

CITY OF ORLAND 2009 HOUSING ELEMENT UPDATE

Prepared by PMC



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TABLE OF CONTENTS

HOUSING ELEMENT UPDATE

Introduction	1
Purpose	1
Relationship to Other Elements	2
Public Participation.....	2
Public Workshop.....	2
Review of Previous Housing Element	6
Contents of the Housing Element	31
Goal HE-1: Housing Quality.....	32
Goal HE-2: Housing Quantity.....	35
Goal HE-3: Affordable Housing.....	39
Goal HE-4: Equal Housing Opportunity.....	47
Goal HE-5: Natural Resources and Energy Conservation	48
Quantified Objectives Summary.....	50

APPENDICES

Appendix A - Housing Needs Assessment

Introduction	A-1
Summary of Findings.....	A-1
Population and Household Characteristics	A-1
Special Needs Housing.....	A-2
Housing Characteristics.....	A-2
Housing Constraints	A-2
Housing Needs Assessment	A-3
Regional Context	A-3
Population Trends.....	A-3
Household Income and Poverty	A-5
Household Income.....	A-5
Employment.....	A-8
Special Needs	A-12
Senior Population	A-12
Persons with Disabilities	A-13

TABLE OF CONTENTS

Homeless	A-16
Farmworkers	A-17
Housing Characteristics.....	A-18
Housing Composition	A-18
Housing Conditions.....	A-18
Age of Housing Stock.....	A-18
Occupancy & Tenure.....	A-19
Housing Unit Size	A-20
Overcrowded Housing	A-20
Housing Cost	A-21
Single-Family Home Costs.....	A-21
Rental Housing Costs	A-22
Overpayment.....	A-23
Housing Constraints	A-24
Governmental and Non-Governmental Constraints.....	A-24
Housing Resources and Opportunities	A-47
Existing Affordable Housing.....	A-47
At-Risk Housing.....	A-48
Resources and Incentives for Affordable Housing.....	A-49
Future Housing Needs	A-51
Annexations	A-52
Special Planning Districts.....	A-53
Available Sites Analysis.....	A-54
Opportunities for Energy Conservation.....	A-58
Appendix B - Qualified Entities	
Appendix C - Vacant Land Inventory and Map	
Appendix D - Glossary of Terms	
Appendix E- Housing Condition Survey	

TABLE OF CONTENTS

List of Tables

Table HE-1 Quantified Objectives Summary (2009–2014).....	50
Table 1 Regional Population Change	A-3
Table 2 General Plan Population Projections for Orland, 2008–2028	A-4
Table 3 Population by Race/Ethnicity.....	A-4
Table 4 Population by Age.....	A-5
Table 5 Income Distribution, 1990 and 2000	A-6
Table 6 2008 State Income Limits, Glenn County.....	A-7
Table 7 Affordable Payments by Household Size, 2008	A-7
Table 8 Population Below Poverty Level, 2000.....	A-8
Table 9 Largest Employers, City of Orland	A-9
Table 10 Employment by Industry.....	A-10
Table 11 Employment by Occupation.....	A-10
Table 12 Average Annual Employment in Orland	A-11
Table 13 North Valley Region Projections of Employment.....	A-12
Table 14 Senior Population.....	A-13
Table 15 Senior Households by Tenure.....	A-13
Table 16 Persons with Disabilities by Age Group	A-14
Table 17 Care Facilities for Seniors and/or Disabled Persons.....	A-14
Table 18 Single-Parent Households, 2000.....	A-14
Table 19 Single-Parent Households in Poverty, 2000.....	A-15
Table 20 Large Families by Tenure, 2000.....	A-15
Table 21 Homelessness Services	A-17
Table 22 Housing Unit Types	A-18
Table 23 Age of Housing, 2008	A-19
Table 24 Housing Units by Tenure, 2000.....	A-19
Table 25 Occupancy Status.....	A-19
Table 26 Household Size by Tenure	A-20
Table 27 Overcrowded Housing.....	A-21
Table 28 2009 Homes For Sale	A-22
Table 29 Orland Rental Costs	A-22

TABLE OF CONTENTS

Table 30 Available Rental Units in Orland, 2009	A-23
Table 31 Households Overpaying	A-24
Table 32 Land Use Designations	A-25
Table 33 Residential Land Use Zones and Densities.....	A-26
Table 34 Residential Development Standards	A-26
Table 35 Housing Types Permitted by Zoning District.....	A-28
Table 36 Development Impact Fees	A-33
Table 37 Planning Permit Fees.....	A-34
Table 38 Permit Procedure Timelines.....	A-41
Table 39 Typical Processing Procedures by Project Type	A-42
Table 40 Land Costs	A-45
Table 41 Interest Rates	A-46
Table 42 Assisted Housing Projects	A-47
Table 43 Orland Regional Housing Needs Allocation, 2007-2014.....	A-52
Table 44 Summary of Land Available	A-55
Table 45 Vacant Land Inventory Summary.....	A-57
Table 46 Entitled Projects or Projects under Construction.....	A-58
Entities Interested in Participating in California’s First Right of Refusal Program Pursuant to Government Code Section 658363.11	B-1
Vacant Land Inventory.....	C-1

List of Figures

Figure 1 – Vacant Land Inventory Map.....	C-17
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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 (2009–2014) 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, government and the private sector should make an effort to provide a diversity of housing opportunity 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.

HOUSING ELEMENT UPDATE

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 is currently undertaking a General Plan Update. This Housing Element is part of the 2008–2028 update of the Orland General Plan. The Housing Element spans a 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 State Department of Housing and Community Development requires that Housing Elements are adopted and certified by August 2009. Therefore, adoption of the Housing Element shall occur in advance of the General Plan Update, which is scheduled for adoption in early 2010. To conform with this schedule, the analysis of the City's ability to meet projected needs is based on the current 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 updated Zoning Ordinance (October 2007). Chapter 369, Statutes of 2007 (AB 162) requires the City to amend the safety and conservation elements of their general plan to include analysis and policies regarding flood hazard and flood management information upon the next revision of the Housing Element after January 2009. Any changes made to these elements will require a review of the Housing Element to ensure internal consistency, which may, in turn lead to amendments to the Housing Element. Since the Housing Element will be adopted in advance of the other General Plan elements, the City will be able to ensure consistency between the Housing Element and other elements.

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. The City of Orland is currently undertaking a General Plan Update as well as a 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 May 28, 2009. Staff conducted a very broad notification process, including publication in the local newspaper, and individual mailings to the public, agencies, and stakeholders, such as the County Human Resources Agency, Unity House, Orland Ministerial Association, Senior Centers (Orland and Willows), Office of Education, Continuum of Care, Salvation Army, Board of Realtors, Veteran's Services, County Health Department, Public Safety (law enforcement, fire, ambulance), Glenn County Farm Bureau, North Valley Indian Health, Affordable Housing Developers (i.e., Mercy Housing, CHIP, etc.), City Councils (Orland and Willows) and County Board of Supervisors, among others locally. The City diligently ensured that all services, groups, and organizations involved with individuals who require a diversity of housing types and that represent persons with special needs and lower-income households, were notified.

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

HOUSING ELEMENT UPDATE

the expected dates of completion for the draft document and public meetings was also shared with the group.

The City also posted detailed notices regarding the Housing Element Update and schedule in the City's Newsletter, "Orland Express", available at City Hall monthly and posted on the City's website. The February 2009, and May 2009, Newsletters detailed the purpose, process, expected changes, and the upcoming May 28, 2009, workshop for the City to obtain public input.

The following community residents attended the public workshop:

- Janet Wackerman (City housing grants administrator)
- Peggy White (Glenn County Transportation Project Manager)
- Arnica McCarthy (Glenn County Associate Planner)
- Byron Denton (Active Orland citizen)
- John Noffsinger (Active Orland citizen)
- Mike Yalow (Orland Economic Development Commissioner)
- City Staff

PUBLIC COMMENTS RECEIVED

The City received a letter from the Glenn County Health Services Agency that stated that the Agency was unable to attend the public workshop for the Housing Element Update, but would like the City to include policies that are supportive of special needs housing, specifically housing for the mentally ill, and is supportive of locations for such a project. The City has incorporated Program HE-3.K to address the special needs housing, especially housing for the mentally ill.

PUBLIC HEARINGS

The City held a public hearing on September 8, 2009, to inform the Orland City Council, the public, and stakeholders of the content of the Housing Element and to continue the outreach process. Verbal comments or questions were received by the public at this meeting. One question was about the state density bonus and Staff explained how the state density bonus works in general and referred to Program HE-3.D in the Housing Element. Another question asked for clarification of what transitional housing was and staff clarified this verbally. Other comments shared during the meeting were relative to the Land Use Element of the General Plan update. Staff referred the public member to the project manager for that Element of the General Plan update.

Two comprehensive articles were also published in the local newspaper, the Orland Press Register, based on interviews with the City's Community Services Department Director. The first article detailed the process and status of the General Plan and Housing Element Updates and the second article published results of the Housing Condition Survey, conducted by Mercy Housing, and reviewed the process and status of the Housing Element Update.

An additional public hearing for the Housing Element update is scheduled for February 16, 2010, before the Orland City Council, that will include a powerpoint presentation by the consultant. This meeting will provide an additional opportunity for community members, organizations, and service groups to submit comments concerning the Element prior to adoption, which is tentatively scheduled for the March 15, 2010, City Council meeting. The City has posted the draft environmental document completed for the Housing Element Update, the Draft Housing Element Update and the Housing Condition Survey completed in September 2009, by Mercy Housing, Inc., on the City's website for public comment as well.

HOUSING ELEMENT UPDATE

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.

