US Census Bureau
Percentages may not add up to 100% due to rounding.

The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county, including Orland residents. The California Health and Safety Code requires that the state limits for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the US Department of Housing and Urban Development (HUD) for its Housing Choice Voucher (Section 8) program. The income limits by household size are shown in **Table 5**.

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Table 5
2013 State Income Limits, Glenn County

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

Source: California Department of Housing and Community Development, February 2013

Table 6 illustrates the monthly incomes based on the Glenn County income limits for households to be considered a part of specified income groups by household size up to a four-person household. It also displays the affordable monthly payment that a household can afford to spend on rent or a mortgage loan each month using the assumption that a household should pay no more than 30 percent of its monthly income on housing costs.

Table 6
Affordable Payments by Household Size, 2013

Income Groups	1-person	2-person	3-person	4-person
Extremely Low				
Affordable Monthly Payment	\$304	\$347	\$391	\$4,434
Monthly Income	\$1,013	\$1,158	\$1,304	\$1,446
Very Low				
Affordable Monthly Payment	\$507	\$580	\$653	\$724
Monthly Income	\$1,691	\$1,933	\$2,175	\$2,413
Low				
Affordable Monthly Payment	\$811	\$926	\$1,043	\$1,157
Monthly Income	\$2,704	\$3,088	\$3,475	\$3,858
Median				
Affordable Monthly Rent	\$1,014	\$1,157	\$1,303	\$1,448
Monthly Income	\$3,379	\$3,858	\$4,342	\$4,825
Moderate				
Affordable Monthly Rent	\$1,216	\$1,390	\$1,564	\$1,738
Monthly Income	\$4,054	\$4,633	\$5,213	\$5,792

Source: California Department of Housing and Community Development, February 2013

Note: Affordable housing costs assume that 30% of gross household income is applied toward rent or house payment.

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EMPLOYMENT

The work force in Orland encompasses professional, technical, production, transportation, and service occupations. The major employers in Orland and in the vicinity of the city represent a range of employment sectors. **Table 7** shows the major employers in the Orland area.

Table 7
Largest Employers, City of Orland

Employer	Number of Permanent Employees
Department of Child Family Services	50-99
Erick Nielsen Enterprises Inc	100-249
Head Start	50-99
Olson Meat Company	50-99
Pacific Gas & Electric Company	100-249
Sunsweet Dryers	100-249

Sources: California Employment Development Department, 2013.

Table 8 shows employment in Orland by industry. According to the 2007-2011 ACS, the largest number of persons employed in Orland worked in the Services sector, with 1,116 persons or 41.7 percent of total employed. The Services sector had the largest numerical increase and largest percentage increase in employment since the 2000 Census with an increase of 328 persons and an 8.9% change. The largest numerical decrease in employment since 2000 occurred in the Transportation and Public Utilities sector, with a decrease of 90 employed persons. Four industries experienced percentage decreases in employment since 2000: Agriculture/Forestry/Fishing/Mining (-3.3%), Manufacturing (-2.9%), Transportation/Public Utilities (-4.4%), and Finance/Insurance/Real Estate (-2.7%). Construction, Wholesale Trade, and Retail Trade growth was stagnant during the 2000–2010 period. Retail Trade is the second largest employment sector in Orland, with 14.3 percent of total employed.

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Table 8
Employment by Industry

Industry	2000		2011		Industry Percentage Change 2000-2010
	Number	Percentage	Number	Percentage	
Agriculture, Forestry, Fishing and Mining	336	14.0%	286	10.7%	-3.3%
Construction	87	3.6%	142	5.3%	1.7%
Manufacturing	357	14.8%	317	11.9%	-2.9%
Transportation, Public Utilities	248	10.3%	158	5.9%	-4.4%
Wholesale Trade	74	3.1%	83	3.1%	0%
Retail Trade	293	12.2%	382	14.3%	2.1%
Finance, Insurance and Real Estate	124	5.1%	65	2.4%	-2.7%
Services	788	32.8%	1,116	41.7%	8.9%
Government	101	4.2%	124	4.6%	0.4%
Total	2,408	100%	2,673	100%	--

Source: 2000 US Census, 2007-2011 ACS, DP03

Table 9 shows employment in Orland by occupation. The Production, Transportation, and Material Moving category represents the largest occupational sector in the city, with 24 percent of the employed persons. The largest occupational sector increases between 2000 and 2010 occurred in the Service sector (5.3 percent) and the Production, Transportation, and Material Moving sector (3.4 percent). The only occupational sector that experienced a decrease of employed persons was Sales and Office, with a percentage decline of 5.3 percent and a numerical decline of 74 employed persons. The largest numerical increase in an occupational sector occurred in Service, with an increase of 176 employed persons.

Table 9
Employment by Occupation

Occupation	2000		2010		Occupation Percentage Change 2000-2010
	Number	Percentage	Number	Percentage	
Management, Business, Science, and Arts ¹	465	19.3%	559	20.9%	1.6%
Service	319	13.2%	495	18.5%	5.3%
Sales and Office	613	25.5%	539	20.2%	-5.3%
Natural Resources, Construction, and Maintenance ²	343	14.2%	440	16.5%	2.3%
Production, Transportation and Material Moving ³	494	20.5%	640	23.9%	3.4%
Total	2,408	100%	2,673	100%	--

¹. Formerly Management and Professional

². Formerly separate occupations: Farming, Fishing, and Forestry; Construction, Extraction, and Maintenance

³. Formerly Production and Transport

Source: 2000 and 2010 US Census

APPENDIX A – HOUSING NEEDS ASSESSMENT

Data from the California Employment Development Department (EDD) indicates that Orland had a labor force of 2,870 people in 2013, of which 2,570 were employed; the unemployment rate was 10.5 percent. This was lower than the statewide unemployment rate of 8.7 percent, and lower than the 10.0 percent unemployment rate in Glenn County. In 2010, the unemployment rate was 15.3 percent; since then, the unemployment rate in Orland has generally been on a downward trend. Unemployment in Glenn County for 2010 was 15.9 percent. For the past five years, the unemployment rate in the city has been slightly lower than in Glenn County as a whole. **Table 10** shows average annual employment in Orland.

Table 10
Average Annual Employment in Orland

Year	Employed	Unemployed	Unemployment Rate
2007	2,520	230	8.4%
2008	2,520	280	10.1%
2009	2,470	400	13.9%
2010	2,490	450	15.3%
2011	2,480	450	15.3%
2012	2,510	410	14.1%
2013 ¹	2,570	300	10.5%

Source: Employment Development Department (EDD)

¹ Through November 2013

Commute distance is important to look at when determining options for housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while communities with short average commutes tend to have a strong jobs/housing balance or a greater balance between jobs and housing available in the community. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on transportation-related expenses. This, in turn, affects a household's ability to occupy decent housing without being overburdened by cost. **Table 11** indicates that the majority of residents travel less than 30 minutes from home to work. This figure indicates that many of the jobs are within 20 miles of the city. However, 30 percent of employed residents travel more than 30 minutes, which may indicate a weak jobs/housing balance, meaning that the available jobs are not within close distance to the employees' places of residence.

A jobs/housing balance refers to the approximate [equal] distribution of employment opportunities and workforce population across a geographic area. It is usually measured in terms of the proportion of jobs per household. For example, a jobs/housing balance of 1.25 means there are five jobs for every four households. An effective balance will depend on workers per household, but there appear to be benefits in the range of 0.75 to 1.50 jobs per household. In the case of Orland, **Table 10** indicates that there were 2,490 employed persons in Orland in 2010. The 2010 Census indicates that there were 2,333 households in the city at that time. This equates to a jobs/housing balance of 1.07 which falls within the beneficial range of 0.75 to 1.50.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 11
City of Orland Commute Profile

Travel Time to Work	Number	Percentage
Less than 30 minutes	1,568	63%
30 to 59 minutes	762	30%
60 or more minutes	178	7%
Total	2,508	100%

Source: 2008-2012 ACS

Table 12 shows employment projections from 2010 through 2020 as related to job growth for the North Valley Region, which includes Colusa, Glenn, and Tehama counties. During the next six years (2014 to 2020), the North Valley Region expects new employment to be concentrated in a variety of occupations with the largest growth area in the wholesale trade group.

Table 12
North Valley Region
(Includes Glenn, Colusa, and Tehama Counties)
Projections of Employment

Industry Group	Estimated Employment (2010)	Estimated Employment (2020)	Numeric Change	Percentage Change
Mining, Logging and Construction	1,370	1,330	-40	-3%
Wholesale Trade	1,090	1,640	550	51%
Retail Trade	2,870	3,130	260	9 %
Transportation, Warehousing and Utilities	1,740	1,940	200	12%
Information	90	80	-10	-11%
Financial Activities	710	760	50	7%
Professional and Business Services	1,320	1,560	240	18%
Educational Services (Private), Heath Care, and Social Assistance	2,700	3,320	620	23%
Leisure and Hospitality	2,400	2,790	390	16%
Other Services	510	570	60	12%
Farm	5,790	6,570	780	14%
Manufacturing	2,880	3,140	260	9%
Government	8,440	9,39	950	11%

Source: California Employment Development Department

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SPECIAL NEEDS

SENIOR POPULATION

Table 13 illustrates the population of residents aged 55 and older in 2000 and 2010. The proportion of retirement-age residents (55 and over) increased between 2000 and 2010 as more baby boomers reached retirement age. This may indicate a need for a variety of senior living options, including assisted living and retirement communities.

Table 13
Senior Population

Age Group	2000		2010	
	Number	Percentage	Number	Percentage
55 to 64 years	427	50%	684	44%
65 to 74 years	394	35%	419	27%
75 and over	434	15%	438	28%
Total Seniors	1,255	100%	1,541	100%

Source: 2000 and 2010 US Census,
Percentages may not add up to 100% due to rounding.

Table 14 illustrates the tenure of senior households in the city. The majority of senior households own their homes. The age group with the highest rate of homeownership is those 55 to 64 years old (29 percent). The largest percentage of renter households are also headed by someone aged 55 to 64 (14 percent).

Table 14
Senior Households by Tenure

	2000		2010	
	Number	Percentage	Number	Percentage
Owner-Occupied				
55 to 64 years	185	23%	274	29%
65 to 74 years	167	21%	174	18%
75 years and older	242	30%	215	22%
Renter-Occupied				
55 to 64 years	64	8%	136	14%
65 to 74 years	74	9%	89	9%
75 years and older	74	9%	70	7%
Total Senior Households	806	100%	958	100%

Source: 2000 and 2010 US Census
Percentages may not add up to 100% due to rounding.

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PERSONS WITH DISABILITIES

Table 15 and **Table 16** illustrate the population of persons with disabilities and disability type which may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. **Table 15** also shows the employment status of persons with a disability in Orland. The majority of the population with disabilities is in the working age group (16 to 64). **Table 17** lists care facilities for seniors and disabled persons along with the capacity of each facility.

Table 15
Persons with Disabilities by Age Group

	2000	
	Number	Percentage
Total 5 to 15 years	72	5%
Total 16 to 64 years	854	63%
Employed	335	
Not Employed	519	
Total 65 and older	423	31%
Total	1,349	100%

Source: 2000 US Census, summary file 3
Percentages may not add up to 100% due to rounding.

Table 16
Persons with Disabilities by Disability Type and Age

	Number ¹	Percent
Total disabilities tallied for people 5 to 15 years:	78	0.89%
Sensory disability	24	0.28%
Physical disability	0	0.00%
Mental disability	40	0.46%
Self-care disability	14	0.16%
Total disabilities tallied for people 16 to 64 years:	1,696	19.46%
Sensory disability	107	1.23%
Physical disability	328	3.76%
Mental disability	184	2.11%
Self-care disability	124	1.42%
Go-outside-home disability	387	4.44%
Employment disability	566	6.49%
Total disabilities tallied for people 65 years and over:	772	8.86%
Sensory disability	138	1.58%
Physical disability	242	2.78%
Mental disability	125	1.43%
Self-care disability	68	0.78%
Go-outside-home disability	199	2.28%

Source: 2000 Census PCT041.

¹ *Individuals may have more than one disability.*

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Table 17
Care Facilities for Seniors and/or Disabled Persons

Facility Name	Address	Capacity (persons)	Facility Type	Client Type
Always Loving Care	1202 Walnut Street	6	Elderly Residential	Elderly
Always Loving Care II	201 Guilford Circle	6	Elderly Residential	Elderly
David Leroy Manor	6362 County Road 24	6	Adult Residential	Developmentally Disabled
David Leroy Manor II	900 Fifth Street	6	Adult Residential	Developmentally Disabled
The Neighbors at Westhaven	1460 Fairview Street	32	Elderly Residential	Elderly
Sparrow's Landing ¹	721 East Street	3	Elderly Residential	Elderly
Westhaven Assisted Living	1440 Fairview Street	42	Elderly Residential	Elderly - Dementia
North Valley Services Adult Day Support Center	923 East South Street	50	Adult Day Care	Developmentally Disabled

Source: State of California Community Care Licensing Division, 2013

¹ License pending

PERSONS WITH DEVELOPMENTAL DISABILITIES

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center serves Glenn County and is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table 18** shows Orland's population of developmentally disabled persons by age. **Table 19** reports developmentally disabled residents by residence type.

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Table 18
Developmentally Disabled Residents by Age

Zip Code	0–13 Years	14–21 Years	22–51 Years	52–61 Years	62+ Years	Total
95963	57	24	57	4	2	144

Source: California Department of Developmental Services, 2013

Table 19
Developmentally Disabled Residents by Residence Type

Zip Code	Parent or Guardian	Independent Living	Comm. Care Facility or Other	Total
95963	109	25	10	144

Source: Glenn County Housing Element Data Packet, 2013

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

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Far Northern Regional Center, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program HE-3.H is proposed to specifically address the needs of the developmentally disabled.

FEMALE-HEADED HOUSEHOLDS

Table 20 illustrates the number of households that are headed by females in the city. Female-headed households comprise 20 percent of all households in the city. Of this, 13 percent of female-headed households have children under 18 living in the home. Female-headed households represent 9 percent of the owner-occupied households in the city.

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Table 20
Female-Headed Households, 2011

	Households	Percentage of Total Households
Female-Headed with Own Children (under 18 years old)	218	13%
Owner	93	5%
Renter	125	7%
Female-Headed without Children	129	8%
Owner	67	4%
Renter	62	4%
Total Female-Headed Households	347	20%
Owner	160	9%
Renter	187	11%
Total City Householders	1,704	100%

Source: 2007-2011 ACS Table B25115
Percentages may not add up exactly due to rounding.

Table 21 shows the poverty status of female-headed households as well as the total number of households under the poverty level in the city. Approximately 8 percent of householders in the city live under the poverty line. Of this 8 percent, 18 percent are female-headed householders.

Table 21
Female Headed Householders in Poverty, 2011

	Below Poverty Level	Percentage in Poverty Level	Percentage of Total Households
Female-Headed	26	18%	2%
Total Households Under the Poverty Level	141	100%	8%
Total Householders	1,704	-	100%

Source: 2007-2011 ACS, Table B17012
Percentages may not add up to 100% due to rounding.