HOUSING ELEMENT UPDATE

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HOUSING ELEMENT UPDATE

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)
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.		
<p>Program HE-1.A: Housing Inspection Program</p> <p><u>Objective:</u> The City's Building Department is responsible for building and zoning code inspections. On a request basis, the Building Department 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. (<i>Policies HE-1.A, HE-1.E</i>)</p> <p><u>Specific Action Required:</u> The Building Department 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><u>Funding Sources:</u> City General Fund</p> <p><u>Responsible Agencies/Departments:</u> Building Department</p> <p><u>Implementation Schedule:</u> Ongoing</p> <p><u>Expected Results:</u> The City anticipates requests to inspect five housing units annually on average.</p>	<p><u>Progress/Effectiveness:</u> The City is required to complete annual monitoring for affordable housing units. The City inspected 5 of 21 apartments in 2009. No single-family residential units are monitored.</p> <p>In June 2009, the City of Orland contracted with Mercy Housing California (MHC) to conduct a 100% Comprehensive Housing Inventory for each dwelling type in the City of Orland. The Final Report is due to the City by August 14, 2009, and will be added as Appendix E of this document. The Final Report will include the following:</p> <ol style="list-style-type: none"> 1) Documentation of conditions of each dwelling unit in the city limits; 2) Identification of regulatory, funding, and other actions to address the problems that are identified; 3) Identification and evaluation of the condition of the existing housing stock within the city limits, including the condition of each dwelling unit surveyed; 4) A compilation analysis of housing conditions and needs; 5) Provision of recommendations to improve housing stock based on survey results, including modifications to procedures, policies, and ordinances, actions to improve housing conditions, and identification of available programs 	<p>This program will be continued as Program HE-1.A.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Program HE-1.B: Housing Rehabilitation Program</p> <p><u>Objectives:</u> 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><u>Specific Action Required:</u> 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><u>Funding Sources:</u> CDBG Program</p> <p><u>Responsible Departments/Agencies:</u> Finance Department</p> <p><u>Implementation Schedule:</u> Ongoing. Complete application for CDBG funds by 2005.</p> <p><u>Expected Results:</u> The rehabilitation of an average of four housing units per year.</p>	<p>and funding alternatives.</p> <p><u>Progress:</u> Housing Rehabilitation Program information is readily available throughout the City including in the lobby of City Hall and the Library. The City continues to apply for CDBG program grant funding and was awarded a total of \$1,500,000 for infrastructure for multi-family (\$1,000,000), for housing acquisition (\$450,000), and for the City's Sidewalk Program (\$50,000).</p> <p>During the planning period, the City provided funds for two housing rehabilitations with CDBG funds. Additionally, HOME funds provided for an additional eight housing rehabilitations during the planning period.</p> <p><u>Effectiveness:</u> Due to grants for lead compliance which average \$4,000 to \$6,000 per dwelling, this program was effective in providing information to the public, as well as for the City's successful acquisition of CDBG funding for housing rehabilitation projects. The program was moderately successful in the rehabilitation of housing units, a total of 10 for the planning period, which is less than what was expected (a total of 16). However, the program should be continued through the next Housing Element.</p>	<p>This program (Program HE-1.B) will be continued in order to provide financial assistance to lower-income households for rehabilitation. Additionally, the City will continue to apply for grant funding opportunities to ensure funding for this program.</p>
<p>Program HE-1.C: First Time Homebuyers Program</p> <p><u>Objective:</u> 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><u>Specific Action Required:</u> 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><u>Funding Sources:</u> City General Fund for applications to grant funding agencies. If applications are successful, grants will be</p>	<p><u>Progress:</u> The City has and continues to apply for CDBG, HOME, and other funding for the First Time Homebuyers (FTHB) Program. The City has secured two HOME grants and three CDBG grants; two of these contracts are for down payment assistance. Each grant has dedicated funds to assist at least five FTHB through the funding period, which expires in 2011. The CDBG limit for assistance is \$80,000 and the HOME grant limit for FTHB is \$110,000.</p> <p>During this planning period, the City has assisted one FTHB through HOME funds and eight FTHB through CDBG funds. HOME funds were available up to an \$80,000 limit, and one of</p>	<p>The City will continue to provide information about the First Time Homebuyers Program (Program HE-1.C), as well as apply for grant funding and provide eligible participants FTHB with grant assistance.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>used to fund the program.</p> <p><u>Responsible Departments/Agencies:</u> Finance Department</p> <p><u>Implementation Schedule:</u> Complete application for CDBG and HOME funds in 2005.</p> <p><u>Expected Results:</u> The provision of first-time homebuyer grants to an average of two lower-income households per year.</p> <p>Program HE-1.D: Infrastructure Provision and Financing</p> <p><u>Objective:</u> 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><u>Specific Action Required:</u> 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, Mercy Loan Program, Predevelopment/Construction Loan Program, and the Water and Waste Disposal Program.</p> <p><u>Responsible Agency:</u> Public Works, Finance and Planning Departments</p> <p><u>Funding Source:</u> CDBG, General Fund, Capital Improvement Program</p> <p><u>Implementation Schedule:</u> Ongoing</p>	<p>the homes from CDBG was also at the same limit.</p> <p>The balance of the homes was under a down payment assistance forgivable loan for up to \$7,500.</p> <p><u>Effectiveness:</u> This program was effective in providing FTHB with assistance, providing a total of nine households with grant funding assistance over the planning period. This exceeded the goal of a total of eight households.</p> <p><u>Progress:</u> One of the new affordable housing complexes in the City is Paigewood Village, a 73-unit multi-family housing complex which was approved on August 6, 2007, and construction is expected to begin construction in fall 2009. The City has been awarded \$1.5 million for the infrastructure from the State Community Development Block Grant (CDBG) program.</p> <p><u>Effectiveness:</u> This program was effective in minimizing infrastructure costs by providing CDBG grant assistance, providing a total of 73 multi-family housing units during the planning period.</p>	<p>This program (Program HE-1.D) will be continued in order to minimize infrastructure cost, which will encourage housing production in the City. Additionally, the City will continue to apply for grant funding opportunities to ensure funding for this program.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p><u>Expected Results:</u> Reduction of housing development cost associated with infrastructure development, and provision of additional resources that will encourage housing production.</p> <p>Program HE-1.E: General Plan and Housing Element Periodic Review and Update</p> <p><u>Objective:</u> 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><u>Specific Action Required:</u> 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><u>Responsible Agency:</u> Planning Department, Planning Commission, City Council</p> <p><u>Funding Source:</u> General Fund</p> <p><u>Implementation Schedule:</u> Ongoing</p> <p><u>Expected Results:</u> Annual evaluation of the effectiveness of the General Plan, including Housing Element goals, policies, and programs.</p> <p>Program HE-1.F: Zoning Ordinance Review and Update</p> <p><u>Objective:</u> 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><u>Specific Action Required:</u> Review the Zoning Ordinance on an</p>	<p><u>Progress:</u> In 2004, the City prepared a General Plan Progress Report, which was initiated by the City Council to review the 2003 General Plan. The report goals projected that if development was outpacing that projected in the General Plan, and then the existing fee structure would be reviewed to ensure that it is adequate to meet the capital needs and to determine whether adequate services are in place.</p> <p>In order to reflect upon changing conditions and issues, and to provide a direction for the future growth of the City in the next 15 to 20 years, the City prepared an update to their General Plan in 2008. Following an extended period of growth that occurred in Orland from 2002 to 2006, the City determined that the General Plan required an update in order to ensure that it is achieving its long-term goals.</p> <p><u>Effectiveness:</u> This policy was effective in that the City consistently reviewed the effectiveness of the General Plan and the Housing Element. Staff closely monitored development proposals and projects following an extended period of growth that occurred in Orland from 2002 to 2006. As a result, the City determined that a General Plan Update was required to ensure that they are achieving long-term goals.</p> <p>CDBG and HOME require annual performance reports. CDBG's reports are held at a public hearing in July. HOME's reports are submitted to the agency with no public hearing required.</p> <p><u>Progress:</u> In conjunction with the General Plan Update in 2003, the Zoning Ordinance was revised in July 2003 and October 2007, to be consistent with the 2003 General Plan and to prepare for conformity with the 2008 General Plan Update. In counties and general law cities, such as the City of Orland, Zoning and Specific Plans are also required to conform to the General Plan. Therefore, any proposed</p>	<p>The City will continue to monitor the General Plan Housing Element and provide updates as an ongoing effort to mitigate any possible development constraints (Program HE-1.E).</p> <p>The City will continue to update the Zoning Ordinance to comply with new and revised state planning and zoning law requirements as needed (Program HE-1.F).</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>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><u>Responsible Agency:</u> Planning Department, Planning Commission, City Council</p> <p><u>Funding Source:</u> General Fund</p> <p><u>Implementation Schedule:</u> Ongoing</p> <p><u>Expected Results:</u> 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>changes in the Housing Element will be updated in the Zoning Code to be consistent with the 2008 General Plan Update.</p> <p><u>Effectiveness:</u> This policy was effective through the 2003 and 2007 revisions to the Zoning Ordinance. The Zoning Ordinance is currently being amended and updated to include the M-U (Mixed Use) zoning district, to include Senate Bill (SB) 2 requirement, energy conservation policies, and a definition for “single-room occupancy,” and to incorporate a 30 percent density bonus for affordable housing, among other items, in preparation for the final adoption of the 2008 General Plan in early 2010.</p>	
<p><i>Program HE-1.G: Technical Advisory Committee Review</i></p> <p><u>Objective:</u> 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><u>Specific Program Required:</u> 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 shall provide information on standards and guidelines</p>	<p><u>Progress:</u> The Technical Advisory Committee (TAC) is ongoing. The TAC is made up of the City Manager, Public Works Director, City Engineer, Senior Building Inspector, and Director of Community Services. The TAC meets the third Wednesday of each month at Carnegie Center, 912 Third Street, at 10:00 a.m. as caseload permits. The TAC reviews draft Conditions of Approval for all projects. The applicant and developer are always asked to attend in case staff has questions. The TAC meetings are open to the public.</p> <p><u>Effectiveness:</u> This policy was effective in that the City monitored development proposals and was able to streamline the process and solicit input from interested parties.</p>	<p>The City will continue project proposal review through the TAC to address development requirements and concerns early in the process, through coordination of City staff as well as interested parties (Program HE-1.G).</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>of TAC project review to potential developers and other interested parties.</p> <p><u>Responsible Agency:</u> Planning Department</p> <p><u>Funding Source:</u> City General Fund</p> <p><u>Implementation Schedule:</u> Ongoing</p> <p><u>Expected Results:</u> The promotion of development in accordance with City standards and streamlining of the TAC review process.</p>		
<p>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.</p>		
<p>Program HE-2.A: Medium and High Density Residential Sites</p> <p><u>Objective:</u> Increase the number of sites available for medium- and high-density residential development, particularly medium density residential sites. (<i>Policies HE-1.B, HE-2.A, HE-2.D, HE-2.F, HE-2.G, HE-3.D</i>)</p> <p><u>Specific Action Required:</u> The City in future annexations 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 amending the General Plan and zoning designations as necessary.</p> <p><u>Responsible Agency:</u> Planning Department</p> <p><u>Funding Source:</u> City General Fund</p>	<p><u>Progress:</u> Since the previous General Plan Update in 2003, the City has annexed approximately 295 acres, predominantly to the north and east of the existing city limits. This annexation represents a 19 percent increase in area of the City. As part of the 2008 General Plan Update, the City has paid particular attention to the “smart growth” principles being promoted throughout the country. These principles encourage communities to meet the underlying demand for housing by building to higher densities in selected areas, revitalizing depressed areas, and preserving meaningful open space and environmentally sensitive areas. As part of the General Plan Update, the City increased the Residential High Density designation by 41 acres (at 25 units/acre would result in a possible increase of 1,025 units), as well as added a Mixed Use designation with 29 acres (at 15 units/acre would result in a possible increase of 435 units). However, the Residential Medium Density designation (10 units/acre) resulted in a loss of 5 acres, which reduced the possible residential units by 50. Even with the loss of acreage in the Residential Medium Density designation, the City will have an increase in 65 acres with High Density and Mixed Use designations, resulting in a</p>	<p>This program (Program HE-2.A) will be continued in order to expedite projects that propose medium- and high-density residential development and continue to ensure that available suitable vacant sites are available to meet RHNA targets. The City will encourage and direct development, where feasible, in the Mixed Use (M-U) designation and zoning district to promote smart growth principles for sustainable live-work neighborhoods, especially in the Downtown District. The City has approved, through Site Plan Review (administrative process), the renovation of the Hicks Building (or the Booth Hotel) that will provide for commercial businesses on the first floor and seven studio apartments on the second floor. The first floor also includes an ADA-accessible studio apartment available for a renter with disabilities. The renovation of the hotel is currently under way. The Orland City Council passed a resolution in 2008 deeming the Hicks Building a building of Local Historical</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p><u>Implementation Schedule:</u> Ongoing</p> <p><u>Expected Results:</u> An increased number of potential development sites for medium- and high-density residential projects.</p>	<p>possible increase of 1,410 residential units.</p> <p><u>Effectiveness:</u> The City successfully increased the number of high-density sites available and has gone beyond the scope of this program through the addition of a Mixed Use designation.</p>	<p>Significance, a first for the City. The renovation of the Hicks Building to a live-work space Downtown, as well as the new Mixed Use land use designation and zoning district that will be applied to the City's Downtown area (and other areas where feasible) with the 2008 General Plan Update, is the precedent for a successful smart-growth Downtown neighborhood that will be used as a winning model for future live-work neighborhoods in the City of Orland.</p>
<p><i>Program HE-2.B: Residential Site Development Program</i></p> <p><u>Objective:</u> 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 under-utilized 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><u>Specific Action Required:</u> The Planning Department will develop and maintain a database to identify vacant and under-utilized residential land and the constraints to the development of that land. This information shall be made available to the public by the Planning Department.</p> <p>The City shall also undertake a comprehensive program to identify parcels as candidates for medium density and high-density housing development, including parcels currently designated for lower-density development. Once the parcels have been identified, the City will pursue the necessary General Plan amendments and rezoning actions to change the designations of appropriate parcels to higher-density development. The City shall designate sufficient acreage for the development of 50-100 additional high-density residential units and 25-50 additional medium-density residential units.</p>	<p><u>Progress:</u> As mentioned in Program HE-2.A, as part of the 2008 General Plan Update, the City increased acreage for the Residential High Density designation as well as added a Mixed Use designation which will result in a possible increase of 1,410 residential units. Prior to preparation of the General Plan Update, a Background Report was prepared and a detailed land use inventory was conducted to determine existing land uses and to identify vacant and underutilized land. Field surveys were conducted on several occasions in early January 2007 to determine the land use activities in question, as well as the development status of subdivisions. The result of these surveys assisted the City in determining where to increase higher-density land uses, as well as the incorporation of the Mixed Use designation.</p> <p><u>Effectiveness:</u> The City successfully identified vacant and underutilized land through the process of the General Plan Update. As a result, the City has increased the number of high-density sites available and incorporated the addition of a Mixed Use designation. This effort will result in a possible increase of 1,410 residential units within the high-density and mixed-use areas of the City, which exceeds the goal of an additional 75 to 150 units as stated in this program.</p>	<p>This program (Program HE-2.B) will be continued in order to maintain a database to identify vacant and underutilized residential land and any associated constraints to the development of that land.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p><u>Responsible Agency:</u> Planning Department</p> <p><u>Funding Source:</u> City General Fund</p> <p><u>Implementation Schedule:</u> See Figure HE-1 of this Housing Element. Program to identify and redesignate parcels for higher-density development to occur in 2004-2005.</p> <p><u>Expected Results:</u> A Residential Site Development database to assist in the development of housing in the City. Also, additional parcels for medium-density and high-density housing development would be made available.</p>		
<p>Program HE-2.C: Second Units</p> <p><u>Objective:</u> Encourage the production of second units housing to meet the needs of the expanding Orland population. (<i>Policies HE-1.B, HE-2.C, HE-2.G</i>)</p> <p><u>Specific Action Required:</u> Provide educational materials regarding second units in the form of brochures at City Hall and the public library.</p> <p><u>Responsible Agency:</u> Planning Department and Building Department</p> <p><u>Funding Source:</u> City General Fund</p> <p><u>Implementation Schedule:</u> Ongoing</p> <p><u>Expected Results:</u> The development of two second residential units annually on average.</p>	<p><u>Progress:</u> In conjunction with the General Plan Update in 2003, the Zoning Ordinance was revised in July 2003 to be consistent with the General Plan. This revision amended the Zoning Ordinance to allow for second units, which may be attached or detached and not exceed 30 percent of the existing living area or exceed 1,200 square feet. The City has provided informational brochures in the City Hall lobby and at the public library regarding second units.</p> <p><u>Effectiveness:</u> This policy was effective in educating the public about second units in the City. However, there was only one second unit built in the City during the previous Housing Element time frame.</p>	<p>This program (Program HE-2.C) will be continued in order to continue to educate the public about second units in the City and to continue to encourage the production of these units.</p>
<p>Program HE-2.D: Housing Opportunities Program</p> <p><u>Objective:</u> Encourage the production of market rate housing for households with incomes of 80 percent or more of</p>	<p><u>Progress:</u> During the planning period, a total of 209 housing units have been built and 253 housing units have been permitted. Of these 209 housing units, 8 are multi-family units, 54 are CHIP homes (affordable), and the remaining 177</p>	<p>This program (Program HE-2.D) will be continued in order to meet RHNA allocation of 747 housing units (289 affordable housing units and 458 market-rate housing units).</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Glenn County Area Median Income in order to meet and/or exceed the adjusted Regional Housing Needs Allocation (RHNA) of 286 housing units for moderate and above-moderate households. The proportion of RHNA housing units to meet households with income at or above 80 percent of the County median is approximately 67 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><u>Specific Action Required:</u> The Planning and Building Departments 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 households. Once these items have been identified, the Planning Department will provide this information to housing developers to encourage the construction of market-rate housing.</p> <p><u>Responsible Agency:</u> Planning Department, Building Department</p> <p><u>Funding Source:</u> City General Fund</p> <p><u>Implementation Schedule:</u> June 2004</p> <p><u>Expected Results:</u> The development of 250 market-rate housing units.</p>	<p>are single-family homes.</p> <p>The City has an additional 67 affordable housing units in the construction and entitlement process: (1) Heartlands Subdivision: CHIP purchased 50 lots (all entitlements are in place) and is in the construction phase; (2) Blair Estates III: 17 single-family lots: Tentative Subdivision Map was approved by City Council on July 20, 2009, to be constructed by CHIP in the future.</p> <p>The parcel for the Blair Estates III tentative map is 35.95± acres and currently has 41 affordable single-family homes constructed under Blair Estates I (34 homes) and Blair Estates II (7 homes). The approval of the Blair Estate III tentative map (17 lots) will bring the affordable housing unit count to 58 on this parcel.</p> <p>Under the General Plan land use designation for Low Density Residential (R-L), the maximum density is 6 units per acre. The 58 affordable units constructed and approved for the Blair Estates projects are currently at 6.1 dwelling units per acre.</p> <p>There is an approximate 12± acres remaining that the landowner intends to further subdivide for residential development; however, the City is re-designating this 12+ acres to "R-H" (High Density Residential) during the current 2008-2028 General Plan Update to allow for additional higher residential density on this parcel. The City may also suggest a portion of the acreage be re-designated to the proposed Mixed Use (M-U) land use designation. To reduce costs to the landowner, the City is re-designating the remainder of the parcel with the 2008-2028 General Plan Update to a higher residential density, leaving only the cost of the Zone Change application to be paid for by the landowner.</p>	

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
	<p>Using the 25 dwelling units per acre under the High Density Residential land use designation or the 15 dwelling units per acre under the Mixed Use land use designation, this would allow for a variety of high-density residential uses that would provide for an additional 180 to 300 residential units of different varieties and types. The entitlements are proposed to occur during the 2008–2014 Housing Element period.</p> <p>The Blair Estates III tentative map has been conditioned to work in conjunction with the Glenn County Transit Committee to provide a sheltered bus stop for the residents of the subdivisions in the area. The City has been working closely with the Glenn County Transit Committee to provide an additional GlennRide bus route and accessible bus stop to this area for convenient transit for the residents to the major commercial and medical facilities throughout the county.</p> <p><u>Effectiveness:</u> The City allowed for the development of 209 housing units and made sites available to meet their previous RHNA allocation, but due to the downfall of the housing market only 209 housing units were constructed during this period.</p>	
<p>Program HE-2.E: <i>Development Processing System Review Program</i></p> <p><u>Objective:</u> 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. (Policy HE-2.F)</p>	<p><u>Progress:</u> The City has continued to monitor time frames for processing and review of development permits. The time for ministerial permits is approximately 30 days. Discretionary permits, such as a Use Permit, Zoning Change, or Site Plan Review, vary from approximately 3 months up to 12 months, depending on the complexity of the project.</p> <p>The applicant/developer may request a predevelopment meeting; however, the City will require a Cost Recovery fee after 30 minutes.</p>	<p>Continue this program (Program HE-2.E) to ensure that development processing times are appropriate and reasonable and do not increase unnecessarily over time.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p><u>Specific Program Required:</u> Monitor the development processing/review procedures on an ongoing basis to minimize the time required for review by the City. The City shall also consider making available to prospective developers the option of having a predevelopment conference 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><u>Responsible Agency:</u> Planning Department, Building Department</p> <p><u>Funding Source:</u> City General Fund</p> <p><u>Implementation Schedule:</u> Ongoing</p> <p><u>Expected Results:</u> The reduction of plan review time needed by City staff and housing developers.</p>	<p><u>Effectiveness:</u> This policy was effective in that the City monitored time frames for the processing of development proposals and was able to streamline the process.</p>	
<p><u>Program HE-2.F: Planned Development</u></p> <p><u>Objective:</u> 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</i></p>	<p><u>Progress:</u> Prior to the 2008 General Plan Update, the City had a Planned Development (P-D) overlay zone which allows for a variety of housing types, depending on the approved master plan for the planned development. Fairview Village Planned Development was approved in 2005, which provided 60 senior-restricted units. In conjunction with the General Plan Update in 2008, the Land Use Element was updated to include Program 2.3.A.4, which states that the City may allow Planned Development Zone Districts to modify standard development requirements consistent with the General Plan. The Benson Estates project (senior-restricted P-D zone) was approved by the City Council on September 7, 2004, for the construction of 34 senior-restricted units. Due to the economy, the</p>	<p>Continue to encourage Planned Developments within the City to allow for a mix of different housing types and land uses (Program HE-2.F).</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p><i>Element of the Orland General Plan)</i></p> <p><u>Specific Program Required:</u> The City shall produce informational brochures describing the PD process and its possibilities identify areas of the City which may be rezoned as Planned Development districts, and identify possible development incentives for a PD such as density bonuses, infrastructure cost sharing and increased housing density.</p> <p><u>Responsible Agency:</u> Planning Department, Planning Commission, City Council</p> <p><u>Funding Source:</u> City General Fund</p> <p><u>Implementation Schedule:</u> 2005</p> <p><u>Expected Results:</u> The promotion of neighborhoods with a mix of different housing types and land uses.</p> <p>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.</p>		
<p>Program HE-3.A: Affordable Housing Preservation</p> <p><u>Objective:</u> 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><u>Specific Action Required:</u> The City will monitor the existing affordable multifamily 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.</p>	<p><u>Progress:</u> There were no at-risk affordable housing units that converted to market rate during the 2004–2008 planning period. However, both Newport Village and Shasta Garden Apartments are at risk within the next 10 years.</p> <p>Long-term monitoring of one senior and one low-income housing complex is required by a state funding source. The City will continue to monitor the affordable housing units in Orland for risk of conversion and identify funding sources and options for the preservation of at-risk affordable housing, in coordination with nonprofit organizations and other agencies.</p> <p><u>Effectiveness:</u> This program was effective in that no affordable housing units converted to market rate during this planning period.</p>	<p>Program HE-3.A will continue to monitor at-risk affordable housing units to ensure that they do not convert to market rate and continue to identify potential funding sources and coordinate with nonprofit organizations and other agencies.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p><u>Responsible Agency:</u> Finance Department, Planning Department</p> <p><u>Funding Source:</u> City General Fund, as well as other state, federal, and private funding sources</p> <p><u>Implementation Schedule:</u> Ongoing</p> <p><u>Expected Results:</u> A program to assist in the preservation of at-risk housing units.</p>		
<p>Program HE-3.B: Funding for Affordable Housing Development</p> <p><u>Objective:</u> Encourage and connect developers with the most feasible and appropriate available housing programs provided by the state and federal government that meets 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><u>Specific Action Required:</u> 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.</p> <p>There are a number of state and federal programs, which 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 non-profit 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</p>	<p><u>Progress:</u> The City partnered with Mercy Housing CA to obtain funding for down payment assistance to promote affordable home ownership (HOME funds). Additionally, the City partnered with Pacific West Communities to obtain funding for a 73-unit multi-family affordable apartment complex (HOME funds) and obtained infrastructure funding (CDBG funds) for the project.</p> <p><u>Effectiveness:</u> This program was effective in providing developers to work with the City and, in conjunction with several sources of grant funding, to provide financial assistance for the production of affordable housing.</p>	<p>Through Program HE-3.B, the City will continue to work with developers and identify funding sources to provide affordable housing options in the City.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>City shall secure funding for at least one affordable housing program during the planning period. Programs in which 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 Assistance Grants ▪ Community Development Block Grant Program (CDBG) ▪ Home Investment Partnerships Program (HOME) <p><u>Funding Sources:</u> All available federal, state and local sources</p> <p><u>Responsible Departments/Agencies:</u> Finance Department</p> <p><u>Implementation Schedule:</u> Ongoing. 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 comes available and as staffing and budget permits.</p> <p><u>Expected Results:</u> The supply of information to developers for possible funding sources.</p>		
<p>Program HE-3.C: Self-Help Housing Development Program</p> <p><u>Objective:</u> Self-help housing, or housing developed through “sweat equity,” is a good opportunity for lower income</p>	<p><u>Progress:</u> Three residential projects that are owned by Community Housing Improvement Program (CHIP) to provide single-family self-help housing have been approved by the City Council, Ledgerwood No. 7 with 12 new lots, Blair Estates</p>	<p>The City will continue to encourage self-help housing development projects, through assisting in identifying possible sites for such housing development and offering incentives to provide</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>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><u>Specific Action Required:</u> The City shall continue to encourage 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><u>Funding Sources:</u> City General Fund</p> <p><u>Responsible Departments/Agencies:</u> Finance Department, Planning Department, Building Department, Planning Commission, City Council</p> <p><u>Implementation Schedule:</u> The City will contact prospective affordable housing developers, identify possible sites and identify incentives by January 2005. Informational brochures will be made available by July 2005.</p> <p><u>Expected Results:</u> The production of five (5) self-help housing units annually on average.</p>	<p>with 37 new lots and Blair Estates II with 7 new lots. Construction is currently under way for the Ledgerwood No. 7 and Blair Estates residential projects. CHIP is also providing additional single-family self-help housing in the Heartlands project, through the purchase of 50 lots in June 2008. There is also an affordable proposed project, Blair Estates III, which is also CHIP owned and proposed for 17 new lots.</p> <p><u>Effectiveness:</u> This program was effective in providing opportunities for a potential of 123 self-help housing units within the City. The number of self-help housing units exceeds the anticipated production of five housing units annually.</p>	<p>homeownership for lower-income households (Program HE-3.C).</p>
<p>Program HE-3.D: Density Bonus Program</p> <p><u>Objective:</u> The production of low and moderate-income housing. (<i>Ref. Policy HE-2.D, HE-3.C</i>)</p> <p><u>Specific Action Required:</u> Density bonuses provide a developer with additional dwelling units within a given land use designation in exchange for the provision of housing affordable to low-and-moderate-income households. State</p>	<p><u>Progress:</u> In accordance with California Government Code Section 65915, Orland grants a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive which include:</p> <ul style="list-style-type: none"> • A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards; or • Approval of mixed use zoning in conjunction with the 	<p>This program will be carried out through the incorporation of the City's updated 2008 General Plan policies into the updated Zoning Ordinance. This will ensure that the City will have a density bonus program that will include a density bonus in excess of the state-required density bonus of up to 30 percent (Program HE-30.D).</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>law provides that if a developer proposes to include at least twenty (20) percent of the dwelling units in a project at rents/prices that are affordable to low-income households, or ten (10) percent of the dwelling units in a project at rents/prices that are affordable to very low-income households, or fifty (50) percent of the dwelling units for senior citizens, the local jurisdiction must permit a twenty-five (25) percent density bonus.</p> <p>The City, at its discretion, will offer a density bonus in excess of the state required density bonus of up to thirty (30) percent. In addition, a density bonus of thirty (30) percent will be offered for moderate-income housing (affordable at 80 to 120 percent of median income) depending on the physical characteristics of the site, the availability of sufficient infrastructure to serve the project, project design, and surrounding land uses. Projects that take advantage of the density bonus for moderate income housing shall be required to maintain affordability for at least twenty (20) years. The density bonus will be promoted by informational brochures, which will be displayed at City Hall and the public library.</p> <p>The City's Zoning Ordinance shall be amended to adhere to recently enacted legislation regarding the State density bonus law (AB 1866, Chapter 1062, Statutes of 2002).</p> <p><u>Responsible Agencies/Departments:</u> Planning Department</p> <p><u>Funding Sources:</u> General Fund</p> <p><u>Implementation Schedule:</u> Ongoing – continuation of existing program. Amendment of Zoning Ordinance to adhere to new density bonus legislation shall be completed by December 31, 2004.</p>	<p>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; or</p> <ul style="list-style-type: none"> • 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). <p>Government Code Section 65915 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. The City offers a density bonus program in compliance with the provisions of Government Code Section 65915.</p> <p>In accordance with Government Code Section 65852.2, the Zoning Ordinance allows for second dwelling units, which 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, Assembly Bill (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 has updated its Zoning Ordinance to allow second units in all residential zones by right.</p> <p><u>Effectiveness:</u> Although the City did not offer a density bonus in excess of up to 30 percent, upon adoption of the 2008 General</p>	