LARGE FAMILIES

A large family is one with five or more family members. Large families are considered a special needs group because they need larger homes, but don't necessarily make enough money to afford many of the larger homes available. Those homes are luxury homes out of the range of affordability for lower-income families. Thus, a large family may struggle to find suitable affordable housing. The number of large families is shown in **Table 22**. The number of owner-occupied large households in the city has decreased since the 2000 Census. The proportion of renter households, as a percentage of all large households, increased slightly by approximately 5 percent.

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Table 22
Large Families by Tenure, 2011

	2000		2011	
Owner Occupied				
5 persons	137	38%	99	28%
6 persons	61	17%	65	18%
7 or more persons	19	5%	38	11%
Owner Total	217	61%	202	56%
Renter Occupied				
5 persons	40	11%	49	14%
6 persons	57	16%	107	30%
7 or more persons	43	12%	0	0%
Renter Total	140	39%	156	44%
Total Large Households	357	100%	358	100%

Source: 2000 US Census, summary file 3. 2007-2011 ACS Table B25009

Percentages may not add up to 100% due to rounding.

HOMELESS

In the past, the City has not had a perceptible presence of homeless residents. The previous Housing Element reported a lack of available data concerning the number of homeless residents residing in Orland and it was believed that most homeless persons were in nearby Chico. However, the Glenn County Human Resources Agency conducted a Glenn County Homeless Survey in January 2013; surveys were conducted in Hamilton City, Orland, and Willows at a variety of locations. Forty-six homeless persons were surveyed of which approximately 60 percent were male and 40 percent were female. Fourteen of the respondents were staying in a homeless transitional housing program, five at Westside Domestic Violence Shelter in Orland, eight at Unity House, and one declined to state. According to the survey, 20 homeless people found temporary shelter over the previous night in a car, an abandoned building, outside (such as a vacant lot), or in a tent/trailer.

The City of Orland does not have any homeless shelters but does have a limited amount of transitional housing. The Unity House for Women is located in the city and is a transitional house for clean and sober women. It houses up to six women at one time. The Unity House for Men is located in Orland and is also a transition house for the clean and sober. It houses up to eight men at a time.

Additional services provided for persons in need in the city include the Orland Pantry. The Orland Pantry is a secular, IRS-recognized, nonprofit public charity which distributes emergency food and Christmas baskets to those with limited financial resources. The pantry distributes emergency food twice a week. Families must show they are residents of Orland (including Capay), Artois, or Hamilton City. Boxes include three meals for two days for each family member (i.e., two breakfasts, two lunches, and two dinners). Families are allowed to come in for food five times during the calendar year. Information is also handed out, listing other sources for emergency food. During the two-year period from January 2012 through December 2013, the pantry provided food to make up at least 76,302 meals with 91.7 percent of these meals going to families with children, seniors, or elderly persons.

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The homeless issues will be important for the City to address, as the majority of homeless persons (50 percent) reported being homeless for more than one year. Additionally, the reasons stated for being homeless was substance abuse, domestic violence, eviction, and job loss. The City will continue to pursue opportunities that will make services available to the homeless and will ensure full compliance with recent legislation concerning transitional and supportive housing. Program HE-3.G will address this need. This subject is further discussed in Housing Constraints.

The closest homeless shelters are located in the cities of Chico and Willows. Orland has not set aside any specific sites for homeless or transitional shelters; however emergency shelters are allowed by right in the R-3 and DT-MU zoning districts and transitional shelters are allowed by right in all residential zoning districts in the city. The Glenn County Human Resources Agency has an office in Orland that provides services to the local community. **Table 23** lists the available homeless assistance programs in and around the Orland area.

Table 23
Homelessness Services

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

FARMWORKERS

The City of Orland is located in Glenn County, a highly productive agricultural region, and is home to many farmworkers. Agriculture is the most extensive land use in Glenn County and the most significant component of the county's economy. Two-thirds of Glenn County's 1,317 square miles comprise agricultural croplands and pasture. Orland is surrounded by agricultural uses, which constitute a significant component of the local economy.

According to the 2007 USDA Census of Agriculture, which is the most current census available at this time, 3,197 farmworkers were hired by farms in Glenn County. Of these workers, 2,064 worked for less than 150 days. Many of these workers were likely migrant farmworkers. However, this number may be overstated as the USDA Census of Agriculture counts one worker employed at two farms twice.

Similar data is not available specifically for the City of Orland, but one can assume a reasonable estimate of farmworkers in the city could be derived from the county numbers by using the same proportion of total county population in the city to the total number of farmworkers in Glenn County. Orland's 2013 population of 7,626 (DOF) is 27 percent of the total Glenn County population. Assuming 27 percent of

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the estimated farmworker population of the county (3,197) resides within Orland, it can be estimated that the Orland farmworker population was 863.

The 2000 Census indicated that 14 vacant housing units in Glenn County were available for migrant workers. Since that time, the Rancho de Soto Apartments were constructed in Orland to specifically serve agricultural workers. The residents of the project must be working in the agricultural industry. There are 15 three-bedroom units, 14 two-bedroom units, and 4 four-bedroom unit. Rancho de Soto was constructed in 2004 and began services in January 2005.

Most farmworkers' incomes fall into the low-, very low-, or extremely low-income categories. According to the EDD occupational profile updated in 2013, farmworkers and laborers were making an average hourly wage of \$8.96 per hour. Therefore, it is important to ensure housing affordable for farmworkers and their families is available. Program HE-3.E is proposed to address farmworker needs in the city and comply with the state Employee Housing Act.

HOUSING CHARACTERISTICS

HOUSING COMPOSITION

The composition of housing units in Orland is mostly single family. **Table 24** displays the estimated number of each type of housing unit for 2006, 2008, and 2013 according to the DOF. An increase in multiple-family development has occurred since 2008. The total housing units in the city through 2013 are also shown in **Table 24**.

Table 24
Housing Unit Types

	2006		2008		2013	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-Family						
Detached	1,837	73.5%	1,932	73%	2,017	72%
Attached	44	2%	59	2 %	32	1%
Multi-Family						
2-4 units	382	15%	384	14.5%	371	13%
5 or more	197	8%	197	7%	309	11%
Mobile Homes	37	1.5%	71	3%	78	3%
Total Units	2,497	100%	2,643	100%	2,807	100%

Source: California Department of Finance, September 2013

HOUSING CONDITIONS

AGE OF HOUSING STOCK

Housing Element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1970 provides an estimate of major rehabilitation or replacement need. One can also assume that homes built prior to 1980 may also have rehabilitation needs. **Table 25** shows

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that approximately 41 percent of the units were built before 1970. An additional 19 percent of units were built between 1970 and 1980, totaling 60 percent of homes that may require some rehabilitation or replacement depending on the level of maintenance the units have had.

In recent years, the city has experienced growth that has added new homes to the housing stock. Building officials estimate that approximately 7.6 percent (based on the last Housing Element) of the city's total housing stock is substandard enough to warrant replacement. Since most of the housing in the city is older, rehabilitation needs may be substantial.

Table 25
Age of Housing, 2013

Year Built	Number	Percentage of Total
Built 1939 or earlier	326	12%
Built 1940 to 1959	499	18%
Built 1960 to 1969	316	11%
Built 1970 to 1979	544	19%
Built 1980 to 1989	292	10%
Built 1990 to 1999	363	13%
Built 2000 to 2009	319	11%
Built 2010 to 2013 ¹	148	5%
Total	2,807	100%

Source: 2010 US Census, DOF E-2 Report for 2013

¹ As of January 1, 2013.

Percentages may not add up to 100% due to rounding.

OCCUPANCY & TENURE

Tables 26 and 27 illustrate the tenure and occupancy of housing in Orland. The most recent tenure information comes from the 2010 Census. According to this information, the majority of households were owner-occupied (63 percent). The number of housing units increased by 469 between 2000 and 2010, but the vacancy rate actually increased by 1 percent during this time period.

Table 26
Housing Units by Tenure, 2010

Tenure	Number	Percentage of Total
Owner Occupied	1,469	63%
Renter Occupied	864	37%
Total Occupied Housing Units	2,333	100%

Source: 2010 US Census

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Table 27
Occupancy Status

Occupancy	2000		2010	
Total Occupied (Households)	2,071	95%	2,515	94%
Total Vacant	119	5%	144	6%
Total Housing Units	2,190	100%	2,659	100%

Source: California Department of Finance, 2010 US Census

HOUSEHOLD SIZE BY TENURE

Household size by tenure is shown in **Table 28**. The majority of owner-occupied households were inhabited by two residents (23 percent) in 2010. This was a slight increase of 4 percent since 2000. Large family households increased among renter households, but remained steady as owner households.

Table 28
Household Size by Tenure

	2000		2010	
Owner occupied				
1-person	269	12%	266	11%
2-person	423	19%	545	23%
3-person	196	9%	322	14%
4-person	208	10%	134	6%
5-person	107	5%	99	4%
6-person	63	3%	65	3%
7 or more	46	2%	38	2%
Renter Occupied				
1-person	242	11%	226	10%
2-person	213	10%	137	6%
3-person	163	7%	252	11%
4-person	127	6%	93	4%
5-person	66	3%	49	2%
6-person	40	2%	107	5%
7 or more	27	1%	0	0%
Total	2,190	100%	2,333	100%

Source: 2000 and 2010 US Census, summary file 3
Percentages may not add up to 100% due to rounding.

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OVERCROWDED HOUSING

The US Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units, or are unable to find vacant larger housing units in an area, may be forced to rent or purchase housing that is too small to meet their needs. **Table 29** illustrates the number and percentage of units in the city according to occupants per room. The 2000 Census indicated that 25.7 percent of total households in Orland were overcrowded. According to the 2010 Census, the number of overcrowded households decreased to 75, representing about 3 percent of the total households in the city. The 2010 Census indicates a significant decrease in overcrowding in owner-occupied units. Severely overcrowded households (1.5 persons per room or more) fell to zero between 2000 and 2010. Overcrowded renter households represented 1.2 percent of the households in the city, and overcrowded owner households represented 2.1 percent.

Table 29
Overcrowded Housing

	2000		2011	
	Number	Percentage	Number	Percentage
Owner-occupied total	149	11.0%	48	2.1%
Overcrowded (1.01 to 1.50 persons per room)	58	4.3%	48	2.1%
Severely Overcrowded (1.50 + persons per room)	91	6.7%	0	0%
Renter-occupied total	128	14.7%	27	1.2%
Overcrowded (1.01 to 1.50 persons per room)	65	7.5%	14	0.6%
Severely Overcrowded (1.50 + persons per room)	63	7.2%	13	0.6%
Total	277	25.7%	75	3.3%

*Source: 2000 and 2010 US Census, summary file 3
Percentages may not add up to 100% due to rounding.*

HOUSING COST

SINGLE-FAMILY HOME COSTS

The residential real estate market in the state experienced significant price inflation during the early 2000s resulting from low mortgage rates, decreasing home sales inventory, and a steadily growing labor market. What was referred to as the “housing bubble” hit its peak around 2005 and burst in 2006 and as a result home prices have fallen dramatically throughout the state. Prices have begun to rebound since 2012 but have not risen to mid-2000s levels.

A total of 82 homes were sold in Orland between April and October 2013. Median sales prices range from a low of \$122,000 in April to a high of \$158,000 in October. Average price per square foot for Orland was \$105, an increase of 34.6 percent compared to the same period the previous year. The average listing price for homes for sale in Orland was \$276,167 for the week ending January 1, 2014, which represents a decrease of 2.3 percent, or \$6,502, compared to the prior week.

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Table 30 lists the prices of homes for sale in the city in January 2014. A total of 67 homes were for sale during this time. This includes 40 homes for sale under \$197,000 which would be affordable to a lower-income household based on its mortgage affordability shown in **Table 6** at a 4 percent interest rate and 10 percent down payment. Nineteen of these homes were two-bedroom, 18 were three-bedroom, and 3 were four-bedroom homes. The table provides the qualifying annual income for a family to be able to afford the corresponding average home sale price. The qualifying income for the average sales price of a three-bedroom home would require an approximate income of \$57,800. This income is slightly below the established 2013 HCD median income of \$57,900 and would fall within the moderate-income category of incomes, which is established at \$69,500 for a four-person family household. Recently listed real estate information indicates a lack of homes priced at an affordable level for households in the extremely low- and very low-income groups.

Table 30
January 2014 Total Homes for Sale in Orland Area

Bedrooms	Total Number of Units	Avg. List Price	Qualifying Annual Income for List Price*
2	23	\$157,768	\$41,880
3	34	\$223,765	\$57,792
4	10	\$242,870	\$62,400

Source: Wells Fargo, Trulia

*Estimated. Assuming 10% down payment and interest rate at 4.0%, including estimated property tax at 1.5% and insurance.

RENTAL HOUSING COSTS

According to the 2007-2011 ACS, the median gross rent for rental units in the City of Orland was \$889 per month in 2011. **Table 31** illustrates rental costs in Orland by the number of bedrooms. The largest number of rental units in the city was for three or more bedroom units. One-bedroom units had the largest percentage of their renters paying \$300 to \$499 for monthly rent, while the largest proportion of three- or more bedroom renters paid \$1,000 or more per month.

Table 31
Orland Rental Costs

Rent	0-1 Bedrooms		2 Bedrooms		3 or more Bedrooms	
	Units	Percent	Units	Percent	Units	Percent
Less than \$200	16	8%	0	0%	0	0%
\$200 to \$299	55	26%	13	6%	0	0%
\$300 to \$499	77	36%	22	10%	0	0%
\$500 to \$749	50	24%	50	22%	50	12%
\$750 to \$999	13	6%	126	55%	93	22%
\$1,000 or more	0	0%	19	8%	280	66%
Total	211	100%	230	100%	423	100%

Source: 2007-2011 ACS, Table B25068

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According to a rental survey conducted in December 2013 in Orland, the following are the current rental rates for specific housing types in Orland, based upon a representative sampling of 37 market-rate units. These rental units are listed in **Table 32**.

Table 32
Available Rental Units in Orland, 2009

Rental Type	Units Available for Rent	Price Range	Average
One-Bedroom Apartment	3	\$493-\$591	\$542
Two-Bedroom Apartment	6	\$641-\$950	\$795
Three-Bedroom Apartment	3	\$710-\$1,195	\$952
One-Bedroom House	1	\$600	\$600
Two-Bedroom House	6	\$700-\$950	\$825
Three-Bedroom House	16	\$850-\$1,750	\$1,300
Four-Bedroom House	2	\$1,200-\$2,500	\$1,525
Total	37		

Source: Rentbits.com, Craig's List, December 2013

OVERPAYMENT

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered “cost-burdened” and households that pay more than 50 percent are considered “severely cost-burdened.” Measuring the number of households paying more than these percentages helps define an area’s affordability problem. HUD’s Comprehensive Housing Affordability Strategies (CHAS) database reports information on overpayment by tenure, as illustrated in **Table 33**. Approximately 59 percent of households earning 30 percent or less of the area mean income (AMI) spent more than 30 percent of their income on housing costs; 64 percent of household earning between 30 and 50 percent AMI were also burdened by the cost of housing. Renter households experienced a much higher rate of overpayment than owner households (72 percent).