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p><u>Expected Results:</u> The development of twenty-five (25) moderate-income and twenty (20) low-income housing units.</p> <p><i>Program HE-3.E: Removal of Governmental Constraints to Housing Development for Persons with Disabilities</i></p> <p><u>Objective:</u> 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><u>Specific Action Required:</u> Persons with disabilities have been identified by the State as a housing 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.</p> <p>Annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls; permit and processing procedures and building codes, including an evaluation of the Zoning Ordinance for compliance with the Americans with Disabilities Act (ADA) for constraints on ADA retrofit efforts. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</p> <p><u>Responsible Agencies/Departments:</u> Planning Department, Building Department, City Council</p> <p><u>Funding Sources:</u> General Fund</p> <p><u>Implementation Schedule:</u> The City will conduct an evaluation by June 2005 and annually thereafter. If any</p>	<p>Plan Update and amended Zoning Ordinance, the density bonus will be offered in excess of 30 percent, which would comply with this program and allow for additional development of moderate- and low-income housing units in the City.</p> <p><u>Progress:</u> During the planning period, the City conducted an assessment of wheelchair accessibility for City sidewalks. As a result of the assessment, 129 sites were found that were determined to be in need of retrofitting. Funding sources are currently being researched to fund the construction.</p> <p><u>Effectiveness:</u> This program was effective at identifying city infrastructure that needs to be updated and/or retrofitted to meet accessibility needs for persons with disabilities.</p>	<p>The City will continue to identify and remove governmental constraints to housing development for persons with disabilities and develop a more formal reasonable accommodation procedure (Program HE-3.E).</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>constraints are found, the City will take subsequent actions within six months of the completion of the evaluation.</p> <p><u>Expected Results:</u> A complete evaluation of the City's policies and regulations to determine if any constraints to the development of disabled housing as a result of those policies and regulations exist and removal of such constraints if they do exist.</p>		
<p>Program HE-3.F: Agricultural Employee Housing</p> <p><u>Objective:</u> California Health and Safety Code Section 17021.6 require 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><u>Specific Action Required:</u> The City shall amend its Zoning Ordinance to conform to State law regarding farmworker housing accommodating six or fewer workers. 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 shall continue to work with local nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing.</p> <p><u>Funding Sources:</u> General Fund, as well as additional funding sources for farmworker housing such as HUD, USDA and HCD</p>	<p><u>Progress:</u> 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 people 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.</p> <p>During the last Housing Element period, the Rancho de Soto project provided 33 units of farmworker housing developed through the Community Housing Improvement Program (CHIP), a nonprofit housing development agency. Rancho de Soto is the only development for residents in the agricultural industry. Not seasonal employment – the residents must be working in the agricultural industry.</p> <p><u>Effectiveness:</u> This program was effective in providing development of 33 housing units exclusively for residents in the agricultural industry.</p>	<p>The City will continue to encourage the development of farmworker housing by committing to contact developers of farmworker housing to offer assistance in the development of farmworker housing as needed. 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 the RDA and other grant programs (Program HE-3.F)</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p><u>Responsible Departments/Agencies:</u> Planning Department, Planning Commission, City Council, Glenn County</p> <p><u>Implementation Schedule:</u> Consultations to be completed by June 2005, with changes to Zoning Ordinance to occur in the same year.</p> <p><u>Expected Results:</u> The addition of potential development sites for farmworker housing in the City.</p>		
<p><i>Program HE-3.G: Large Household Housing</i></p> <p><u>Objective:</u> 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; therefore, large renter households cannot obtain adequate housing. (Policy HE-3.B)</p> <p><u>Specific Action Required:</u> The City will create an incentive program 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><u>Funding Sources:</u> General Fund, state and federal funds</p> <p><u>Responsible Departments/Agencies:</u> Planning Department, Planning Commission, City Council</p> <p><u>Implementation Schedule:</u> 2006</p> <p><u>Expected Results:</u> The City will provide incentives to assist the development of larger rental housing units.</p>	<p><u>Progress:</u> As part of the City's efforts to provide incentive programs for the development of housing to large family households, the Paigewood Village Apartments will include a total of 8 four-bedroom units, which will begin construction in fall 2009.</p> <p><u>Effectiveness:</u> This program was effective in providing incentives to developers to provide housing units to accommodate large family households through the development of 8 four-bedroom units during the planning period.</p>	<p>Program HE-3.G will requirement the City to continue to work with developers and identify opportunities and incentives to provide housing units for large family households in the City.</p>
<p><i>Program HE-3.H: Emergency/Transitional Shelters</i></p>	<p><u>Progress:</u> As part of the City's support of local and regional public assistance programs for the homeless, a City staff</p>	<p>The program (Program HE-3.H) will be modified slightly to ensure that the Zoning Ordinance</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>Objective: The provision of emergency and transitional shelters and assistance to homeless persons as required. (Policy HE-3.B)</p> <p>Specific Action Required: The City will continue to permit emergency and transitional shelters in the Public Facilities (P-F) zoning district. In addition, the City shall amend its Zoning Ordinance with consideration to permitting emergency and transitional shelters, by Conditional Use Permit, in the Light Industrial (M-L) and/or the Community Commercial (C-2) zoning districts. The Conditional Use Permit process will consider issues such as security and compatibility with adjacent land uses, as well as other pertinent issues.</p> <p>The City also will support local and regional public assistance programs for the homeless, such as those sponsored by the Community Action Agency.</p> <p>Responsible Departments/Agencies: Planning Department, City Council</p> <p>Funding Sources: General Fund</p> <p>Implementation Schedule: Ongoing. Identification of site by January 2005.</p> <p>Expected Results: Assist the development of emergency and transitional shelters and programs.</p>	<p>member attends Continuum of Care meetings and is on the group's e-mail list. The project developer for the Paigewood Village project has agreed to include 1 two-bedroom unit dedicated to providing housing for a homeless individual or family (construction starting fall 2009).</p> <p>The existing 2003 Zoning Ordinance does not specify the use of emergency and transitional shelters in the Public Facilities and in the Light Industrial zoning districts with a conditional use permit. However, as mentioned in Program HE-1.F, the Zoning Ordinance will be updated to be consistent with the 2008 General Plan Update. This program should be modified to include language specific to emergency/transitional shelters in the updated Zoning Ordinance.</p> <p>Effectiveness: This program was moderately effective during this planning period. The City partnered with a local developer to include 1 two-bedroom unit as part of an affordable housing project. However, the Zoning Ordinance was not updated to specifically include the uses outlined in the program for emergency and transitional shelters. This program will be continued through the next Housing Element.</p>	<p>includes provisions that allow for emergency and transitional shelters in accordance with SB 2 requirements. The City will continue to support local and regional public assistance for the homeless.</p>
<p>Program HE-3.I: Conditional Use Permit Process for Multifamily Projects</p> <p>Objective: Ensuring that the conditional use permit process for multifamily projects of greater than four housing units does not impact the timing, cost and supply of multifamily</p>	<p>Progress: The existing 2003 Zoning Ordinance allows by right in the multi-family zoning district single-family dwellings, two-family dwellings (duplex, triplex, or four-plex) for not more than four families per structure; a conditional use permit (CUP) is required for multiple dwellings (apartments, townhouses or condominium development) greater than four</p>	<p>The City of Orland will continue to monitor applications for multi-family developments to ensure that the CUP process does not impact the timing, cost, and supply of multi-family housing. The City will continue to exempt appropriate multi-family developments from CEQA under the</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>development.</p> <p><u>Specific Action Required:</u> 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. During the annual report to the Planning Commission, an assessment shall be made of multifamily projects considered during the year. If it is determined that the conditional use permit process impacts the timing, cost and supply of multifamily 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><u>Responsible Departments/Agencies:</u> Planning Department, Planning Commission</p> <p><u>Funding Sources:</u> General Fund</p> <p><u>Implementation Schedule:</u> The City will conduct an evaluation by June 2005 and annually thereafter. 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>Expected Results:</u> Removal of constraints to multifamily housing projects greater than four units, leading to reduced time for project approval.</p>	<p>families per structure or greater than four units per parcel. The Paigewood Village Apartment project was approved by the Orland City Council in August 2007 for a 73-unit multi-family apartment complex with a conditional use permit in the P-D (Planned Development) zoning district with the adopted underlying R-3 (Residential Multiple Family) zoning district standards.</p> <p>Effectiveness: Although a CUP is required for residential development for more than four families per structure, to streamline the permit process, it is the City's trend to exempt multi-family residential projects from CEQA under the infill exemption, if the project meets the requirements (5 acres or less, etc.) which the City Council adopted for the Paigewood Village project.</p>	<p>infill exemption when feasible.</p>
<p>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.</p> <p>Program HE-4.A: Housing Discrimination and Housing Equal Opportunity</p> <p><u>Objective:</u> Prevent housing discrimination and promote equal housing opportunities. (<i>Policies HE-4.A, HE-4.B</i>)</p>	<p><u>Progress:</u> Fair housing information is readily available throughout the City including in the lobby of City Hall, at the library, and in the offices of local apartment complexes</p> <p>The City also includes housing information in its monthly newsletter, which is available to all residents in the City in the</p>	<p>The City will continue this program because it has a responsibility to help educate residents about fair housing issues (Program HE-4.A).</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p><u>Specific Action Required:</u> 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><u>Responsible Departments/Agencies:</u> City Manager</p> <p><u>Funding Source:</u> City General Fund</p> <p><u>Implementation Schedule:</u> Ongoing</p> <p><u>Expected Results:</u> Adherence with the City's policy of fair housing practices.</p>	<p>City Hall lobby, at the library and City Council meetings, and posted on the City's website at www.cityoforland.com. All newsletter archives are also available on the City's website.</p> <p><u>Effectiveness:</u> The policy was effective in that the City made information available throughout the City to residents and interested parties throughout the City as well as on the City's website.</p>	
<p>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.</p> <p>Program HE-5.A: Implement State Energy Conservation Standards</p> <p><u>Objective:</u> 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><u>Specific Program Required:</u> The Building Department will continue to be responsible for implementing the state's energy conservation standards. This includes checking of building plans and other written documentation showing</p>	<p><u>Progress:</u> Energy conservation standards information is readily available throughout the City including in the lobby of City Hall and at the library.</p> <p>The City also includes energy conservation information in its monthly newsletter which is mailed to all residents in the City.</p> <p><u>Effectiveness:</u> The policy was effective in that the City made information available to the public at City Hall, at the library, and on the City's website.</p>	<p>The City will continue this program (Program HE-5.A) because it has a responsibility to help educate residents about energy conservation.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.</p> <p><u>Responsible Agency:</u> Building Department</p> <p><u>Funding Source:</u> City General Fund</p> <p><u>Implementation Schedule:</u> Ongoing</p> <p><u>Expected Results:</u> 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>Program HE-5.B: Energy Conservation and Assistance Programs</p> <p><u>Objective:</u> The City will continue to promote energy conservation and assistance programs, both public and private, specifically targeted to lower income households. (Policy HE-5.C)</p> <p><u>Specific Program Required:</u> 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 shall 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 shall 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><u>Responsible Agency:</u> City Manager</p>	<p><u>Progress:</u> The City provides energy conservation and assistance program informational brochures, which are available in the City Hall lobby and at the public library.</p> <p><u>Effectiveness:</u> The policy was effective in that the City made energy conservation and assistance program information available throughout the City.</p>	<p>The City will continue this program (Program HE-5.B) to educate residents about energy conservation and promote public programs that are available.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p><u>Funding Source:</u> City General Fund to apply for grants, private and grant funding</p> <p><u>Implementation Schedule:</u> Ongoing</p> <p><u>Expected Results:</u> The utilization of energy conservation and assistance programs that will enable lower income households to remain in their housing and will improve energy efficiency of lower income housing units.</p>		
<p>Program HE-5.C: Glenn County Energy Element</p> <p><u>Objective:</u> Incorporate energy conservation programs of the Glenn County Energy Element relevant to residential buildings into the City's Zoning Ordinance. (<i>Policies HE-5.A, HE-5.B</i>)</p> <p><u>Specific Program Required:</u> The City shall review the programs and standards of the Glenn County Energy Element regarding residential buildings, and consider incorporating applicable programs into the City Zoning Ordinance. Programs may include, but are not limited to, the following (<i>County Energy Element program/standard in parentheses</i>):</p> <ul style="list-style-type: none"> ▪ Develop guidelines for energy efficient residential construction. (<i>Program 3.4.1</i>) ▪ Require energy retrofits at time of major renovation. (<i>Program 3.4.2</i>) ▪ Report on availability of rehabilitation loans for retrofits. (<i>Program 3.4.4</i>) ▪ Obtain CDBG loans to support energy efficient rehabilitation. (<i>Program 3.4.5</i>) <p>This review can be part of a larger review of County Energy Element for programs and standards that could be</p>	<p><u>Progress:</u> As stated previously, the City of Orland is currently involved in an update to the General Plan to review and revise the 2003 General Plan. A part of the 2008 General Plan Update, the City has included the following energy conservation policies, all of which will be incorporated into the updated City Zoning Ordinance upon General Plan adoption:</p> <ul style="list-style-type: none"> ▪ Policy 5.5.C: Explore opportunities to train appropriate City staff on new technology and look for opportunities to improve energy efficiency in public facilities. ▪ Policy 5.5.D: 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 GHG-emitting energy consumption. ▪ Policy 5.5.E: Review local subdivision, zoning, and building ordinances to identify whether impediments exist to the use of alternative energy sources. ▪ Policy 5.5.H: Explore and encourage the use of alternative energy sources such as solar- and/or wind-powered technologies. <p><u>Effectiveness:</u> This program was very effective in that the City identified energy conservation measures and incorporated these policies into its 2008 General Plan Update. In 2007, the</p>	<p>This program (Program HE-5.C) will be modified to incorporate the City's updated 2008 General Plan policies into the updated Zoning Ordinance. This will ensure that the City will have programs that will include energy conservation measures for public facilities, adoption of sustainable design practices for future development, and the use of alternative energy sources.</p>

HOUSING ELEMENT UPDATE

Policy/Program	Progress/Effectiveness	Appropriateness (Continue/Modify/Delete)
<p>incorporated by the City for other energy conservation issues, such as commercial and industrial buildings, public facilities and energy facilities.</p> <p><u>Responsible Departments/Agencies:</u> Planning Department, Building Department, City Council</p> <p><u>Funding Source:</u> General Fund</p> <p><u>Implementation Schedule:</u> 2005</p> <p><u>Expected Results:</u> The incorporation of energy conservation programs and standards that would save energy and natural resources.</p>	<p>City updated the Zoning Ordinance to include design standards for energy-efficient development throughout the City. For example, energy efficiency is to be considered in the siting of buildings and the shading of structures and parking areas, and each project is to be designed for maximum utility of open space for ventilation, sunlight, recreation, and views for new and existing buildings; all areas of lighting shall be energy efficient (high pressure sodium or equivalent).</p>	

HOUSING ELEMENT UPDATE

CONTENTS OF THE HOUSING ELEMENT

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; and
- A program that sets forth a 5-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, manage traffic, and minimize 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. (*Policies HE-1.A, HE-1.E*)

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.

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, 2009–2014.

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. (*Policies HE-1.A, HE-1.E, HE-1.F*)

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: Continue the City's First-Time Homebuyers Program to assist in the home buying opportunities for lower-income households. (*Policy HE-1.B*)

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.

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. (*Policies HE-1.A, HE-1.C*)

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.

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 Division

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. (*Policies HE-1.A, HE-1.D, HE-1.E, HE-1.F*)

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.

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.

Policy HE-1.F: Facilitate the private rehabilitation of housing units through the identification of available funding sources and informing City residents of such sources.