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Table 33
Households Overpaying
(More than 30% of Income)

Household	Household Income					Total	Percent of Total
	Less than 30% of AMI	30% to 50% of AMI	51% to 80% of AMI	81% to 100% of AMI	More than 100% of AMI		
Ownership Households	10	180	245	245	770	1,450	100%
Overpaying owner households	10	110	165	95	185	565	39%
Cost Burden > 30%	0	55	110	95	125	385	27%
Cost Burden > 50%	10	55	55	0	60	180	12%
Percentage of overpaying owners	100%	60%	67%	37%	24%		
Renter Households	125	200	220	60	175	780	100%
Overpaying renter households	75	135	95	60	15	380	72%
Cost Burden > 30%	0	55	85	60	0	200	26%
Cost Burden > 50%	75	80	10	0	15	180	23%
Percentage of overpaying renters	100%	68%	43%	100%	9%		
Total Households	135	380	465	305	945	2,230	100%
Overpaying households	85	245	230	155	200	945	42%
Cost Burden > 30%	0	110	195	135	125	565	25%
Cost Burden > 50%	85	135	65	0	75	360	16%
Percentage of overpaying households	59%	64%	49%	51%	21%		

Source: CHAS 2006-2010 (CHAS was used in lieu of the data packet because it also reports severely burdened (>50% AMI) households)

HOUSING CONSTRAINTS

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the housing needs for all economic sectors of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints include land availability, land cost, construction costs, and availability of financing.

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Governmental Constraints

Land Use Controls

The 2010 Orland General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the city. **Table 34** shows the land use designations established by the General Plan that allow for residential development. A total of four residential land use designations provide for a range of residential densities from residential estate densities (2 dwelling units (du)/acre) to high density residential densities (25 du/acre). These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the city.

Table 34
Land Use Designations

Residential Land Uses		
Designations	Maximum Dwelling Units per Net Acre	Notes
Residential Estates (R-E)	2.0	This designation was developed in response to public interest in accommodating higher-priced homes at lower density while maintaining densities that could be served by the City water and wastewater system. This classification allows for development at a density of up to two units per acre and should average not less than one unit per acre to allow the adequate and efficient provision of public services.
Low Density Residential (R-L)	6.0	Typical development in this designation includes single-family attached and detached homes, accessory structures, and occasionally churches, schools, parks, and other governmental or quasi-governmental uses. This classification allows for development at a density of up to six dwelling units per acre.
Medium Density Residential (R-M)	10.0	This classification is intended to provide a variety of residential living environments, including single-family detached, duplex residences, and two-story triplex and four-plex dwellings. This residential classification allows for development at a density of up to 10 units per acre.
High Density Residential (R-H)	25.0	This designation allows flexibility in housing types including single-family detached, zero-lot-line single-family, duplex, triplex, and four-plex units, townhouses, apartments, and condominiums. This classification allows for development densities of up to 25 dwelling units per acre.
Mixed Use (M-U)	15.0	The Mixed Use designation is utilized in the Downtown District and other areas as deemed appropriate by the City and is intended to provide for a pedestrian-oriented live/work/play environment, where the business community, residents, and visitors mingle in a dynamic setting, walking from offices to restaurants to shops to home.

Source: City of Orland, 2008-2028 General Plan

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Residential Development Standards

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. **Table 35** shows the residential land use zones and densities. The City of Orland Zoning Ordinance (Title 17, Orland Municipal Code) is the primary guide for residential development policies. The policies establish and control the type, location, and density of residential development in Orland.

In addition to the zoning districts described in **Table 35**, the City also has a Planned Development (P-D) zone. The P-D zone is like a blank slate. The developer presents standards to the City through the conditional use permit (CUP) process with final approval by City Council, as it is a discretionary permit and requires a public hearing. The City has the P-D zone to allow for a multitude of development flexibility. The CUP is the mechanism for adopting the zoning standards in the P-D zoning district.

A planned development may include a combination of different dwelling types and/or a variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. To qualify as a P-D zone, the total area must be larger than two acres. Additionally, the average density per net acre for the P-D zone cannot exceed the maximum density prescribed by the General Plan for the area, unless the applicant can demonstrate, by the design proposal, that the objectives of the P-D zone will be achieved. However, an increase in density may be authorized by the City Council of up to, but not exceeding, 25 percent of the amount prescribed by the General Plan.

The P-D zone also allows for more flexibility in cases where the developer wants to deviate from the base zone's standards to make the development more feasible. For example, the developer for Fairview Village (senior-restricted development) rezoned the property to P-D with the City's R-2 (Residential Two-family) zoning standards and the Medium Density Residential (R-M: 10 du/ac) General Plan land use designation as a template. Later, the developer asked for 2,500-square-foot lots (minimum is 6,000 square feet), amended setbacks (reduced setbacks) and one-car garages (the Zoning Ordinance requires a two-car garage with design standards for any new residential construction). The CUP for this project, with these standards requested, was adopted by City Council. Future development under this particular P-D would not have to request a CUP to be allowed to develop using these standards.

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Table 35
Zones Allowing Residential Development
and Densities

Zone	Min. Area	Min. Lot Width	Max. Lot Coverage	Max. Building Height	Max. Density (units per acre)	Res. Types
Residential One-family (R-1)	6,000-20,000 sq. ft.	60-100 ft.	40%	35 ft. ¹	6	Detached single-family residences
Residential Two-family (R-2)	6,000-7,000 sq. ft.	60-70 ft.	60%	35 ft. ¹	10	Detached single-family residences, duplexes, triplexes
Residential Multiple-Family (R-3)	6,000-7,000 sq. ft.	60-70 ft.	70%	45 ft.	25	Detached single-family residences, multi-family residences
Neighborhood Commercial (C-1)	6,000-7,000 sq. ft.	60-70 ft.	70%	45 ft.	25	Multi-family dwellings subject to a CUP
Community Commercial (C-2)	6,000-20,000 sq. ft.	60-100 ft.	60%	45 ft.	N/A	Dwellings allowed on the ground floor with a CUP
Downtown Mixed Use (DT-MU)	6,000-10,000 sq. ft.	100 ft.	60%	None	N/A	Dwellings on the ground floor require a CUP, dwellings basement or second floor permitted by right.

Source: City of Orland Zoning Ordinance, January 2013; DT-MU zoning district adopted November 4, 2013

1. A maximum building height of 35 feet does not preclude a developer from achieving three stories. Per California Building Code, each floor must be at least 10 feet so whether a third story is feasible depends on the design of the building (i.e., roof height) but the City's standards do not prevent a third story.

In addition to zoning and lot size standards, the City of Orland further controls residential development through development standards. **Table 36** details the development standards that are applied to residential development in the city. These standards are typical of those found in other jurisdictions and are not considered a significant constraint on housing development. Again, development standards in the P-D zone conform to the planned development master plan.

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Table 36
Development Standards

Zone	Front Yard	Side Yard	Rear Yard	Parking
R-1	20 ft.	5 ft.	20 ft.	2/unit
R-2	20 ft.	5 ft.	20 ft.	2/unit
R-3	20 ft.	5-20 ft	15-25 ft.	2/unit, except for studio & 1-bed apt. (1.5/unit)
C-1	10 ft.	0 ft.	5-15 ft.	Depends on use
C-2	0-10 ft.	0-15 ft.	0 ft.	Depends on use
DT-MU	0-10 ft.	0-15 ft.	0 ft.	Depends on use

Source: City of Orland Zoning Ordinance, January 2013

There are some parcels in Orland that are large enough for subdivisions. The City has established land division improvement standards for subdivisions. Standards have been developed for the installation of streets, water lines, sewer lines, and storm drainage, among other improvements. These standards meet basic health, safety, and property owner expectations and are generally consistent with land division standards of other jurisdictions. Provisions are made for the granting of waivers for special circumstances.

Overall, the Orland residential development standards do not constrain the development of new housing or affordable housing. The overriding constraint to the development of affordable housing involves land costs, construction costs, availability of funding to cover the subsidy gap necessary to make affordable housing projects achievable, and various market factors.

Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes and halfplexes, and residential care homes. **Table 37** shows the housing types permitted in the various residential zoning districts of Orland, as proposed in the updated Zoning Ordinance. The P-D zone does not have specific development standards and allows for a variety of housing types including single family, duplex to four-plex and multi-family, depending on the approved master plan for the planned development. However, the P-D zoning district uses must be consistent with the General Plan land use designations for the area. For example, if a P-D zone were to be developed in an area identified as low-density residential in the General Plan, maximum densities would be six dwelling units per acre unless an increase in density is authorized by the City Council. This increase can be up to, but not exceeding, 25 percent of the amount prescribed by the General Plan.

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Table 37
Housing Types Permitted
by Zoning District

Housing Type	Zoning Districts					
	R-1	R-2	R-3	DT-MU	C-1	C-2
Single-Family Dwelling	P	P	P	--	C	C
Duplex to Triplex	--	P	P	--	--	--
Multi-family	--	C	P ² and C ³	P and C ³	C	C
Second Dwelling Units	P	S	P	--	--	--
Pre-Manufactured Units	P	P	P	--		
Mobile Home Parks	C	C	C	--	--	--
Community Care Facility ¹	P	P	--	--	--	--
Group Home ⁴	C	C	C	--	C	C
Emergency Shelters	--	--	P	P	--	--
Supportive Housing	P	P	P	--	--	--
Transitional Housing	P	P	P	--	--	--
Agricultural Worker Housing	P	P	P	--	--	--
Single-Room Occupancy	--	--	A	--	--	--

Source: City of Orland Zoning Ordinance, March 2014

P = Permitted use

A = Administrative Permit required

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

1. Community care facilities for six or fewer persons are considered residential uses under state law.

2. Four-plexes are allowed by right

3. Dwellings on the ground floor require a CUP, dwellings basement or second floor permitted by right.

4. Group care home means a facility licensed by the state pursuant to Health and Safety Code Section 1502 et seq. and includes rest homes, sanitariums, convalescent homes, homes for the elderly, and similar operations.

A potential constraint on multi-family housing development is the use permit requirement for multi-family housing projects of greater than four units in the R-3 zone. Use permits require discretionary approval, which can add time to the approval process. This provision is based upon the California Environmental Quality Act (CEQA) Guidelines Section 15303(b), which categorically exempts multi-family structures of no greater than four dwelling units from the CEQA environmental review process. Multi-family projects with more than four dwelling units are subject to CEQA review, which is part of the use permit approval process. This is a typical procedure in most local jurisdictions, and it is not considered a significant constraint to housing development in Orland. However, the City did monitor

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the use permit process pursuant to Program HE-3.I of the 2009-2014 Housing Element. The City determined that requiring a use permit for multi-family buildings in R-3 zones did not impose an excessive constraint for the development of this type of housing. However, the City will continue with this program in the 2014-2019 Housing Element in order to monitor this situation and make changes as necessary.

Extremely Low-Income Households

Assembly Bill (AB) 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The projected extremely low-income need is part of the very low-income regional housing need since extremely low-income households are actually included in the group that comprises very low-income households. Per HCD direction, half of the very low-income RHNA is considered to address extremely low-income households. The City's very low-income allocation is a total of 20, so the projected need for extremely low-income households is 10 units. Elements must also identify zoning to encourage and facilitate housing for this group, which typically consists of supportive housing types and single-room occupancy units.

Single-Room Occupancy Units

Single-room occupancy units (SROs) are often the most appropriate type of housing for extremely low-income persons. The City's Zoning Ordinance allows SROs in the R-3 zone subject to an administrative permit and boardinghouses and rooming houses with an approved CUP in the R-3 zoning district. Additionally, guest houses and servants quarters are permitted with a CUP in all residential zones, which assumes shared kitchen facilities are available in common areas or in the primary structure on a parcel. The development standards for these uses are the same as other uses in the respective zone and do not constrain the development of SROs.

Density Bonus

In accordance with California Government Code Section 65915 et seq., cities are required to grant a density bonus of up to 35 percent above the base zoning density and various additional concessions, waivers, and reductions or parking requirement waivers which include one of the following:

- A reduction in site development standards or a modification of Zoning Ordinance requirements or architectural design requirements that exceed the minimum building standards.
- Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing development and the existing or planned development in the area where the proposed housing project will be located.
- Other regulator incentives or concessions proposed by the developer or the city ... that results in identifiable cost reductions (California Government Code Section 65915(h), 2002).
- Waivers or modifications of unlimited number of development standards.
- Parking standards may be reduced for senior or affordable units. The city or county must reduce the required parking for the entire project including market-rate units.

Government Code Section 65915 et seq. also allows the City to "provide other incentives of equivalent financial value based upon the land cost per dwelling unit" in place of the density bonus and other incentives as detailed previously. In March 2014, the City amended its code to reflect the amendments

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to density bonus law resulting from SB 1818 and AB 2280 and offer a density bonus program in compliance with the provisions of Government Code Section 65915 et seq.

Second Dwelling Units

In accordance with Government Code Section 65852.2, the Orland Zoning Ordinance allows for second dwelling units. Second dwelling units are permitted in all residential zones, subject to requirements. The main requirements are that an existing single-family or multi-family unit be on the property and that the second unit is either attached to the existing dwelling and located within the living area of the existing dwelling, or detached from the existing dwelling and located on the same lot as the existing dwelling. As of July 1, 2003, AB 1866 (Wright) took effect. AB 1866 mandates that any second unit application filed on the basis of a local ordinance is to be considered through a ministerial process, without discretionary review or hearing. The City updated its Zoning Ordinance in 2003 to allow second units in all residential zones by right. Program HE-2.C encourages the production of second units as appropriate.

Emergency Shelters and Transitional Housing

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.” SB 2 (Cedillo, 2007) requires jurisdictions to allow emergency shelters without discretionary review in at least one appropriate zoning district. The zone or zones identified must have land available to accommodate an emergency shelter. While there are no shelters currently offered in Orland for homeless families and individuals, they are allowed in the R-3 and DT-MU zoning districts as a permitted use. The City is also supportive of local and regional public assistance programs for the homeless, such as those sponsored by the Community Action Agency.

SB 2 also requires both transitional and supportive housing types to be regulated as residential uses in all zones allowing residential uses and only subject to the same requirements of use of the same type in the same zone. Therefore, if a transitional facility were proposed as a multi-family structure in a zone where multi-family projects require a CUP, then the transitional facility would require a CUP. However, if that same multi-family building were proposed in a zone where that structure type was allowed by right, so would the transitional facility. Transitional and supportive housing are allowed by right in the R-1, R-2 and R-3 zoning districts in the city (see Table 37).

Transitional housing is defined by Government Code Section 65582(h) as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined by Government Code Section 65582(f) as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population is defined by Government Code Section 65582(g) as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

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Housing for Farmworkers

In accordance with Health and Safety Code Sections 17021.5 and 17021.6, housing for farmworkers (and other employees) in Orland for six or fewer persons is permitted in all residential zones. No additional discretionary approvals are required for any kind of housing that is intended to house six or fewer people including farmworkers. If the proposed units look like a single-family house (e.g., two-car garage, driveway, front yard), the process is a ministerial approval. For larger farmworker projects, such as apartments restricted to farmworkers, these types of uses would be processed the same as other multi-family projects and allowed in those zoning districts that currently allow multi-family uses.

The City does not specify any special requirements for larger-scale farmworker housing developments. Therefore, this is not a constraint to farmworker housing development if additional housing needs arise in the city. The City encourages the development of farmworker housing by committing to contact developers of farmworker housing to offer assistance to the development of farmworker housing as needed (Program HE-3.E). The City will focus on cooperation with the County to meet the region's need for farmworker housing. Additionally, as an incentive to develop farmworker housing and other affordable housing types, the City will offer assistance to developers through grant programs.

Housing Codes and Code Enforcement

Orland has adopted the 2013 California Building Code (CBC) as the basis for the City's building standards. These codes are enforced by the Building Division as new projects are proposed or completed, or existing housing is upgraded to current standards through the City's rehabilitation program. The City has a code enforcement program and the City Manager currently serves as the code enforcement official. Existing units are inspected only when the City receives complaints. If code violations are discovered, owners are only required to make improvements that bring the property up to minimum code requirements. Because the City has not adopted more stringent standards, the enforcement of the CBC does not pose a significant constraint to the production or improvement of housing in Orland.

Site Improvements, Development Impact Fees, and Processing Fees

Two aspects of local government have been criticized as placing undue burdens on the private sector's ability to build affordable housing: (1) the fees or other exactions required of developers to obtain project approval, and (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

Costs associated with site improvements are an important component of new residential development costs. Site improvements costs are applied to provide sanitary sewer, water service, and other infrastructure for the project. In addition, the City may require the payment for various off-site improvements as part of project mitigation measures (e.g., payment toward an off-site traffic signal). Developers of new residential projects are also required to construct all on-site streets, sidewalks, curb, gutter, and affected portions of off-site roadways. As previously described, the City has established land division improvement standards for subdivisions. These standards include the following:

- Right-of-way width for streets shall be 60 feet minimum, except for arterials, collectors, and streets in industrial zones.
- Maximum block length shall be 600 feet.
- Subdivision street systems shall be designed to provide at least two means of emergency access to all areas.

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- Water pipe shall be polyvinyl chloride (PVC) or ductile iron. Sewer lines shall be PVC, ductile iron, or vitrified clay.
- Sewer service laterals of 4-inch minimum diameter shall be installed to the property line of each lot.
- Sewer lines shall be installed at least 12 feet, measured horizontally, from water lines.

As stated previously, these standards meet basic health and safety expectations, and are generally consistent with land division standards of other jurisdictions. Provisions are made for the granting of waivers for special circumstances. In addition, regarding water and sewer lines, the standards allow some flexibility in the choice of material to be used, which may lead to reduced construction costs. These standards are not considered a significant constraint on housing development.

Like cities throughout California, Orland collects development fees to recover the costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of the following fees: school impact, park in-lieu, sewer and water connection, fire, police, library, parks, administration, storm drain, signals, and Arts Commission fees. These fees may comprise a significant part of housing costs in the city.

In addition, subdivisions and multi-family projects may incur the cost of preparing environmental documents, traffic studies, soils reports, cost recovery (for staff time) and filing fees for tentative and final maps. Such fees are typically based on the hourly rates of City and contract employees (including overhead) and the number of hours spent processing the application or performing the associated work. **Tables 38 and 39** list all development and planning fees.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland and to provide necessary public works (streets, sewers, and storm drains) to support the new developments. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer, in the form of higher home prices or rents. Planning-related fees are due at the time of project submittal. A proposal with an affordable housing component can apply for a fee deferral for which all fees are due at the time of issuance of a Certificate of Occupancy.

Typically, the City collects all building permit fees and impact fees at the time of building permit submittal. However, exceptions are made with City Council approval. For example, the City issued building permits for the Paigewood Village project, an affordable housing multi-family apartment complex with 73 units. One unit is for a caretaker/manager and one unit is set aside for the homeless. These fees totaled over \$700,000. The Orland City Council approved the fee deferral in early 2009 for one year. The fees were due and payable to the City prior to any construction at the site. Construction began in 2009 and was completed in 2010.

The Orland Unified School District serves the city. The elementary, middle, and high schools operate under one administration. The school district assesses a school impact fee on all new development. The school impact fee for commercial development is \$0.42 per square foot and for residential development it is \$2.63 per square foot. The residential school fee can add significantly to the cost of development.

School fees are collected by the school district, and are separate from the City's fees. Currently, there are no exemptions from the school impact fees; however, the school board reviews and considers requests for waivers from or reductions of fees when asked for by the developer for any project (commercial or residential).

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A variety of development impact fees are often assessed on new residential projects. The typical development impact fees for a single-family home are approximately \$11,354, for a duplex approximately \$8,960, for a multi-family project approximately \$6,734, and for a mobile home project approximately \$5,632, as shown in **Table 38**. These do not include City-controlled fees (such as development application fees) and non-City-controlled fees (such as school impact fees). Another separate component of project costs involves municipal service connection fees (e.g., sewer and water connection fees).

Table 38
Development Impact Fees

	Single Family	Duplex	Multi- Family	Mobile Home
Police*	\$154.57	\$127.92	\$90.61	\$69.29
Fire*	\$798.57	\$661.10	\$468.28	\$358.10
City Hall*	\$126.88	\$105.00	\$74.38	\$56.88
Library*	\$1,073.88	\$888.73	\$629.52	\$481.40
Community Center*	\$204.33	\$169.10	\$119.78	\$91.60
Transportation*	\$2,142.21	\$1,328.17	\$1,328.17	\$1,263.90
Storm Drainage*	\$454.10	\$383.71	\$272.46	\$443.74
Parks*	\$6,399.87	\$5,296.44	\$3,751.65	\$2,868.91
Total	\$11,354.67	\$8,960.18	\$6,734.84	\$5,632.82

Source: City of Orland New Fund 35 Impact Fees, March 2014

*Per dwelling unit

The costs associated with development project review will vary among projects. The City is in the process of implementing procedures and practices designed to expedite application processing, reduce costs, and clarify the process to developers and homeowners. These efforts, coupled with development fees that are similar to those of other communities, suggest that processing times and fees are not a major constraint to the development of housing in Orland. The processing times and fees are necessary to ensure that housing projects comply with applicable City standards and pay for their fair share of City services. **Table 39** provides a list of applications for development permits and the required permit processing fee associated with each type of project.

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Table 39
Planning Permit Fees

	Fee*	Pre-Application Deposit
General Plan Amendments	\$1,430	
Specific Plans/Amendments	\$1,430	
Pre-Zones/Zone Changes	\$1,416	\$250 non-refundable deposit
Tentative Subdivision Maps	\$1,500 (+ \$15 per lot)	\$250 non-refundable deposit
Tentative Subdivision Map Amendment	\$1,175	\$250 non-refundable deposit
Tentative Subdivision Map Extension	\$870	
Final Subdivision Map	\$350 (+ \$10 per lot)	
Tentative Parcel Map	\$1,375	\$250 non-refundable deposit
Tentative Parcel Map Amendment	\$846	
Tentative Parcel Map Extension	\$846	
Tentative Parcel Map Appeal	\$350	
Conditional Use Permits	\$1,040	\$250 non-refundable deposit
Conditional Use Permit Amendment	\$874	
Conditional Use Permit Extension	\$874	
Site Plan Review	\$390	
Amendment	\$195	
Annexation/Detachment (City Fee Only)	\$2,375 (LAFCo fee is separate)	
Variances	\$1,285	
Lot Line Adjustment/Lot Merger	\$300	
Certificates of Compliance	\$300	
Administrative Use Permits	\$65	
Appeals	\$350	
Planning Clearance Fee (All Building Permits)	\$50	

**The application fee listed above will be considered a deposit. If a project requires multiple entitlements, and any one of those entitlements is subject to cost recovery, as listed above, and the entitlements are being processed concurrently, then the entire processing of the project will be subject to cost recovery. When the staff time charged exceeds the initial deposit amount, the applicant/landowner will begin receiving a monthly invoice.*

Source: City of Orland Community Development Department Community Services Development Application Processing and Policies and Procedures regarding Applications Subject to Cost Recovery, effective November 2008

With all building, development impact, and planning fees considered, the fees for a “typical” single-family residential development are estimated to be \$24,791 (11 percent of total estimated development cost of \$230,000). The fees for a “typical” multi-family residential development of 40 units are approximately \$140,080 or \$3,502 per unit (3.5 percent of a total estimated development cost of \$4,000,000). There are many variables when calculating building permit, plan check, and impact fees and these estimations are hypothetical examples meant to represent a typical development in the city.

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While fees represent a substantial part of residential construction costs, the City of Orland's fees are lower than those charged in other neighboring communities. The fees have increased/decreased slightly in recent years with the Consumer Price Index (CPI), and as a result, still remain relatively low. These low fees in the city do not act as a constraint against building affordable housing and, as a result, have not affected the City's competitiveness for affordable housing with neighboring communities.

Development Permit and Approval Processing

The development review and permitting process is utilized to receive, evaluate, and consider approval of new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the City's General Plan and meet the intent and requirements of the City's Zoning Ordinance.

Applications for development permits are made in writing to the City's Planning Division. Applications vary depending on the type of permit being requested. In addition, some planning applications require public hearings. In the past, lack of funding has not allowed adequate staffing of the Planning Division, which has led to some delays in processing applications. Currently, the City uses contract staffing to process planning applications. This allows for an increase in staffing to respond to an increase in applications which in turn results in a consistent application processing time.

Project application review is usually completed within 30 days of accepting an application. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with land development standards. The basic steps for development processing are as follows (example assumes that application is submitted to Building Division to construct single-family dwelling on existing, finished lot):

- 1) Applicant submits four sets of plans and plan review fee to Building Division. Applicant is informed that full initial review will take two to three weeks.
- 2) Copies of site plan and other relevant information are circulated to all concerned City departments (Planning, City Engineer, Public Works, Building, Fire, Police, Finance) for review and comments.
- 3) Building plans are reviewed for compliance with applicable building codes (this takes place concurrently with City departmental review).
- 4) All department comments are sent to the applicant via US mail and/or fax (within 30 days after the initial submittal).
- 5) A very small percentage of projects are approved during the initial review. Projects that are not approved must resubmit plans that respond to and incorporate staff comments that were issued during the initial review.
- 6) Resubmitted plans usually can be reviewed in two to three weeks.
- 7) A building permit can usually be issued within one day after all departments approve the application, assuming that building plans are reviewed concurrently with the application. If this is not the case, then the building permit would be issued after building plan review, which may take up to 45 days.

In general, development plan review by City staff takes 30 days. A project that requires approval from the City Council will require more time.

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Larger projects such as residential subdivisions and multi-family housing projects, along with various development review and approval activities such as General Plan Amendments, rezones, and specific plans, may be subject to CEQA and require the preparation of an environmental document (i.e., environmental impact report, negative declaration) before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval. State environmental law mandates much of the time required in the environmental review process. Also, the environmental review process requires public participation. This typically includes a public review period for environmental documents and at least one public hearing on certification of the environmental document, both of which could add more time to the process.

The City's Community Services Department Director has the authority to approve the administrative use permits, which allows some flexibility on the part of the City to ensure basic health and safety, and general welfare concerns are met. CUPs are approved by the City Council. Typical findings of a CUP include that the:

- Use is consistent with the purposes of the district in which the site is located.
- Proposed location of the use and the conditions under which it may be either operated or maintained will not be detrimental to the public health, safety, or welfare or be materially injurious to the properties or improvements in the vicinity.
- Proposed use is in conformance with the General Plan.

Larger development projects are typically subject to review by the City's Technical Advisory Committee (TAC). The TAC, comprising representatives from various City departments, review projects for their consistency with development standards and recommend changes to project design if necessary. TAC review occurs prior to the project approval stage. By ensuring that a project meets all City development requirements, review by the TAC can expedite approval of development projects.

Duplexes and triplexes are principally permitted uses in both the R-2 and R-3 zones by right. Therefore, such projects do not have to undergo a use permit application process. Apartment projects are a principal permitted use in the R-3 zone. However, multi-family projects in the R-3 zone do require a use permit and therefore must undergo the use permit application process. In addition, apartment projects would undergo a design review process. While these procedures may add a small amount of time to the development process for apartment projects, they are not significantly different from procedures for apartment projects in other jurisdictions. As stated previously, the City has monitored the CUP process to determine if it is a constraint to multi-family development and has identified that it does not create an additional impact. The most time-consuming portion of apartment project evaluation is the environmental review process, which is required by state law. Therefore, while the application process for apartments may be lengthier, the process is not unusually different from that for other jurisdictions and is not considered a significant constraint.

Design Guidelines

The City has adopted residential design guidelines which includes specific design objectives that serve as standards by which staff evaluates residential development. Residential projects must obtain approval from TAC and City Council depending on the scale of the project. Building permits for a single-family home do not require TAC approval.

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The City's guidelines include requirements for both single family and multi-family projects as follows:

R-1:

- A. Minimum building width: 20 feet.
- B. Minimum roof slope: 3:12.
- C. Minimum roof eave overhang, 12 inches.
- D. An enclosed garage for at least two cars shall be provided for all new construction. The garage shall be at least 20 feet by 20 feet with a minimum 16 foot wide garage door. Driveway access shall be paved.
- E. A single detached storage or shop building shall meet the following criteria:
 - 1. The storage or shop building shall conform to the maximum building coverage requirements.
 - 2. The height of the storage building shall not exceed 15 feet.
 - 3. The roof pitch and construction materials of the building shall be similar to that of the dwelling unit.
 - 4. Shall not be located in any required front yard (closest to the front property line) or in front of the primary structure, whichever distance is greater.
 - 5. Consistent with setbacks for this zone district.
 - 6. The storage building shall not be equipped with electrical service or plumbing of any kind (Ord. 96-04 § 1).
- F. Patio covers and shade structures shall meet the following criteria. Those not meeting these criteria shall meet the yard, height, and design criteria for main buildings:
 - 1. Set back a minimum of 5 feet from the rear and side yard property line.
 - 2. Open on at least two sides.
 - 3. Maximum height: 12 feet.
 - 4. Minimum 6-foot spacing on support posts shall be provided.
- G. Heating and air conditioning units may be located in the side yard of those lots where a dwelling exists at the time of adoption of this ordinance.

R-2:

- A. Minimum building width: 20 feet.
- B. Minimum roof slope: 3:12.
- C. Minimum roof overhang: 12 inches.

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D. A carport or enclosed garage for each dwelling unit shall be provided for all new construction as follows:

1. Single-family: two on-site covered spaces.
2. Duplex or triplex: one covered and one uncovered on-site space.

When required, a two-space carport or garage shall be at least 20 feet by 20 feet (interior dimensions) with a minimum 16-foot-wide garage door.