Program HE-1.F: Zoning Ordinance Review and Update

Objective: Maintain a Zoning Ordinance that contains current data and is effective in implementing housing goals. (*Policies HE-1.A, HE-1.D, HE-1.E, HE-1.F*)

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.

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.

Responsible Agency: Planning Division, Planning Commission, City Council

Funding Source: General Fund

Implementation Schedule: Ongoing, annually.

Program HE-1.G: Technical Advisory Committee Review

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. (*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*)

HOUSING ELEMENT UPDATE

Specific Program 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.

Expected Results: The promotion of development in accordance with City standards and streamlining of the TAC review process.

Responsible Agency: Planning Division

Funding Source: City General Fund

Implementation Schedule: Ongoing.

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 eliminating the Conditional Use Permit (CUP) requirement in the existing permit process for owner-occupied and multi-family rental uses over four (4) units, specifically for the three (3) sites described in this program and listed below within the City. (*Policies HE-1.B, HE-2.A, HE-2.D, HE-2.F, HE-2.G, HE-3.D*)

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

HOUSING ELEMENT UPDATE

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:

- 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 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.
- 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.

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: Part 1: November 2010 and Ongoing, as annexations occur or as projects are processed through the Planning Division. Part 2: November 2010

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 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. (*Policies HE-2.A, HE-2.B, HE-2.F, HE-2.G*)

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: A Residential Site database to assist in the development of housing in the City.

Responsible Agency: Planning Division

HOUSING ELEMENT UPDATE

Funding Source: City General Fund

Implementation Schedule: Annually update the Residential Site database as development occurs.

Program HE-2.B.1: Small lot development program

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. (*Policies HE-2.A, HE-2.B, HE-2.F, HE-2.G*)

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: A Residential Site database to assist in the development of housing in the City.

Responsible Agency: Planning Division

Funding Source: City General Fund

Implementation Schedule: Annually update the Residential Site 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. (*Policies HE-1.B, HE-2.C, HE-2.G*)

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

Implementation Schedule: Ongoing.

Policy HE-2.D: Encourage the development of market-rate housing to meet the needs of moderate- and above moderate-income households.

Program HE-2.D: Housing Opportunities Program

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 138 housing units for moderate- and above moderate-income households. The proportion of RHNA housing units to meet households with

HOUSING ELEMENT UPDATE

income at or above 80 percent of the County median is approximately 61 percent, which would indicate a need for market-rate housing. (*Policies HE-1.B, HE-1.C, HE-2.D, HE-2.F, HE-2.G*)

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.

Expected Results: The development of 138 market-rate housing units.

Responsible Agency: Community Services Department

Funding Source: City General Fund

Implementation Schedule: Confer with real estate agents, housing developers, and financial institutions annually.

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

Program HE-2.E: 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. (*Policy HE-2.F*)

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.F: Where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing.

Program HE-2.F: Planned Development

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.

HOUSING ELEMENT UPDATE

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. (*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*)

Specific Program 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.

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

Implementation Schedule: Produce brochures by January 2010.

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. (*Policy HE-3.A*)

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:

- 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).

HOUSING ELEMENT UPDATE

- 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 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 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 (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.

Expected Results: Assist in the preservation of 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

HOUSING ELEMENT UPDATE

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. (*Policies HE-2.E, HE-3.A, HE-3.B, HE-3.C, HE-3.D*)

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:

- 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 Assistance Grants
- Community Development Block Grant Program (CDBG)
- Home Investment Partnerships Program (HOME)
- CalHOME

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 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.

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.

HOUSING ELEMENT UPDATE

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 home ownership. It is the City’s desire to continue to encourage this type of homeownership for lower-income households. (*Policy HE-3.C*)

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.

Expected Results: The production of 20 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

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

Policy HE-3.D: Expand the availability of affordable housing by encouraging multi-family residential development.

Program HE-3.D: Density Bonus Program

Objective: The production of low- and moderate-income housing. (*Ref. Policy HE-2.D, HE-3.C*)

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 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.

HOUSING ELEMENT UPDATE

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.

Expected Results: The development of 25 moderate-income and 20 low-income housing units per year.

Responsible Agencies/Departments: Planning Division.

Funding Sources: General Fund

Implementation Schedule: Ongoing – continuation of existing program. Amendment of Zoning Ordinance to adhere to new density bonus legislation shall be completed by January 2010.

Policy HE-3.E: Remove constraints to Housing Development for all special needs groups.

Program HE-3.E: 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. (*Policy HE-3.B*)

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.

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 2010.

Program HE-3.F: Agricultural Employee Housing

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. (*Policy HE-3.B*)

HOUSING ELEMENT UPDATE

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.

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

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: Consultations to be completed annually.

Program HE-3.G: 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. (*Policy HE-3.B*)

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: 2009–2014

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

Objective: The provision of emergency shelters and transitional and supportive housing resources for homeless and nearly homeless persons as required. (*Policy HE-3.B*)

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.”

HOUSING ELEMENT UPDATE

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:

- 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 independent living.

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 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.

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

HOUSING ELEMENT UPDATE

Responsible Departments/Agencies: Planning Division, City Council

Funding Sources: General Fund

Implementation Schedule: Amend the Zoning Code to meet SB 2 requirements by August 2010. COC activities occur monthly and quarterly.

Program HE-3.I: Conditional Use Permit Process for Multi-family Projects

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.

Specific Action Required: The City shall monitor the conditional use permit process on multi-family applications to determine whether the process impacts the timing, cost and supply of multi-family 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.

Expected Results: Removal of constraints to multi-family housing projects greater than four units, leading to reduced time for project approval

Responsible Departments/Agencies: Planning Division, Planning Commission

Funding Sources: General Fund

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.

Program HE-3.J: Single-Room Occupancy Units

Objective: Amend the Zoning Code to address Assembly Bill (AB) 2634.

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).

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.

Expected Results: Continue to allow SROs by right.

Responsible Departments/Agencies: Planning Division, City Council

HOUSING ELEMENT UPDATE

Funding Sources: General Fund

Implementation Schedule: Amend the Zoning Ordinance definitions to include a specific definition of SROs to meet AB 2634 requirements by August 2010.

Program HE-3.K: Housing for Special Needs Population including housing for mentally ill.

Objective: Support the construction of housing for the mentally ill and other special needs residents.

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.

Expected Results: Glenn County Health Services Agency is currently exploring locations in Orland to construct a small housing project for individuals with mental illness.

Responsible Departments/Agencies: Glenn County Health Services Agency, City of Orland Community Services Department.

Funding Sources: Glenn County General Fund, Glenn County Health Services Agency

Implementation Schedule: Continue to allow the development of housing for the special needs population in Orland.

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. (*Policies HE-4.A, HE-4.B*)

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.

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.

HOUSING ELEMENT UPDATE

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. (*Policies HE-5.A, HE-5.B*)

Specific Program 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. (*Policy HE-5.C*)

Specific Program 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.

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

HOUSING ELEMENT UPDATE

Implementation Schedule: Ongoing, 2009–2014.

Policy HE-5.C: Promote the use of energy conservation measures for all housing, including housing available for those with low and moderate incomes.

Program HE-5.C: 2008–2009 Orland General Plan Energy Element

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. (*Policies HE-5.A, HE-5.B*)

Specific Program 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.

Expected Results: The incorporation of energy conservation programs and standards that would save energy and natural resources.

Responsible Departments/Agencies: Community Services Department, City Council

Funding Source: General Fund

Implementation Schedule: 2009, through the adoption of the Orland General Plan.

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 2009 and 2014, if necessary and approximately 607 units of new construction are anticipated.

Table HE-1
Quantified Objectives Summary (2009–2014)

Income Group	Rehabilitation	Preservation	New Construction ¹
Extremely Low	0	0	78
Very low	4	0	60
Low	4	88 ²	23
Moderate	0	0	-46
Above Moderate	0	0	138
TOTAL	8	88	328

¹. These numbers represent the remaining new construction needs after existing or under construction units are accounted for.

². 40 units from Newport Village and 48 units from Shasta Garden Apartments both at risk within the next 10 years.

APPENDICES

APPENDIX A – HOUSING NEEDS ASSESSMENT

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 identified 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 Decennial 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. The State Department of Finance (DOF) also provides valuable data that is more current. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment. 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. Definitions of various U.S. Census Bureau terms used throughout this document are provided in **Appendix D** for clarification.

The needs assessment is organized into three main sections. The first section focuses on demographic information, such as population trends, ethnicity, 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

Over the past years, the City has continued to grow from its humble beginnings of 292 residents to a community of an estimated 7,353. As the 2000 U.S. Census figures indicate, the population of Orland grew significantly during the 1990s, resulting in a 23 percent increase between 1990 and 2000 and accounting for the large increase in the growth rate in 2000. Most of the City’s residents are of White ethnicity (68 percent).

The City’s median income increased by more than 43 percent between 1990 and 2000 but over two-thirds of its households earn incomes below the low-income ceiling. The City’s poverty rate is 19 percent and nearly one-half of those in poverty reside in female-headed households. The

APPENDIX A – HOUSING NEEDS ASSESSMENT

unemployment rate is 10 percent, which is lower than Glenn County's but significantly higher than the state's rate.

SPECIAL NEEDS HOUSING

The retirement age group (55 to 64) has increased, which indicates a need for housing for seniors with varying housing requirements. An estimated 57 seniors lived below the poverty level in 2000. Most seniors in Orland own their homes, ranging from 23 to 30 percent. As seniors age, those 75 and older have a higher rate of renting; however, this was only approximately 9 percent of the rental population. Most people with disabilities are in the working age group. Single-parent households make up 15 percent of all households and 65 percent of those are female-headed households. Of all single-parent households, a higher percentage of female-headed households are in poverty (42 percent) than male-headed households (29 percent). Ownership rates appear to have increased since 1990 for larger families, which have an ownership rate of 61 percent.

HOUSING CHARACTERISTICS

Orland's housing stock is relatively new and in good condition. According to the U.S. Census Bureau, the median year in which Orland's housing stock was constructed was 1970. Approximately 51 percent of the housing stock in Orland was built prior to 1969 and thus is likely to have substantial rehabilitation needs and in some cases may be so dilapidated as to warrant replacement. Between 1990 and 2008, the number of total housing units increased by 697 units. Orland's vacancy rate has remained consistent in the 5 percent range over the last 18 years. Approximately 12 percent of all dwelling units in Orland were overcrowded in 2000. This percentage is slightly less than the rate of overcrowding in Glenn County and lower than the rate of overcrowding in California as a whole.

An April 2009 housing cost survey showed that median prices of homes ranged from \$150,875 to \$161,750. The changing real estate market has lowered housing prices significantly since March 2008. A rental search in April 2009 revealed that prices ranged from \$511 to \$825 for a one-, two-, or three-bedroom apartment and from \$700 to \$1,300 for a two-, 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). 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

Land prices ranged from \$50,000 to \$146,825 per lot for land zoned for single-family uses. No multi-family property was located for sale within the City or Glenn County. Construction costs for a good-quality construction single-family home are estimated to be between \$199,516 and \$377,729. The number of mortgages originated has increased since 2004.

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 past. 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 past years, Orland has continued to grow from of the original 292 residents to a community of an estimated 7,353. **Table 1** shows historical population growth in Orland and Glenn County. The population in the City increased by 24 percent from 5,052 in 1990 to 6,281 in 2000. The California Department of Finance (DOF) estimates the City's 2008 population to be 7,353 persons, which represents an additional 17 percent growth rate.