Each required covered and uncovered parking space shall be paved and shall be a minimum of 10 feet by 20 feet (except as otherwise provided in Section 17.76.100 of this code). Driveway access from street to all on-site parking spaces shall be paved.

E. A single detached storage or shop building shall meet the following criteria:

1. The storage or shop building shall conform to the maximum building coverage requirements.
2. The height of the storage building shall not exceed 15 feet.
3. The roof pitch and construction materials of the building shall be similar to that of the dwelling unit.
4. Shall not be located in any required front yard (closest to the front property line) or in front of the primary structure, whichever distance is greater.
5. Consistent with setbacks for this zone district.

F. Patio covers and shade structures shall meet the following criteria. Those not meeting these criteria shall meet the yard, height, and design criteria for main buildings:

1. Set back a minimum of 10 feet from the rear and side yard property line.
2. Open on at least two sides.
3. Maximum height: 12 feet.
4. Minimum 6-foot spacing on support posts shall be provided.

G. Heating and air conditioning units may be located in the side yard of those lots where a dwelling exists at the time of adoption of the ordinance codified in this chapter.

H. At a minimum, the following landscaping is required:

1. The required front yard shall be landscaped and not used for parking. The only area not landscaped within the required front yard is the driveway access to the required parking area, which shall not exceed 25 feet in width.
2. Landscaping within the front setback area shall include one 15-gallon-sized tree for each 50 feet of frontage, and at least one gallon-sized shrub for each 5 feet of frontage.

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3. In addition to the required trees and shrubs, the landscaped area may also be planted with lawn or ground cover plants. Other decorative non-plant ground covers may be used as long as they do not exceed 25 percent of this landscaped area.
4. Where landscaping is provided, adequate irrigation and maintenance thereof shall be provided, including replacement of dead trees, shrubs, vines or other ground cover required pursuant to this section (Ord. 2005-02 § 3 (part); Ord. 2003-03 § 3 (part)).

R-3:

Design requirements for structures in the R-3 zone are as follows:

- A. Minimum building width: 20 feet.
- B. Minimum roof slope: 3:12.
- C. Minimum roof eave overhang: 12 inches.
- D. A carport or enclosed garage for each dwelling unit shall be provided for all new construction as follows:
 1. Single-family: two on-site “covered” spaces.
 2. Duplex, triplex, or four-plex: one covered and one uncovered on-site space.
 3. Other multi-family (use of “covered” spaces is optional):
 - a. Studio or one-bedroom units: 1.5 on-site spaces per unit.
 - b. Two or more bedrooms per unit: two on-site spaces per unit.

When required, a two-space carport or garage shall be at least 20 feet by 20 feet (interior dimensions) with a minimum 16-foot-wide garage door. Each required covered and uncovered parking space shall be paved and shall be a minimum of 10 feet by 20 feet (except as otherwise prohibited in Section 17.76.100 of this code). Driveway access from street to all on-site parking spaces shall be paved:

- E. A single detached storage or shop building shall meet the following criteria:
 1. The storage or shop building shall conform to the maximum building coverage requirements.
 2. The height of the storage building shall not exceed 15 feet.
 3. The roof pitch and construction materials of the building shall be similar to that of the dwelling unit.
 4. Shall not be located in any required front yard (closest to the front property line) or in front of the primary structure, whichever distance is greater.
 5. Consistent with setbacks for this zone district.

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- F. Patio covers and shade structures shall meet the following criteria. Those not meeting these criteria shall meet the yard, height, and design criteria for main buildings:
1. Set back a minimum of 10 feet from the rear and side yard property line.
 2. Open on at least two sides.
 3. Maximum height: 12 feet.
 4. Minimum 6-foot spacing on support posts shall be provided.
- G. Heating and air conditioning units may be located in the side yard of those lots where a dwelling exists at the time of adoption of the ordinance codified in this chapter.
- H. At a minimum, the following landscaping is required:
1. The required front yard shall be landscaped and not used for parking. The only area not landscaped within the required front yard is the driveway access to the required parking area, which shall not exceed 25 feet in width.
 2. Landscaping within the front setback area shall include one 15-gallon-sized tree for each 50 feet of frontage, and at least one gallon-sized shrub for each 5 feet of frontage.
 3. In addition to the required trees and shrubs, the landscaped area may also be planted with lawn or ground cover plants. Other decorative, non-plant ground covers may be used as long as they do not exceed 25 percent of this landscaped area.
 4. Where landscaping is provided, adequate irrigation and maintenance thereof shall be provided, including replacement of dead trees, shrubs, vines or other ground cover required pursuant to this section.
- I. Any multi-family project of 15 or more units shall provide the following recreation area:
1. A defined and fenced play area which may include fixed play equipment, ball courts, swimming or wading pools, and similar child play facilities.
 2. The play area shall not be less than 500 square feet, or 25 square feet for each apartment unit, whichever is greater (Ord. 2005-02 § 3 (part); Ord. 2003-03 § 3 (part)).

Staff works closely with each developer to ensure designs conform to existing guidelines. While there are no cost provisions within the guidelines, the purpose of these design standards is not to be cost-prohibitive but to help developers during the initial design process.

The purpose of the review process is to determine compliance with adopted guidelines that are intended to enhance the appearance and value of property and the livability of neighborhoods. The design standards do not represent a constraint to development, but are to ensure orderly and safe development in the city.

Processing Times

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. **Table 40** identifies the typical processing time most common in the entitlement process. It

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should be noted that each project does not necessarily have to complete each step in the process. Also, certain review and approval procedures may run concurrently.

The City encourages the joint processing of related applications for a single project (i.e., a General Plan Amendment and a Rezone with a Tentative Map). Such procedures save time, money, and effort for both the public and private sector, and decrease developer costs.

Table 40
Permit Procedure Timelines

Type of Approval or Permit	Typical Processing Time	Approval Body
General Plan Amendments	6-12 months	City Council
Specific Plans/Amendments	6-12 months	City Council
Pre-Zones/Zone Changes	6-12 months	City Council
Tentative Subdivision Maps	6-12 months	City Council
Tentative Subdivision Map Amendment	3-6 months	City Council
Tentative Subdivision Map Extension	3 months	City Council
Final Subdivision Map	30 days	City Council
Tentative Parcel Map	3-6 months	City Council
Tentative Parcel Map Amendment	3 months	City Council
Tentative Parcel Map Extension	3 months	City Council
Conditional Use Permits	3-12 months	City Council
Conditional Use Permit Amendment	3-6 months	City Council
Conditional Use Permit Extension	3 months	City Council
Site Plan Review	30-60 days	TAC
Site Plan Review/Amendment	30-60 days	TAC
Annexation/Detachment	6-12 months+	City Council
Variances	1-3 months	City Council
Lot Line Adjustment/Lot Merger	30 days	City Engineer
Certificates of Compliance	30 days	City Engineer
Administrative Use Permits	30 days	CSD
Home Occupation	30 days	CSD
Negative Declaration	3-6 months	City Council
Environmental Impact Report	6-12 months	City Council

TAC = Technical Advisory Committee (City Manager, City Engineer, City Building Inspector, Public Works Director, and CSD); CSD = Community Services Department Director

After TAC review, recommendation is made to the Planning Commission (or City Council serving as the Planning Commission) and the items are heard on the third Thursday of the month. The City of Orland works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the

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TAC is recommended to discuss the development proposal. The City allows for a 30-minute meeting prior to charging cost recovery fees, which is usually more than adequate time.

The proper application would then be applied for with a detailed project description and site plan, which is first reviewed by the Planning Division. The Planning Division then prepares a Request for Review and submits the project for review to all relevant local, county, and state agencies for consistency with codes and standards. These agencies are given two to three weeks to respond and comments received, if any, are incorporated into the Conditions of Approval, unless an environmental document is required.

If an environmental document is required, the City will submit a letter to the developer/applicant informing them that a \$2,000 deposit is required so that the City may prepare a Request for Proposal (RFP). Upon receipt of the \$2,000 deposit, the City releases an RFP to three to five consultants as agreed upon by the City and developer. The City allows a three- to four-week time frame to receive the proposals. Once the time frame has closed, the City and the developer choose the consultant to prepare the environmental document. Most Tentative Subdivision Maps require an environmental document due to additional traffic and other potential impacts.

If an environmental document is not required, then the application is reviewed at a scheduled TAC meeting with the developer. If changes are required, the developer makes those revisions to the site plan and a second TAC meeting is scheduled. The TAC meets on the third Wednesday of each month dependent upon caseload. Once the application and site plan meets required codes and standards, the Planning Division prepares the project for City Council for project determination.

Depending on the complexity of the project, a single-family project with a Tentative Parcel Map can be approved relatively quickly (three months) if an environmental document is not needed. The City typically uses the “In-Fill” Exemption under CEQA for these minor divisions if they qualify and no variances, exceptions, or zone changes are needed.

After a project is approved, the applicant/developer submits building plans; the building permit fees, impact fees, and plan check fees are collected at this time and building permits are issued. The City contracts with a plan checker. This turnaround time is 10 days for simple projects and 15 days for complex projects. Throughout construction, the Senior Building Inspector performs building inspections to monitor progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body (ies).

Table 41 outlines typical approval requirements for a single-family infill project, a 30-unit subdivision, and 50-unit multi-family project.

Table 41
Typical Processing Procedures by Project Type

Project Type	Single-Family Unit	Subdivision	Multi-Family Units
Procedure	Building Permit	Tentative Map Final Map Initial Study Negative Declaration	CUP Initial Study Negative Declaration
Estimated Total Processing Time	30 days	6-12 months	3-12 months

Source: City of Orland Community Development Department, 2009

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Multi-family projects take an average of 3-12 months to process depending upon the level of environmental review required, if any. The additional time as well as the public hearing(s) can pose a constraint to the development of multi-family projects. However, the City does not, at this time, have a Planning Commission, which helps to streamline project approvals. The findings of approval for multi-family project review are the same as all CUP findings as listed previously in this section, with the additional finding that the tentative map must be in conformance with the Subdivision Map Act.

Constraints on Housing for Persons with Disabilities

Under SB 520, which became effective January 1, 2002, a Housing Element is required to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). In accordance with the provisions of SB 520, the following section analyzes constraints on housing for persons with disabilities.

As previously discussed in the Housing Needs Assessment, there were 1,349 persons in Orland who had a disability, as of the 2000 Census. There were 854 persons age 16 to 64 who had a disability. This information is further expanded to include persons with developmental disabilities. According to the California Department of Developmental Services, there are 144 persons with a developmental disability in Orland (see **Table 18**). As is shown in **Table 17**, there are three facilities in Orland which serve developmentally disabled persons, one of which a day care center. This indicates that many disabled persons in Orland are potentially being housed in units that may not be specially designed to accommodate those with disabilities. One reason could be constraints on housing development for disabled persons imposed by governmental ordinances and procedures. This analysis looks at three general categories of potential constraints: zoning and land use, permits and processing procedures, and building codes.

Zoning and Land Use Constraints

Orland's Zoning Ordinance permits community care facilities for six or fewer persons by right in the R-1, R-2, and R-3 zones. This means that such facilities can be established without going through a permit process, which saves time and money. Larger facilities (more than six persons) are allowed with a conditional use permit in the aforementioned residential zones, as well as in the Residential Multiple Family-Professional (R-3), Community Commercial (C-2), and Highway Service Commercial (C-H) zones. In addition, the Planned Development (P-D) zone allows for various uses, subject to a use permit for the developments. There are no siting or distance requirements in any of these zones. Additionally, the City does not impose special standards for the approval of facilities for more than six persons and does not have special noticing or community input requirements for these facilities. Therefore, the Zoning Ordinance does not unduly restrict the placement of community care facilities that could serve disabled persons.

No special design or permitting standards have been established for care facilities other than a CUP as required. The City's Zoning Ordinance does not establish special standards or requirements for community care facilities or group care homes that would serve adult disabled persons, such as occupancy standards or siting requirements. The conclusion is that the City's zoning and land use regulations do not represent a significant constraint on development of housing for persons with disabilities.

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Permits and Processing Procedures Constraints

City permitting and processing procedures for retrofits for persons with disabilities are not significantly different from those for other modifications. Interior modifications to a residential unit require a building permit, as does the installation of a ramp that is 30 inches or more above grade. This ensures that all modifications comply with the applicable building codes adopted by the City. Ramps that are less than 30 inches above grade do not require a building permit. There are no special permits or procedures that are required beyond the necessary permits and procedures that are required for other projects. As stated previously, the City's zoning and land use regulations do not represent a significant constraint on development of housing for persons with disabilities. While there are not any special provisions for the housing retrofit items discussed here, there are a variety of housing retrofit actions that may be requested depending on a person's type of disability. Therefore, the City will establish a formal reasonable accommodation procedure per the requirements of SB 520. This procedure will ensure that persons with disabilities are able to request zoning, building, or land use variances that may enhance accessibility in their home (see Program HE-3.D).

Building Codes and Standards Constraints

As previously stated, the City of Orland has adopted the 2013 CBC. The CBC contains Chapter 11, which incorporates provisions of the Americans with Disabilities Act. One provision is that a number of the residential units in new multi-family construction of three or more apartments, or four or more condominiums, must be accessible or adaptable. The City enforces the provisions of the CBC and other codes applicable to building construction. These codes set minimum standards for health and safety, which should be met or exceeded at all times.

The City has established land division improvement standards for subdivisions. Improvements include, but are not limited to, dedication of streets, curbs, gutters, and sidewalks. The standard width for all sidewalks is 4.5 feet, except increased width may be required in commercial zones to match existing sidewalk widths. The standard provides adequate width to accommodate a person in a wheelchair. City standards for sidewalks also indicate that ramps for handicapped persons are to be installed at all street intersections. Therefore, the City's land division improvement standards take into consideration persons with disabilities. All other improvement standards are the minimum standards to assure adequate functioning of infrastructure and the safety and health of City residents.

Non-Governmental Constraints

Land Costs

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. Land costs in Orland are shown in **Table 42**. The following list of sites was gathered through an online search of the Land Watch real estate sites, which lists properties in Orland and the surrounding areas for sale. Land prices ranged from approximately \$23,600 per acre to \$32,800 per acre in Orland. There are currently no listed existing properties zoned for multi-family available in Orland.

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Table 42
Land Costs

Location	Price	Lot Size	Price per Acre	Zone
Orland	\$57,500	2 acres	\$28,750	R-1
Orland	\$58,300	2.1 acres	\$27,762	R-1
Orland	\$52,000	2.2 acres	\$23,636	R-1
Orland	\$58,300	1.8 acres	\$32,889	R-1
Orland	\$19,667	8,712 sq. ft.	n/a	R-1
Orland	\$175,000	13.53 acres	\$12,934	R-1
Orland	\$58,300	1.8 acres	\$32,389	R-1
Orland	\$40,000	9,173 sq. ft.	n/a	R-1
Orland	\$129,000	18,798 sq. ft.	n/a	C-H

Source: Land Watch, December 2013

R-1 = Residential One-family, C-H = Highway Service Commercial

Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the per square foot cost of a single-story four-cornered home in Orland to be approximately \$154 per square foot for a standard house and \$269 per square foot for a custom house. This cost estimate is based on a 2,000-square-foot house of good-quality construction including a two-car garage, central heating and air conditioning. The total construction costs excluding land costs are estimated at \$306,139 for a house built in a housing tract and \$539,642 for a custom home in 2013.

If labor or material costs increased substantially, the cost of construction in Orland could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Orland. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Fixed rate and adjustable rate mortgages are the two main types of mortgages, but there is a wide variety of other mortgage products available such as FHA loans, VA loans, balloon mortgages, and interest-only mortgages.

Adjustable rate, balloon, and interest-only mortgages are not ideal for low- and moderate-income households that live on tight budgets. Adjustable rate mortgages (ARM) may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the

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preferred type of loan, especially during periods of low, stable interest rates. **Table 43** illustrates interest rates as of December 2013. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table 43
Interest Rates

	Interest	APR
Conforming		
30 year fixed	4.750%	4.837%
15 year fixed	3.875%	4.023%
5 year ARM	3.250%	3.968%
Jumbo		
30 year fixed	4.500%	4.528%
5 year ARM	2.875%	2.901%
FHA		
30 year fixed	4.625%	6.217%

Conforming or FHA loans are for no more than \$625,500. A jumbo loan is greater than \$625,500. Rates are subject to change on a daily basis.

Source: www.wellsfargo.com, December 2013

In addition to the constraints of interest rates and housing costs, home loan denial due to race or gender by financial institutions is a non-governmental constraint. The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public loan data that can be used to assist:

- In determining whether financial institutions are serving the housing needs of their communities.
- Public officials in distributing public-sector investments so as to attract private investment to areas where it is needed.
- In identifying possible discriminatory lending patterns.

There are no statistics available for the denial percentage by age, race, gender, or income for Orland. However, statistics for the nearby Chico Metropolitan Statistical Area (MSA), which is the nearest reporting area to Orland, prepared by the Federal Financial Institutions Examination Council (FFIEC) indicate that in the 2012 Aggregate Report for Conventional Home-Purchase Loans, proportionally more than twice as many minority applicants are denied loans when compared to white applicants in the Chico MSA. For example, approximately 19 percent of Hispanic applicants are denied home mortgage loans while 9 percent of white applicants are denied loans. This may be related to the lack of qualifying income or credit issues and not because of race or ethnic discrimination. According to the US Census,

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Hispanic households generally have a lower household income than whites in this area. The FFIEC statistics for the proportion of home loan denials by income level in the Chico MSA indicate, as would be expected, that persons with lower incomes had a higher denial rate. Home loan denial rates based upon gender were virtually the same. While the Chico MSA statistics may not fully apply to Orland, they may indicate similar housing issues related to loan denials, given the proximity of the MSA to Orland.

HOUSING RESOURCES AND OPPORTUNITIES

EXISTING AFFORDABLE HOUSING

The City of Orland has four complexes with a total of 227 dwelling units restricted to lower-income households. The number of housing units for each development is provided in **Table 44**.

During the 2009–2014 Housing Element Planning Period, the Orland City Council approved a 73-unit multi-family affordable housing complex (Paigewood Village) on August 6, 2007. Construction was completed in 2010. Three additional residential projects have been approved by the City Council: Ledgerwood No. 7 with 11 new lots, Blair Estates with 37 new lots, and Blair Estates II with 7 new lots that are owned by California Housing Improvement Program (CHIP), to provide single-family self-help housing. CHIP also provided additional single-family self-help housing in the Heartlands project, through the purchase of 50 lots in June 2008. Fairview Village (senior-restricted) and Blair III were approved by the City Council on July 20, 2009. Of these units only the Blair Estates I project, the Heartlands project and the Fairview Village project have been built. The Blair Estates I and Heartlands projects combine for 41 affordable single-family residences. Additionally CHIP built seven affordable single family units at various locations in the city. The Fairview village project is not income-restricted.

Table 44
Assisted Housing Projects

Name	Type	Assisted Units	Conversion Risk
Orland Apartments	LIHTC, USDA Rural Dev. MF Sec. 515 a portion of which are senior restricted	82	More than 20 years remaining
Newport Village	USDA Rural Dev. MF Sec. 515, LIHTC, seniors	40	At least 8 years remaining
Rancho de Soto Apartments	LIHTC, USDA Rural Dev. MF, Sec 515	32	More than 20 years remaining
Paigewood Village	USDA Rural Dev. MF, Sec 515	73	More than 20 years remaining
Total		227	

Sources: USDA/RD, California Housing Partnership Corporation

AT-RISK HOUSING

Housing Element law in the California Government Code (Section 65583) requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of affordability restrictions (“at-risk housing”). There are three general cases that create the opportunity for the conversion of affordable units:

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- 1) Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236.
- 2) Opt-outs and expirations of project-based Section 8 contracts.
- 3) Other cases.

A prepayment of HUD mortgages Section 221(d)(3) involves a privately owned project with HUD providing either below market interest rate loans or market-rate loans with subsidy to the tenants. In a Section 236(j)(1) complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202, HUD provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between the tenant's ability to pay and the contract rent. The likelihood for opt-outs increases as the market rents exceed the contract rents. Other cases that create the opportunity for the conversion of affordable housing includes the expiration of low-income use periods of various financing sources, such as Low Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA) and Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME funds), and redevelopment funds.

The Orland Arbor and Orland Manor affordable housing units were purchased and rehabilitated with HOME funds that were "passed through" the City in 2006. Originally, the complexes that were purchased were called Orland Arbor (for seniors) and Orland Manor (for non-seniors) in the previous Housing Element. The company (Orland Apartments LP) that purchased and rehabilitated these affordable housing units is now calling both complexes Orland Apartments. These housing units are for both senior and non-senior households but are now recognized as one complex. Because HOME funds were used, the City is required to conduct long-term monitoring on this complex for 30 years or during its period of affordability. This transfer will effectively ensure housing assistance in perpetuity.

Newport Village is considered at risk during the 2014-2019 planning period. This 40-unit complex currently uses USDA Rural Development Section 515 and LIHTC to keep the affordability of the complex. Funding is anticipated to expire within the next 10 years.

To maintain the existing affordable housing stock, the City can either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.

The current market value of the projects was estimated using information from multi-family sales listings in Butte/Glenn County area. The average cost to purchase a multi-family development was \$74,350 per

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unit. There are 40 units at risk of converting to market rate within the current planning cycle. If these were purchased, the estimated cost of acquiring these would be \$2,974,000.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 40 one-bedroom at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Glenn County, the 2013 fair market rent is determined to be \$609 for a one-bedroom unit.

The feasibility of this alternative is highly dependent upon the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in **Table 45**, the total cost of subsidizing the rents for all 40 at-risk units is estimated at \$8,080 per month or \$96,960 annually.

Table 45
Rental Assistance Required

Unit Size	Total Units	Fair Market Rent ¹	Household Size	Very Low Income (50% AMI)	Affordable Cost without Utilities	Monthly per Unit Subsidy	Total Monthly Subsidy
1-br	40	\$609	1	\$20,300	\$407	\$202	\$8,080

Notes:

1. Fair market rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis.

Affordable cost = 30% of household monthly income minus estimated utility allowance of \$100 for a one-bedroom unit.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Cost Analysis

The cost of preserving the assisted units is estimated to be significantly less than that required to replace the units through new construction. Preserving assisted units generally requires subsidizing the difference between market-rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

An example of a new affordable housing complex in the City is the 73-unit multi-family housing complex (Paigewood Village). The City was awarded \$1.5 million for the infrastructure from CDBG and approximately \$2 million for construction of the building from HOME funds. Construction of this project was competed in 2010. The funding shown above does not define the actual cost of construction as these funding sources only pay for a portion of the total construction.

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The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. According to personal correspondence with Kris Zappettini of CHIP on April 24, 2013, an assumed average construction cost per unit in the area is \$240,733. It would cost approximately \$9.6 million to construct 40 new assisted units.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring the at-risk projects and transferring ownership to nonprofit organizations is the second highest of the three quantified options (\$2.95 million). In comparison, the annual costs of providing rental subsidies required to preserve the 40 assisted units are relatively low (\$96,960). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 40 replacement units has the highest cost (\$9.6 million) and constrained by a variety of factors, including growing scarcity of land, rising land costs, and potential community opposition. The best option to preserve the at-risk units appears to be the purchase of affordability covenants.

Organizations Interested in Preserving Assisted Rental Housing

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Groups with whom the City has an ongoing association are the logical entities for future participation. A list of potential organizational preservation resources (Entities Interested in California's First Right of Refusal Program) is provided in **Appendix B** of this document. Program HE-3.A ensures the City will continue to monitor at-risk units and assist in their preservation as necessary.

RESOURCES AND INCENTIVES FOR AFFORDABLE HOUSING

Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving at-risk housing, and for housing rehabilitation.

Home Investment Partnerships Program

HOME was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes home investment trust funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

Participating jurisdictions may choose among a broad range of eligible activities, using HOME funds to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses. Also, participating jurisdictions may use HOME funds to provide tenant-based rental assistance contracts of up to two years if such activity is consistent with their Consolidated Plan and justified under local market conditions.

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On August 6, 2007, the Orland City Council approved a 73-unit multi-family affordable housing project (Paigewood Village). The City was awarded approximately \$2 million for the construction from HOME funds. Construction was completed in 2010. The City has not received any additional HOME program funding in recent years.

Housing Choice Voucher Program (Section 8)

Glenn County has no public housing authority. The Housing Authority of the County of Butte administers the Housing Choice Voucher program in Glenn County. The Glenn County Human Resources Agency, Community Action Division also manages other housing activities, including housing rehabilitation programs and a first-time homebuyers program.

The Housing Choice Voucher program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the voucher at any decent, sanitary, and safe housing unit (single-family or multi-family). The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. HCD subsidizes the difference between the tenant's portion and the contract rent. However, fair market rents restrict the actual contract rent as determined by HUD. As of January 2014, there are 43 families in Orland that use Housing Choice Voucher Assistance (Section 8) to pay for housing. Additionally, there are five families on the Housing Choice Voucher wait list. The wait list has been closed since April 2012 and currently there is no anticipated date of re-opening the list. It usually takes two to three years from the closure date before a list is re-opened to allow for new applications, depending on funding.

Community Development Block Grant

HUD awards CDBG annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City, nonprofits, and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.

The annual appropriation for CDBG is split between states and local jurisdictions. During the current program cycle (2014-2019), the City of Orland will continue to apply for CDBG funds for the rehabilitation of existing housing stock. During the 2009–2014 program cycle, the City did not receive any grants, other than a grant for infrastructure improvement in 2012. While the City did apply for housing grants, these were not awarded because the City's housing stock was considered to be of good condition and not in need of rehabilitation, and the qualifier's incomes were too low. At this time, Glenn County provides all assistance for rehabilitation and weatherization programs in the city.

Total CDBG grants and year awarded are as follows:

- 2007 – Planning and Technical Assistance for public facility design – Total of \$35,000.
- 2007 – Rental Assistance for new construction funds for Paigewood Village affordable housing complex – Total of \$2 million.
- 2008 – Planning and Technical Assistance for an update to the City's Housing Element – Total of \$35,000.
- 2008 – Infrastructure for multi-family housing development in the amount of \$1,000,000; \$450,000 for housing acquisition, and \$50,000 for the City's Sidewalk Program – Total of \$1,500,000.
- 2012 – Infrastructure improvements for Papst Avenue to provide access from low-income housing as well as a water system capacity study in the amount of \$877,195.

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HUD – Section 202

The Section 202 program provides capital advances to finance the construction, rehabilitation, or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable. HUD provides interest-free capital advances to private, nonprofit sponsors to finance the development of supportive housing for the elderly. The capital advance does not have to be repaid as long as the project serves very low-income elderly persons for 40 years. Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for three years and are renewable based on the availability of funds.

Federal Emergency Shelter Grants Program

This program is administered through HCD for local government agencies and nonprofit organizations in communities that do not receive shelter funds directly from HUD. This program is for the funding of emergency shelters, services, and transitional housing for homeless individuals and families. Local nonprofit shelter and service organizations may also receive funds as service providers working in cooperation with local government agency applicants. Eligible activities for this program are facility maintenance, operating costs, rent; essential services such as transportation, life skills, legal aid, and counseling; and used to move the homeless into permanent housing and transition to independent living. Renovation and rehabilitation funds are also available.

California Housing Finance Agency

The CHFA offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, the CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

CalHFA FHA Program

The CalHFA FHA program is a first mortgage loan insured by the Federal Housing Administration (FHA). The interest rate on the CalHFA FHA is fixed throughout the 30-year term. The CalHFA FHA can be combined with either the California Homebuyer Downpayment Assistance Program (CHDAP) or the Extra Credit Teacher Program (ECTP) for down payment assistance.

California Homebuyer Downpayment Assistance Program (CHDAP)

The CHDAP provides a deferred-payment junior loan—up to 3 percent of the purchase price, or appraised value, whichever is less, to be used for their down payment and/or closing costs. This program may be combined with a CalHFA or non-CalHFA, first mortgage loan.

Federal Home Loan Bank System

The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

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California Department of Housing and Community Development

HCD conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

HCD also conducts the acquisition and rehabilitation component of the Multi-family Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.

FUTURE HOUSING NEEDS

A Regional Housing Needs Allocation (RHNA) is mandated by the State of California for regions to address housing issues and needs based upon future growth projections for the area (California Government Code Section 65584). The State of California, through its Department of Housing and Community Development (HCD), also establishes the total housing unit needs for each region. The local council of governments determines the share of the regional housing need for each city and county within its jurisdiction, consistent with Government Code Section 65584(a) and with HCD's advice. For areas with no council of governments, HCD determines housing market areas and defines the regional housing need for cities and counties within these areas (Government Code Section 65584(b)).

HCD developed the RHNA for Glenn County and its incorporated areas, including the City of Orland. It allocates to the cities and unincorporated areas of the county their "fair share" of the projected housing needs, based upon household income categories over the five-year planning period for the Housing Element. The RHNA identifies and quantifies the existing and projected housing needs for each jurisdiction. The quantification is based upon the time period from January 1, 2014 to June 30, 2019. The City may reduce its respective allocation by the net units developed during the interim period—that is, from January 1, 2014, to the date of preparation of the Housing Element.

A major goal of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table 46** provides the RHNA target for the planning period 2014 to 2019 (also referred to as "basic construction needs") for each of the household income groups for Orland.