Table 1
Regional Population Change

	1990	2000	Growth Rate 1990–2000	2008	Growth Rate 2000–2008
City of Orland	5,052	6,281	24%	7,353	17%
Glenn County	24,798	26,453	7%	29,195	9%

Sources: California Department of Finance, Demographic Research Unit. 1990 and 2000 Decennial Census, Summary File 1.

POPULATION TRENDS

Projected population growth was determined through the General Plan process, which was updated in 2008. 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 is 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 most recent years. 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 2003 General Plan, the 2000 U.S. 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 and 2007, falling just

APPENDIX A – HOUSING NEEDS ASSESSMENT

below the Medium projected growth rates. However, between the time of General Plan adoption in 2003 and the year 2007, the rate of growth was 2.8 percent. An average annual population increase of 2.8 percent above the High projection was made in the existing General Plan. The California Department of Finance estimated population of Orland in January 2008 was 7,353. The estimated 2008 population is used in **Table 2** below 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: California Department of Finance, Demographic Research Unit. Baseline based on 1990 and 2000 Decennial Census, Summary File 1.

Table 3 illustrates the population growth by racial and ethnic category. The City continues to host a large group of White residents. This group comprises 68 percent of all residents, while the second largest group, Latino/Hispanic residents, makes up 37 percent of the population. However, the comparison of the growth within this ethnic group cannot be compared to 1990, as this group was not specifically included in the 1990 U.S. Census Bureau data.

Table 3
Population by Race/Ethnicity

Race	1990		2000		1990-2000
	Number	Percentage of Total	Number	Percentage of Total	Percentage Change 1990–2000
White	4,586	90.7	4,263	67.9	-22.8%
African American	12	0.2	37	0.6	0.4%
American Indian/Alaska Native	72	1.4	98	1.6	0.2%
Asian	65	1.3	119	1.9	0.6%
Native Hawaiian/Pacific Islander	5	0.1	11	0.2	0.1%
Some other race	312	6.2	1,514	24.1	17.9%
Two or More Races	*	-	239	3.8	-
Latino/Hispanic (of any race)	*	-	2,340	-	-
Total	5,052	100%	6,281	100%	24.3%

Source: 1990, 2000 Decennial Census Summary File 3, U.S. Census Bureau

** Indicates information unavailable for 1990*

Percentages may not add up to 100% due to rounding. Hispanics/Latinos are considered independently of the single race categories listed above.

APPENDIX A – HOUSING NEEDS ASSESSMENT

The distribution of Orland's population by age group is shown in **Table 4**. The distribution for most age groups has not changed significantly since 1990. The number of residents over the age of 65 decreased by 3.7 percent, while the 45 to 54 age group increased by 2.6 percent. However, these are minor shifts in the overall population.

Table 4
Population by Age

Age (years)	1990		2000	
	Number	Percentage of Total	Number	Percentage of Total
14 and under	1,304	25.8%	1,704	27.1%
15-19	364	7.2%	521	8.3%
20-24	310	6.1%	435	6.9%
25-34	780	15.5%	828	13.2%
35-44	653	13.0%	894	14.2%
45-54	390	7.7%	644	10.3%
55-64	395	7.8%	427	6.8%
65+	856	16.9%	828	13.2%
Total	5,052	100%	6,281	100%

Source: 1990, 2000 Decennial Census Summary File 3, U.S. Census Bureau Percentages may not add up to 100% due to rounding

HOUSEHOLD INCOME AND POVERTY

HOUSEHOLD INCOME

Table 5 lists the income distributions for households in Orland in 1990 and 2000. It also shows the median income of the City, which grew by approximately 44 percent from \$19,453 to \$27,973. Income levels are defined by the California State Department of Housing and Community Development (HCD), and extremely low-income households are categorized as 30 percent and below the median annual income. As shown in **Table 5**, the median annual income for 2000 was \$27,973, and the extremely low-income group would have an annual income \$8,392 and below. Approximately 250 households, or 11 percent of households, fell into the extremely low-income category in 2000. The median annual income in 2008, as provided by HCD, is \$53,800, resulting in an extremely low-income level of \$16,140 and below. It is assumed that a similar percentage of extremely low-income households would fall into this income category for 2008, which would equate to approximately 240 households. According to the Comprehensive Housing Affordability Survey (CHAS) in 2000, there were 187 renters and 145 owners that were extremely low-income.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 5
Income Distribution, 1990 and 2000

Annual Income	1990		2000	
	Number of Households	Percentage of Total	Number of Households	Percentage of Total
Less than \$10,000	489	25.9%	305	13.6%
\$10,000 to \$14,999	311	16.5%	241	10.7%
\$15,000 to \$19,999	153	8.1%	269	12.0%
\$20,000 to \$24,999	150	8.0%	135	6.0%
\$25,000 to \$29,999	186	9.9%	279	12.4%
\$30,000 to \$34,999	128	6.8%	167	7.4%
\$35,000 to \$39,999	115	6.1%	185	8.2%
\$40,000 to \$44,999	95	5.0%	108	4.8%
\$45,000 to \$49,999	67	3.6%	76	3.4%
\$50,000 to \$59,999	97	5.1%	165	7.4%
\$60,000 to \$74,999	46	2.4%	122	5.4%
\$75,000 to \$99,999	29	1.5%	97	4.3%
\$100,000 to \$124,999	9	0.5%	69	3.1%
\$125,000 to \$149,999	0	0.0%	19	0.8%
\$150,000 to \$199,999	4	0.2%	0	0.0%
\$200,000 or more	6	0.3%	7	0.3%
Total:	1885	100%	2,244	100%
Median Income	\$19,453		\$27,973	

Source: 1990, 2000 U.S. Census Summary File 3, U.S. Census Bureau

* Indicates information unavailable for 1990

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 U.S. Department of Housing and Urban Development (HUD) for its Section 8 program. The income limits by household size are shown in **Table 6**.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 6
2008 State Income Limits, Glenn County

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

Source: California Department of Housing and Community Development, February 2008

Table 7 illustrates the 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 7
Affordable Payments by Household Size, 2008

Income Groups	1-person	2-person	3-person	4-person
Extremely Low				
Affordable Monthly Payment	\$283	\$323	\$364	\$404
Monthly Income	\$942	\$1,075	\$1,213	\$1,346
Very Low				
Affordable Monthly Payment	\$471	\$538	\$605	\$673
Monthly Income	\$1,571	\$1,792	\$2,017	\$2,242
Low				
Affordable Monthly Payment	\$754	\$861	\$969	\$1,076
Monthly Income	\$2,513	\$2,871	\$3,229	\$3,588
Moderate				
Affordable Monthly Rent	\$943	\$1,075	\$1,210	\$1,345
Monthly Income	\$3,142	\$3,583	\$4,033	\$4,483
Above Moderate				
Affordable Monthly Rent	\$1,130	\$1,293	\$1,453	\$1,615
Monthly Income	\$3,767	\$4,308	\$4,842	\$5,383

Source: Numbers estimated using income information from the California Department of Housing and Community Development, February 2008

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

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 8 shows the poverty rates for each age group in the City as well as for single-parent families. The poverty rate is the percentage of people in a given group that live below the poverty level out of the total population of the City. The City's overall poverty rate is 19 percent. The poverty rate is more than twice as high for female-headed single-parent households as it is for male-headed families. The percentage of population below poverty level illustrates the proportion of each population group that makes up all of the population below the poverty level. This column shows that 14 percent of all people in poverty live in male-headed single-parent families and that 33 percent live in female-headed single-parent families. The remainder of the population that live in poverty are married couples, 36 percent, and unrelated individuals (not shown in Table 8).

Table 8
Population Below Poverty Level, 2000

	Number Below	Percentage of Total in Poverty	Poverty Rate
Children < 18 years	525	43%	8%
Adults (18 to 64)	625	52%	10%
Elderly (65+)	57	5%	8%
Total Pop. Below Poverty Level	1,207	100%	--
Poverty Status in Population under 65 years			
In Married-Couple Families	432	36%	7%
Female-Headed Single-Parent Family	393	33%	6%
Male-Headed Single-Parent Family	167	14%	3%
Total	992	100%	--

Source: 2000 U.S. Census, summary file 3

Percentages may not add up to 100% due to rounding

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, though the public sector is more heavily represented, and generally employ 20 to over 60 employees. **Table 9** shows the major employers in the Orland area.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 9
Largest Employers, City of Orland

Employer	Number of Permanent Employees
Orland Unified School District	222*
SavMor Market	53
Glenn County HRA	45
Musco Family Olives	45–80
City of Orland	38
Glenn County Health Services	26
Reimbursements Associates	20
Baldwin Minkler	24
West Coast Products	20

**Full-time equivalent*

Sources: Orland Chamber of Commerce, California Department of Education.

Table 10 shows employment in Orland by industry. In the 2000 Census, the largest number of persons employed in Orland worked in the Services sector, with 788 persons or 33 percent of total employed. The Services sector had the largest numerical increase in employment since the 1990 Census with an increase of 269 persons. However, the industries with the largest percentage increases in employment since 1990 were Transportation, Utilities and Information (123 percent) and Finance, Insurance and Real Estate (107 percent). The largest numerical decrease in employment since 1990 occurred in the Retail Trade sector, with a decrease in 66 employed persons. Three industries experienced percentage decreases in employment since 1990: Wholesale Trade (-41 percent), Construction (-20 percent), and Retail Trade (-18 percent). The Agriculture, Fishing, Forestry and Mining sector, which traditionally has been the mainstay of the Orland economy, experienced employment growth of 40 percent between 1990 and 2000. However, manufacturing employment growth was stagnant during the same time period, increasing by less than 1 percent. Despite the stagnant growth, Manufacturing is the second largest employment sector in Orland, with 15 percent of total employed.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 10
Employment by Industry

Industry	1990		2000		Industry Percentage Change 1990–2000
	Number	Percentage	Number	Percentage	
Agriculture, Forestry, Fishing and Mining	240	12.3%	336	14.0%	40.0%
Construction	109	5.9%	87	3.6%	-20.2%
Manufacturing	354	18.1%	357	14.8%	0.8%
Transportation, Public Utilities	111	5.7%	248*	10.3%	123.4%
Wholesale Trade	125	6.4%	74	3.1%	-40.8%
Retail Trade	359	18.4%	293	12.2%	-18.4%
Finance, Insurance and Real Estate	60	3.1%	124	5.1%	106.7%
Services	519	26.6%	788	32.8%	51.8%
Government	75	3.8%	101	4.2%	34.7%
Total	1,952	100%	2,408	100%	--

* Includes total from new "Information" category in 2000 census.

Source: 1990, 2000 U.S. Census

Table 11 shows employment in Orland by occupation. The Sales and Office category represents the largest occupational sector in the City, with 26 percent of the employed persons. The largest occupational sector increases between 1990 and 2000 occurred in the Management and Professional sector (69 percent) and the Farming, Fishing and Forestry sector (66 percent). The only occupational sector that experienced a decrease of employed persons was Construction, Extraction and Maintenance, with a percentage decline of 48 percent and a numerical decline of 156 employed persons. The largest numerical increase in an occupational sector occurred in Management and Professional, with an increase of 190 employed persons.