Program HE-2.A of the 2009 Housing Element included an action to rezone three sites in the city to R-3. One of these sites, APN 041-050-017, was rezoned to R-3 in accordance with Program HE-2.A. The other two sites were not rezoned due to citizen opposition. Further, an analysis of available sites determined that additional sites were not needed to meet the 2007-2014 RHNA projections for extremely low- and very low-income housing units, as is shown in **Table 46**. Units for low-income households have been addressed by development during the 2007-2014 planning period. The total number of units needed to accommodate the 2007-2014 extremely low-, very low-, and low-income RHNA was 240 (65 for extremely low, 65 for very low, and 110 for low). At that time of adoption of the 2009 Housing Element, there were 128 units in the process of being developed which were affordable to lower-income households (18 for very low and 110 for low). This would leave a remaining need for 112 units affordable to lower-income households. The City had a realistic capacity for vacant land in the R-3 zoning district for 272 units (not including the anticipated sites to be

APPENDIX A – HOUSING NEEDS ASSESSMENT

rezoned), as was shown in Appendix C of the 2009 Housing Element. The City had adequate land to meet its 2007-2014 RHNA need, and therefore it was not necessary to rezone the two other sites.

Table 46
2007–2014 Lower-Income RHNA Evaluation

Income	2007–2014 RHNA	2007–2014 Pending Units	Remaining Need	R-3 Vacant Sites (Appendix C)	Surplus Units
Extremely Low	65	0	65	272	160
Very Low	65	18	47		
Low	110	110	0		
Totals	240	128	112	272	160

Source: City of Orland, 2014

AVAILABLE SITES ANALYSIS

State law requires the City to demonstrate that there is adequate vacant land available to meet the allocated housing needs. As shown in **Table 47** and **Table 1** of **Appendix C**, the City has a total of 272.1 acres of vacant land, which includes all land within the city limits with zoning, public facilities, and no substantial physical or environmental characteristics that would preclude development.

The Housing Element assumes that the Residential One-family (R-1) zoning district will be developed with both market-rate housing and housing affordable to moderate-income households. With subsidies, a limited number of housing units affordable to moderate-income households may be built in the R-1 zoning district.

Based on recent information reported by Trulia Real Estate Search (an online real estate website) in January 2014, home prices in Orland ranged from \$75,000 to \$549,900, with a median sales price of \$175,400. As shown in **Table 6**, in the section presenting housing cost and affordability, a low-income household (four-person household) can afford up to \$1,157 per month in mortgage payments. This would equate to a house cost of \$197,000 for a 30-year loan at 4.0 percent interest, assuming the household has no other monthly loan payments such as car loans, and a 10 percent down payment. A moderate-income household (four-person households) can afford to purchase a house that costs up to \$307,000 resulting in a \$1,738 per month in mortgage payment with the same assumptions described previously. When this is compared to the selling prices, it would be feasible for both low- and moderate-income households to purchase housing in Orland. Although low-income households are able to afford the current selling costs, the City chose to take a conservative approach and credit some low-density sites within the inventory (**Table 47**) toward its moderate (but not low) income RHNA.

With a maximum density of 10 dwelling units per acre, the Housing Element assumes that the Residential Two-family (R-2) zoning district will be developed with housing affordable to moderate-income households. It is possible, if subsidies are provided, that some affordable units for low- or even very low-income households may be produced at this density (see Paigewood Village description in the Realistic Development Capacity section below). To demonstrate additional sites appropriate for housing affordable to moderate-income households, the City has included a surplus of sites to meet the above-moderate income, as well as moderate-income RHNA (see **Appendix C, Table 1**).

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Zoning Appropriate to Accommodate Housing for Lower-Income Households.

The City recognizes that the R-3 zoning district will provide potential for lower construction costs because of economies of scale created and are therefore most suitable for development of housing affordable to extremely low-, very low-, and low-income households. The sites identified in the inventory as having the greatest potential to accommodate housing affordable to lower-income households allow densities up to 25 units per acre. Per Government Code Section 65583.2(c)(3)(B), the City's zoning is consistent with 15 units per acre standard for non-metropolitan/rural communities and therefore considered appropriate to accommodate housing for lower-income households. **Table 47** lists the three land use categories defined in the City's General Plan and associated zones and the available capacity within each zone.

Table 47
Summary of Land Available

Zoning Designation	GP Designation	Vacant Acres ^{1,2}	Dwelling Units per Acre	Maximum Number of Units	Realistic Number of Units
R-1 and P-D (R-1)	(R-L) Residential One-family	258.6	6	1,546	1,280
R-2 and P-D (R-2)	(R-M) Residential Two-family	2.9	10	32	30
R-3 and P-D (R-3)	(R-H) Residential Multiple Family	10.6	25	264	210
Total		272.1	-	1,842	1,520

Source: City of Orland, 2013

Realistic Development Capacity

As indicated in **Appendix C, Table 1**, the City will be relying on multi-family zoned sites, which allow development at 25 units per acre (R-3 zoning) to accommodate its share of the regional housing need for lower-income households. In addition, the City will be relying on R-2 zoned land to accommodate low and moderate RHNA and R-1 zoned land to accommodate its moderate- and above moderate-income need.

To figure the realistic capacity for development on these sites, the City considered the implementation of its current multi-family development standards and on-site improvement requirements (e.g., setbacks, building height, and parking requirements) to determine approximate density and unit yields. As an example, using a typical site plan design for a multi-story, multi-family project on an interior lot, the imposition of the 20-foot front yard requirement, 5-foot side yard requirement, 15-foot rear yard requirement, 45-foot building height requirement, and the 1.5 parking space per unit parking requirement allowed for maximum density to be achieved. Although maximum density can be achieved, the City chose to take a conservative approach and went with an 80 percent capacity for each site. The realistic capacity number accounts for standards and on-site improvement requirements.

The City reviewed entitled high-density projects approved during the 2009-2014 planning period, which revealed that many of the affordable projects being developed or approved in the city were developed or approved on Residential Low Density, R-1 zoned land. For example, the Heartlands project, as well as the Blair Estates project, were developed on land zoned as R-1. Additionally, CHIP also built single-

APPENDIX A – HOUSING NEEDS ASSESSMENT

family homes in areas of the city that were not in a specific project development but were in an R-1 zone. Built between 2008 and 2011, these projects total 48 affordable units. These homes ranged from 1,275 square feet to just under 1,500 square feet with three, four, and five bedrooms. In addition, the City approved Paigewood Village Apartments, which was completed in 2010. This is a 73-unit multi-family project which is affordable to low-income households. It was developed on approximately 7.5 acres of land in the Residential Multiple family district, R-3 zone, allowing up to 25 units per acre. Although 25 units per acre is permitted, Paigewood only developed at about 9.5 units per acre. This demonstrates that the zoning is appropriate for developers to build housing affordable to lower-income households.

The City does have many small sites zoned R-1. The capacity of these sites was figured at 80 percent and when the 80 percent capacity computed less than one unit, one unit was assumed for the site. In addition, Policy HE-2.B has been included to encourage infill development to maximize use of available land and existing infrastructure and also to eliminate unsightly and unsafe conditions.

Sites Inventory

Table 48 shows a summary of the City's progress since January 1, 2014, along with the vacant land available for development. Refer to **Appendix C, Table 1**, for a detailed analysis of the residential development potential in the City of Orland, and **Figure 1** for a map of identifying potential development sites for the future.

Table 48
Progress Toward RHNA 2014–2019

Income Category	RHNA Allocation	Units Built or Approved Since 1/1/2014 ¹	Remaining Allocation	Site Inventory Capacity	Surplus
Extremely Low	10	0			
Very Low	10	0	30	211	181
Low	10	0			
Moderate	14	0	14	23	9
Above Moderate	36	0	36	1,240 ²	1,204
Total	80	0	80	1,474	1,394

Source: HCD, 2012 and City of Orland, 2014.

¹ See Table 45 for unit affordability breakdown.

² The City has included more than three times the above-moderate allocation; this is due to the fact that many of the sites are very small sites (see Program HE-2.B for small site facilitation), and some of the capacity is assumed to develop for moderate-income households (see discussion on page 48 regarding affordability).

Infrastructure Availability

Water and sewer is readily available to all residential vacant land within the developed portions of the city, and there is enough capacity to meet its 2014-2019 regional housing need.

To comply with SB 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

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Environmental Constraints

There are no environmental constraints that would inhibit developers from building on the parcels identified in the vacant land inventory. Any sites with questionable environmental features were removed from the inventory.

OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Orland. Title 24 of the California Building Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Pacific Gas and Electric (PG&E), the utility company serving Orland, provides a variety of energy conservation services for residents. In addition, PG&E offers energy assistance programs for lower-income households to help lower-income households to conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH).

The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs.

In addition, the Community Action Division of the Glenn County Human Resources Agency administers a utility assistance program to eligible low-income persons to offset the costs of heating and/or cooling their housing unit. Assistance is given in the form of credit in a utility account or a wood voucher. This program applies to eligible persons in Glenn, Colusa, and Trinity counties. The Community Action Division also administers a weatherization program for low-income homes in Glenn County. Weatherization includes attic insulation and venting, door weatherstripping, glass replacement, low-flow showerheads, and gas appliance replacement.

In order to promote energy efficiency, the City conditions all residential projects to require the use of energy-efficient lighting (including controls) and process systems such as water heaters, furnaces and boiler units. The city also requires the use of energy-efficient and automated controls for air conditioning.

APPENDIX B – QUALIFIED ENTITIES

Entities Interested in Participating in California's First Right of Refusal Program Pursuant to Government Code Section 658363.11

Organization	Address	Phone Number
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201 Oakland, CA 94621	(510) 632-6714
Community Housing Improvement Program, Inc.	1001 Willow St. Chico, CA 95928	(530) 891-6931
Eskaton Properties Inc.	5105 Manzanita Ave. Carmichael, CA 95608	(916) 334-0810
Mercy Housing Corp.	3120 Freeboard Drive, Ste. 202 West Sacramento, CA 95691	(916) 414-4400

Source: California Department of Housing and Community Development. HCD does not evaluate or attest to any entity's qualifications.

APPENDIX C – VACANT LAND INVENTORY AND MAP

Vacant Land Inventory by APN

APN	Zone	Maximum Allowable Density	GP Designation	Acres	Maximum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
Sites Appropriate for Lower Income RHNA								
040-330-004-0	R-3	25 du/ac	R-H	0.42	10	8	Yes	None
040-330-003-0	R-3	25 du/ac	R-H	0.71	18	14	Yes	None
040-230-022-9	R-3	25 du/ac	R-H	0.23	6	5	Yes	None
041-200-018-0	R-3	25 du/ac	R-H	5.26	132	105	Yes	None
041-081-001-0	R-3	25 du/ac	R-H	0.24	6	5	Yes	None
041-050-017-0	R-3	25 du/ac	R-H	1.72	43	34	Yes	None
040-033-008-0	R-3	25 du/ac	R-H	0.21	5	4	Yes	None
040-230-012-0	P-D	25 du/ac	R-H	1.07	27	21	Yes	None
040-230-002-0	P-D	25 du/ac	R-H	0.69	17	14	Yes	None
Subtotal				10.6	264	210		
Sites Appropriate for Moderate- and Above Moderate-Income RHNA								
041-170-067-0	P-D	6 du/ac	R-L	0.17	1	1	Yes	None
041-170-066-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-065-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-064-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-063-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-062-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-061-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-060-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-053-0	P-D	6 du/ac	R-L	0.26	2	1	Yes	None
041-170-059-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-058-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-057-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-056-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-055-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-054-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-052-0	P-D	6 du/ac	R-L	0.28	2	1	Yes	None
041-170-051-0	P-D	6 du/ac	R-L	0.16	1	1	Yes	None
040-190-050-0	P-D	6 du/ac	R-L	0.27	2	1	Yes	None
040-190-049-0	P-D	6 du/ac	R-L	0.17	1	1	Yes	None
040-190-058-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
040-190-051-0	P-D	6 du/ac	R-L	0.11	1	1	Yes	None
041-170-050-0	P-D	6 du/ac	R-L	0.17	1	1	Yes	None
040-190-030-0	P-D	6 du/ac	R-L	0.11	1	1	Yes	None

APPENDIX C – VACANT LAND INVENTORY AND MAP

APN	Zone	Maximum Allowable Density	GP Designation	Acres	Maximum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
040-190-048-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
040-190-059-0	P-D	6 du/ac	R-L	0.11	1	1	Yes	None
040-190-052-0	P-D	6 du/ac	R-L	0.11	1	1	Yes	None
041-170-036-0	P-D	6 du/ac	R-L	0.22	1	1	Yes	None
041-170-037-0	P-D	6 du/ac	R-L	0.19	1	1	Yes	None
041-170-038-0	P-D	6 du/ac	R-L	0.19	1	1	Yes	None
041-170-039-0	P-D	6 du/ac	R-L	0.20	1	1	Yes	None
041-170-040-0	P-D	6 du/ac	R-L	0.19	1	1	Yes	None
041-170-041-0	P-D	6 du/ac	R-L	0.19	1	1	Yes	None
041-170-042-0	P-D	6 du/ac	R-L	0.20	1	1	Yes	None
041-170-043-0	P-D	6 du/ac	R-L	0.19	1	1	Yes	None
041-170-044-0	P-D	6 du/ac	R-L	0.20	1	1	Yes	None
041-170-045-0	P-D	6 du/ac	R-L	0.20	1	1	Yes	None
041-170-046-0	P-D	6 du/ac	R-L	0.20	1	1	Yes	None
041-170-047-0	P-D	6 du/ac	R-L	0.19	1	1	Yes	None
041-170-048-0	P-D	6 du/ac	R-L	0.22	1	1	Yes	None
041-170-049-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
040-190-031-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
040-190-047-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
040-190-060-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
040-190-053-0	P-D	6 du/ac	R-L	0.11	1	1	Yes	None
040-190-046-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
040-190-032-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
040-190-061-0	P-D	6 du/ac	R-L	0.11	1	1	Yes	None
040-190-054-0	P-D	6 du/ac	R-L	0.11	1	1	Yes	None
041-170-035-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
041-170-034-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
041-170-033-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
041-170-032-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
041-170-031-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
041-170-030-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
041-170-029-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
041-170-028-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
040-190-045-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
041-170-023-0	P-D	6 du/ac	R-L	0.45	3	2	Yes	None
041-170-027-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
041-170-026-0	P-D	6 du/ac	R-L	0.17	1	1	Yes	None

APPENDIX C – VACANT LAND INVENTORY AND MAP

APN	Zone	Maximum Allowable Density	GP Designation	Acres	Maximum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
041-170-025-0	P-D	6 du/ac	R-L	0.24	1	1	Yes	None
040-190-062-0	P-D	6 du/ac	R-L	0.11	1	1	Yes	None
040-190-055-0	P-D	6 du/ac	R-L	0.11	1	1	Yes	None
040-190-033-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
040-190-044-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
040-190-063-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
040-190-056-0	P-D	6 du/ac	R-L	0.11	1	1	Yes	None
040-190-034-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
040-190-043-0	P-D	6 du/ac	R-L	0.13	1	1	Yes	None
040-190-064-0	P-D	6 du/ac	R-L	0.14	1	1	Yes	None
040-190-057-0	P-D	6 du/ac	R-L	0.13	1	1	Yes	None
040-190-035-0	P-D	6 du/ac	R-L	0.13	1	1	Yes	None
040-190-042-0	P-D	6 du/ac	R-L	0.17	1	1	Yes	None
041-140-042-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
041-140-037-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
041-140-031-0	P-D	6 du/ac	R-L	0.16	1	1	Yes	None
040-190-041-0	P-D	6 du/ac	R-L	0.18	1	1	Yes	None
040-190-040-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
040-190-039-0	P-D	6 du/ac	R-L	0.14	1	1	Yes	None
040-190-038-0	P-D	6 du/ac	R-L	0.12	1	1	Yes	None
040-190-037-0	P-D	6 du/ac	R-L	0.16	1	1	Yes	None
040-190-036-0	P-D	6 du/ac	R-L	0.20	1	1	Yes	None
041-140-041-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
041-140-038-0	P-D	6 du/ac	R-L	0.15	1	1	Yes	None
041-140-032-0	P-D	6 du/ac	R-L	0.16	1	1	Yes	None
041-140-040-0	P-D	6 du/ac	R-L	0.17	1	1	Yes	None
041-140-039-0	P-D	6 du/ac	R-L	0.17	1	1	Yes	None
041-140-033-0	P-D	6 du/ac	R-L	0.17	1	1	Yes	None
041-140-043-0	P-D	6 du/ac	R-L	0.47	3	2	Yes	None
041-140-026-0	P-D	6 du/ac	R-L	0.20	1	1	Yes	None
040-170-006-0	P-D	6 du/ac	R-L	0.92	6	4	Yes	None
040-170-001-0	P-D	6 du/ac	R-L	1.43	9	7	Yes	None
046-370-066-0	R-1	6 du/ac	R-L	3.32	20	16	Yes	None
046-260-050-0	R-1	6 du/ac	R-L	0.27	2	1	Yes	None
041-281-046-0	R-1	6 du/ac	R-L	0.32	2	2	Yes	None
041-280-003-0	R-1	6 du/ac	R-L	3.00	18	14	Yes	None
041-280-003-0	R-1	6 du/ac	R-L	6.41	38	31	Yes	None

APPENDIX C – VACANT LAND INVENTORY AND MAP

APN	Zone	Maximum Allowable Density	GP Designation	Acres	Maximum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
040-340-019-0	R-1	6 du/ac	R-L	0.25	1	1	Yes	None
040-330-017-0	R-1	6 du/ac	R-L	1.86	11	9	Yes	None
046-360-048-9	R-1	6 du/ac	R-L	3.11	19	15	Yes	None
041-262-028-0	R-1	6 du/ac	R-L	5.53	33	27	Yes	None
046-190-006-0	R-1	6 du/ac	R-L	23.52	141	113	Yes	None
041-240-006-0	R-1	6 du/ac	R-L	3.23	19	16	Yes	None
041-182-026-0	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
040-262-028-9	R-1	6 du/ac	R-L	0.23	1	1	Yes	None
040-262-049-0	R-1	6 du/ac	R-L	0.02	0	0	Yes	None
041-183-009-0	R-1	6 du/ac	R-L	0.58	3	3	Yes	None
041-183-010-0	R-1	6 du/ac	R-L	0.11	1	1	Yes	None
041-200-014-0	R-1	6 du/ac	R-L	0.15	1	1	Yes	None
046-190-005-0	R-1	6 du/ac	R-L	18.57	111	89	Yes	None
046-190-004-0	R-1	6 du/ac	R-L	9.74	58	47	Yes	None
046-190-003-0	R-1	6 du/ac	R-L	9.94	60	48	Yes	None
041-210-001-0	R-1	6 du/ac	R-L	16.48	99	79	Yes	None
041-200-019-0	R-1	6 du/ac	R-L	5.29	32	25	Yes	None
046-370-059-0	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
046-370-058-0	R-1	6 du/ac	R-L	0.15	1	1	Yes	None
046-370-057-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-056-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-055-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-054-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-053-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-052-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-051-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-060-0	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
046-370-050-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-049-0	R-1	6 du/ac	R-L	0.30	2	1	Yes	None
046-370-061-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
046-370-062-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
041-150-019-0	R-1	6 du/ac	R-L	0.25	1	1	Yes	None
041-150-018-0	R-1	6 du/ac	R-L	0.39	2	2	Yes	None
046-370-034-0	R-1	6 du/ac	R-L	0.21	1	1	Yes	None
046-370-048-0	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
046-370-047-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-046-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None

APPENDIX C – VACANT LAND INVENTORY AND MAP

APN	Zone	Maximum Allowable Density	GP Designation	Acres	Maximum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
046-370-045-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-044-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-043-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-042-0	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
041-150-037-0	R-1	6 du/ac	R-L	0.24	1	1	Yes	None
046-370-067-0	R-1	6 du/ac	R-L	2.87	17	14	Yes	None
046-370-063-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
046-370-033-0	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
041-150-036-0	R-1	6 du/ac	R-L	0.24	1	1	Yes	None
041-150-034-0	R-1	6 du/ac	R-L	0.40	2	2	Yes	None
046-370-064-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
046-370-041-0	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
046-370-040-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-039-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
041-150-046-0	R-1	6 du/ac	R-L	0.36	2	2	Yes	None
046-370-038-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
041-150-020-0	R-1	6 du/ac	R-L	0.41	2	2	Yes	None
046-370-037-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-036-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-035-0	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
041-160-010-0	R-1	6 du/ac	R-L	1.16	7	6	Yes	None
046-370-032-0	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
046-370-065-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
041-150-050-0	R-1	6 du/ac	R-L	0.04	0	0	Yes	None
040-225-007-0	R-1	6 du/ac	R-L	0.06	0	0	Yes	None
041-150-049-0	R-1	6 du/ac	R-L	0.07	0	0	Yes	None
046-370-031-0	R-1	6 du/ac	R-L	0.17	1	1	Yes	None
046-370-030-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
041-150-049-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
040-225-002-0	R-1	6 du/ac	R-L	0.24	1	1	Yes	None
041-150-041-0	R-1	6 du/ac	R-L	0.24	1	1	Yes	None
040-201-004-0	R-1	6 du/ac	R-L	1.39	8	7	Yes	None
046-370-014-0	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
046-370-028-0	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
041-150-048-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
046-370-027-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
041-150-050-0	R-1	6 du/ac	R-L	0.17	1	1	Yes	None

APPENDIX C – VACANT LAND INVENTORY AND MAP

APN	Zone	Maximum Allowable Density	GP Designation	Acres	Maximum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
041-112-047-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
046-370-026-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-025-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
041-150-045-0	R-1	6 du/ac	R-L	0.66	4	3	Yes	None
046-370-029-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-024-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-023-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-022-0	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
046-370-068-0	R-1	6 du/ac	R-L	0.08	0	0	Yes	None
046-370-013-0	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
046-370-012-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-021-0	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
046-370-020-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-019-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-018-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-017-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-016-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-015-0	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
041-150-040-0	R-1	6 du/ac	R-L	0.21	1	1	Yes	None
046-370-011-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
041-111-042-0	R-1	6 du/ac	R-L	0.17	1	1	Yes	None
040-223-003-0	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
046-370-010-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-009-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
046-370-008-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
046-370-007-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
046-370-006-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
046-370-005-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
046-370-004-0	R-1	6 du/ac	R-L	0.16	1	1	Yes	None
046-370-003-0	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
046-370-002-0	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
041-130-015-0	R-1	6 du/ac	R-L	2.00	12	10	Yes	None
041-111-012-0	R-1	6 du/ac	R-L	0.06	0	0	Yes	None
040-165-008-0	R-1	6 du/ac	R-L	0.12	1	1	Yes	None
046-370-066-0	R-1	6 du/ac	R-L	28.54	171	137	Yes	None
040-181-002-0	R-1	6 du/ac	R-L	0.41	2	2	Yes	None
040-162-009-0	R-1	6 du/ac	R-L	0.24	1	1	Yes	None

APPENDIX C – VACANT LAND INVENTORY AND MAP

APN	Zone	Maximum Allowable Density	GP Designation	Acres	Maximum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
041-100-020-0	R-1	6 du/ac	R-L	10.39	62	50	Yes	None
041-050-022-0	R-1	6 du/ac	R-L	0.26	2	1	Yes	None
041-050-021-0	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
041-042-023-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
041-042-030-0	R-1	6 du/ac	R-L	0.32	2	2	Yes	None
041-050-020-0	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
041-061-010-0	R-1	6 du/ac	R-L	0.32	2	2	Yes	None
041-061-011-0	R-1	6 du/ac	R-L	0.27	2	1	Yes	None
041-061-012-0	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
041-050-019-0	R-1	6 du/ac	R-L	2.31	14	11	Yes	None
040-122-016-0	R-1	6 du/ac	R-L	0.12	1	1	Yes	None
041-031-057-0	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
041-031-059-0	R-1	6 du/ac	R-L	0.14	1	1	Yes	None
041-031-037-0	R-1	6 du/ac	R-L	0.37	2	2	Yes	None
041-031-036-0	R-1	6 du/ac	R-L	0.57	3	3	Yes	None
041-061-009-0	R-1	6 du/ac	R-L	0.32	2	2	Yes	None
041-061-008-0	R-1	6 du/ac	R-L	0.38	2	2	Yes	None
041-031-062-0	R-1	6 du/ac	R-L	0.13	1	1	Yes	None
041-061-012-0	R-1	6 du/ac	R-L	13.98	84	67	Yes	None
041-050-018-0	R-1	6 du/ac	R-L	5.06	30	24	Yes	None
041-050-014-0	R-1	6 du/ac	R-L	4.60	28	22	Yes	None
041-031-011-0	R-1	6 du/ac	R-L	0.76	5	4	Yes	None
040-102-008-0	R-1	6 du/ac	R-L	0.09	1	0	Yes	None
041-012-020-0	R-1	6 du/ac	R-L	0.95	6	5	Yes	None
041-013-021-0	R-1	6 du/ac	R-L	0.25	1	1	Yes	None
040-072-006-0	R-1	6 du/ac	R-L	0.12	1	1	Yes	None
041-014-015-0	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
040-072-009-0	R-1	6 du/ac	R-L	0.03	0	0	Yes	None
046-350-038-0	R-1	6 du/ac	R-L	0.08	0	0	Yes	None
040-012-008-0	R-1	6 du/ac	R-L	0.31	2	1	Yes	None
040-013-002-0	R-1	6 du/ac	R-L	0.23	1	1	Yes	None
040-012-010-0	R-1	6 du/ac	R-L	0.46	3	2	Yes	None
040-022-009-0	R-1	6 du/ac	R-L	0.21	1	1	Yes	None
046-090-017-0	R-1	6 du/ac	R-L	16.97	102	81	Yes	None
040-011-001-0	R-1	6 du/ac	R-L	0.25	1	1	Yes	None
040-011-006-0	R-1	6 du/ac	R-L	0.23	1	1	Yes	None
040-011-007-0	R-1	6 du/ac	R-L	0.27	2	1	Yes	None

APPENDIX C – VACANT LAND INVENTORY AND MAP

APN	Zone	Maximum Allowable Density	GP Designation	Acres	Maximum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
040-010-005-9	R-1	6 du/ac	R-L	0.75	4	4	Yes	None
040-010-006-9	R-1	6 du/ac	R-L	0.79	5	4	Yes	None
045-100-071-0	R-1	6 du/ac	R-L	0.47	3	2	Yes	None
045-102-057-9	R-1	6 du/ac	R-L	5.84	35	28	Yes	None
045-370-045-9	R-1	6 du/ac	R-L	0.21	1	1	Yes	None
045-370-046-9	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
045-370-029-9	R-1	6 du/ac	R-L	0.26	2	1	Yes	None
045-370-030-9	R-1	6 du/ac	R-L	0.22	1	1	Yes	None
045-370-044-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-037-9	R-1	6 du/ac	R-L	0.22	1	1	Yes	None
045-370-047-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-028-9	R-1	6 du/ac	R-L	0.22	1	1	Yes	None
045-370-043-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-036-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-048-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-027-9	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
045-370-042-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-049-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-026-9	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
045-370-041-9	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
045-370-050-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-057-9	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
045-370-058-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-040-9	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
045-370-051-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-056-9	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
045-370-059-9	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
045-370-039-9	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
045-370-052-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-055-9	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
045-370-060-9	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
045-370-038-9	R-1	6 du/ac	R-L	0.21	1	1	Yes	None
045-370-053-9	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
045-370-054-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-061-9	R-1	6 du/ac	R-L	0.19	1	1	Yes	None
045-370-025-9	R-1	6 du/ac	R-L	0.21	1	1	Yes	None
045-370-024-9	R-1	6 du/ac	R-L	0.21	1	1	Yes	None

APPENDIX C – VACANT LAND INVENTORY AND MAP

APN	Zone	Maximum Allowable Density	GP Designation	Acres	Maximum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
045-370-023-9	R-1	6 du/ac	R-L	0.23	1	1	Yes	None
045-370-022-9	R-1	6 du/ac	R-L	0.20	1	1	Yes	None
045-370-021-9	R-1	6 du/ac	R-L	0.18	1	1	Yes	None
Subtotal				258.7	1,546	1,280		
041-271-023-0	P-D	10 du/ac	R-M	0.07	1	1	Yes	None
041-271-022-0	P-D	10 du/ac	R-M	0.08	1	1	Yes	None
041-271-062-0	P-D	10 du/ac	R-M	0.63	6	5	Yes	None
041-271-021-0	P-D	10 du/ac	R-M	0.08	1	1	Yes	None
041-271-020-0	P-D	10 du/ac	R-M	0.07	1	1	Yes	None
041-271-019-0	P-D	10 du/ac	R-M	0.08	1	1	Yes	None
041-271-018-0	P-D	10 du/ac	R-M	0.08	1	1	Yes	None
041-271-017-0	P-D	10 du/ac	R-M	0.07	1	1	Yes	None
041-271-004-0	P-D	10 du/ac	R-M	0.08	1	1	Yes	None
041-271-000-0	P-D	10 du/ac	R-M	0.74	7	6	Yes	None
041-271-005-0	P-D	10 du/ac	R-M	0.07	1	1	Yes	None
041-271-006-0	P-D	10 du/ac	R-M	0.15	1	1	Yes	None
041-271-007-0	P-D	10 du/ac	R-M	0.08	1	1	Yes	None
041-271-008-0	P-D	10 du/ac	R-M	0.06	1	1	Yes	None
041-271-009-0	P-D	10 du/ac	R-M	0.07	1	1	Yes	None
041-271-010-0	P-D	10 du/ac	R-M	0.08	1	1	Yes	None
041-271-011-0	P-D	10 du/ac	R-M	0.08	1	1	Yes	None
041-271-012-0	P-D	10 du/ac	R-M	0.07	1	1	Yes	None
041-271-013-0	P-D	10 du/ac	R-M	0.08	1	1	Yes	None
041-271-014-0	P-D	10 du/ac	R-M	0.13	1	1	Yes	None
041-271-024-0	P-D	10 du/ac	R-M	0.09	1	1	Yes	None
Subtotal				2.9	32	30		
Total				272.1	1,842	1,520		

APPENDIX C – VACANT LAND INVENTORY AND MAP

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APPENDIX C – VACANT LAND INVENTORY AND MAP

Figure 1 – Vacant Land Inventory Map