Table 11
Employment by Occupation

Occupation	1990		2000		Occupation Percentage Change 1990–2000
	Number	Percentage	Number	Percentage	
Management and Professional	275	14.1%	465	19.3%	69.1%
Service	202	10.3%	319	13.2%	57.9%
Sales and Office	515	26.4%	613	25.5%	19.0%
Farming, Fishing and Forestry	207	10.6%	343	14.2%	65.7%
Construction, Extraction and Maintenance ¹	330	16.9%	174	7.2%	-48.2%
Production and Transport ²	423	21.75	494	20.5%	16.8%
Total	1,952	100%	2,408	100%	--

¹ Formerly Precision Production, Craft and Repair

² Formerly Operators, Fabricators and Laborers

Source: 1990, 2000 U.S. Census

APPENDIX A – HOUSING NEEDS ASSESSMENT

Data from the California Employment Development Department (EDD) indicates that Orland had a labor force of 2,810 people in 2008, of which 2,520 were employed; the unemployment rate was 10.1 percent. This was higher than the statewide unemployment rate of 7.2 percent, but lower than the 10.5 percent unemployment rate in Glenn County. In 1998, the unemployment rate was 19 percent. Since 1998 the unemployment rate in Orland has been, with fluctuations, on a generally downward trend. Unemployment in Glenn County for 2003 was 10.3 percent. Historically, the unemployment rate in the City has been greater than in Glenn County as a whole. Table 12 shows average annual employment in Orland.

Table 12
Average Annual Employment in Orland

Year	Employed	Unemployed	Unemployment Rate
1998	1,800	420	19.0%
1999	1,830	350	16.1%
2000	1,800	380	17.2%
2001	2,210	360	13.8%
2002	2,120	370	14.7%
2003	2,300	250	9.8%
2007	2,520	230	8.4%
2008	2,520	280	10.1%

Source: Employment Development Department (EDD)

Table 13 shows employment projections from 2004 through 2014 as related to job growth for the North Valley Region, which includes Colusa, Glenn, and Tehama counties. During the next 6 years, the North Valley Region expects new employment to be concentrated in a variety of occupations ranging from instructional coordinators to hairstylists and cosmetologists. When comparing these annual incomes to the median income for 2008 (\$53,800), only one occupational group is above this median income.

Occupations in **Table 13** include:

- Instructional Coordinators
- Assemblers and Fabricators
- Installation and Repair Workers
- Machinists
- Construction and Building Inspectors
- Electrical and Electronic Equipment Workers
- Animal Care and Service Workers

APPENDIX A – HOUSING NEEDS ASSESSMENT

- Entertainment Attendants
- Personal Appearance Workers
- Hairdressers, Hairstylists, and Cosmetologists

Of these eight occupational groups, the highest annual salary falls under the Healthcare Practitioners and Technical Occupations group at \$64,958. The lowest annual salary is within the Food Preparation and Serving Related Occupations at \$17,181.

Table 13
North Valley Region
Projections of Employment

Occupation Group	Estimated Employment (2004)	Estimated Employment (2014)	Numeric Change	Percentage Change	Annual Salary	Income Range
Education, Training, and Library Occupations	3,200	4,110	910	28%	\$42,973	Very Low
Transportation and Material Moving Occupations	3,710	4,520	810	22%	\$31,034	Very Low
Farming, Fishing, and Forestry Occupations	4,250	4,780	530	13%	\$17,264	Very Low
Food Preparation and Serving Related Occupations	2,480	2,790	310	13%	\$17,181	Very Low
Protective Service Occupations	1,110	1,330	220	20%	\$46,072	Lower
Healthcare Practitioners and Technical Occupations	1,090	1,310	220	20%	\$64,958	Moderate
Office and Administrative Support Occupations	4,180	4,380	200	5%	\$27,206	Very Low
Installation, Maintenance, and Repair Occupations	1,570	1,770	200	13%	\$36,275	Very Low

Source: California Employment Development Department, HCD Income Limits for a four-person household

SPECIAL NEEDS

SENIOR POPULATION

Table 14 illustrates the population of residents aged 55 and older in 1990 and 2000. The proportion of retirement age residents (55 to 64) increased between 1990 and 2000 as the first groups of baby boomers reached retirement age. This may indicate a need for a variety of senior living options including assisted living and retirement communities. As demonstrated by the information in **Table 8**, at least 57 seniors existed below the poverty level in 2000. This number corresponds to the 65 years and older group; information for ages 55 through 64 is not available as the Census provides poverty information for Adults (ages 18 to 64) and Elderly (age 65+).

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 14
Senior Population

Age Group	1990		2000	
	Number	Percentage	Number	Percentage
55 to 64 years	406	36%	427	50%
65 to 74 years	444	39%	394	35%
75 and over	293	26%	434	15%
Total Seniors	1,143	100%	1,255	100%

Source: 1990 and 2000 U.S. Census, summary file 3

Percentages may not add up to 100% due to rounding

Table 15 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 home ownership is those 75 years or older (30 percent). Most of the renter households are also headed by someone aged 75 years or older (8 to 9 percent).

Table 15
Senior Households by Tenure

	1990		2000	
	Number	Percentage	Number	Percentage
Owner Occupied				
55 to 64 years	204	22%	185	23%
65 to 74 years	201	22%	167	21%
75 years and older	273	30%	242	30%
Renter Occupied				
55 to 64 years	85	9%	64	8%
65 to 74 years	73	8%	74	9%
75 years and older	75	8%	74	9%
Total Senior Households	911	100%	806	100%

Source: 1990 and 2000 U.S. Census, summary file 3

Percentages may not add up to 100% due to rounding

PERSONS WITH DISABILITIES

Table 16 illustrates the population of persons with disabilities, 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. 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.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 16
Persons with Disabilities by Age Group

	2000	
	Number	Percentage
Total 5 to 15 years	72	5%
Total 16 to 64 years	854	63%
Total 65 and older	423	31%
Total	1,349	100%

Source: 2000 U.S. Census, summary file 3

Percentages may not add up to 100% due to rounding

Table 17
Care Facilities for Seniors and/or Disabled Persons

Facility Name	Address	Capacity (persons)
Always Loving Care	1202 Walnut Street	6
Always Loving Care II	201 Guilford Circle	6
Orangewood	900 Fifth Street	15
Trinity Manor	1011 Trinity Street	6
Westhaven Assisted Living	1440 Fairview Street	42
North Valley Services Adult Day Support Center	923 East South Street	50

Source: State of California Community Care Licensing Division, 2009

Table 18 illustrates the number of households that are headed by single parents. Single-parent households comprise 15 percent of all households in the City. Of this 15 percent, female-headed households comprise 65 percent while male-headed households represent 35 percent of single-parent households.

Table 18
Single-Parent Households, 2000

	Households	Percentage of Single-Parent Households	Percentage of Total City Households
Female Headed	221	65%	10%
Male Headed	121	35%	5%
Total Single-Parent Households	342	100%	15%
Total City Households	2,244	n/a	100%

Source: 2000 U.S. Census, summary file 3

Percentages may not add up to 100% due to rounding

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 19 shows the poverty status of single-parent households. Twenty-nine percent of male-headed single-parent families are in poverty while 42 percent of female-headed families exist below the poverty level.

Table 19
Single-Parent Households in Poverty, 2000

	Single Parent Households		
	Below Poverty Level	Households	Percentage of Total in Poverty
Female Headed	93	221	42%
Male Headed	35	121	29%
Total Single-Parent Households	128	342	37%

Source: 2000 U.S. Census, summary file 3

Percentages may not add up to 100% due to rounding

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 20**. The proportion of renter households as a percentage of all large households increased slightly by approximately 1 percent, and the proportion of owner households increased by approximately 5 percent.

Table 20
Large Families by Tenure, 2000

	1990		2000	
Owner Occupied				
5 persons	72	35%	137	38%
6 persons	31	15%	61	17%
7 or more persons	19	9%	19	5%
Owner Total	122	58%	217	61%
Renter Occupied				
5 persons	42	20%	40	11%
6 persons	19	9%	57	16%
7 or more persons	23	11%	43	12%
Renter Total	84	41%	140	39%
Total Large Households	206	100%	357	100%

Source: 1990 and 2000 U.S. Census, summary file 3

Percentages may not add up to 100% due to rounding

APPENDIX A – HOUSING NEEDS ASSESSMENT

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 Dos Rios Continuum of Care conducted a Colusa-Glenn-Trinity Homeless Survey in January 2009. Surveys were conducted on January 28, 2009, in Orland, Willows, Hamilton City, and Artois at a variety of locations including local shelters (motel/hotel), the jail, Unity House in Orland, and at locations where the homeless population tends to congregate. The survey revealed that a total of 51 people were homeless in Glenn County, of which 35 percent, or 18, of the respondents lived in Orland. The homeless population in Orland comprises an equal number of men and women and four children. No men reported having homeless children; however, six women reported having children with them or in foster care. The average age of the homeless population was reported to be 42 years old.

The City of Orland does not have any homeless shelters. The Unity House is located in the City and is a transitional house for clean and sober women. It houses up to six women at one time. According to the Homeless Survey, 16 homeless people found temporary shelter over the previous night (January 27, 2009) through family and friends and stayed the night in trailers, garages, and tents. The homeless issues will be important for the City to address, as the majority (over 55 percent) reported to be homeless for more than 1 year. Additionally, the overall cause of homeless was due to a loss of job or income (38 percent) as well as a loss of housing (25 percent). The City reported that upon completion of the Paigewood Village project (construction beginning in fall 2009), there will be 1 two-bedroom housing unit dedicated to providing housing for homeless individuals or families. However, available services do not quite match the need, so the City will continue to pursue opportunities that will make services available to the homeless and will ensure compliance with recent legislation concerning emergency shelters and transitional and supportive housing. Program HE-3.H 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. The Glenn County Human Resources Agency (HRA) has an office in Orland that provides services to the local community. **Table 21** lists the available homeless assistance programs in and around the Orland area.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 21
Homelessness Services

Emergency Shelter Providers			
Agency Name	Address	City	Services
Chico Community Shelter Partnership	101 Dr. Martin Luther King Jr. Way	Chico	Emergency shelter services
Community Action Agency of Butte County	181 E. Shasta Ave	Chico	Provides shelter and essential services for homeless families.
Torres Shelter	101 Silver Dollar Fairgrounds	Chico	Emergency shelter services, evening meal, and essential services for homeless families.
Glenn County Human Resources Agency (HRA) & 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, 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 estimated 2007 population of 7,169 (DOF) is 25 percent of the total Glenn County population. Assuming 25 percent of the estimated farmworker population of the County (3,197) resides within Orland, it can be assumed that the Orland farmworker population was 799. To project this population to the year 2008, it can be assumed that the Orland farmworker population would be approximately 819 with the estimated 2008 population of 7,353 (DOF).

The 2000 Census indicated that 14 vacant housing units in Glenn County were available for migrant workers. Rancho de Soto is a 33-unit development located in the City of Orland specifically for income-qualified agricultural workers and their families. The residents must be working in the agricultural industry. There are 15 three-bedroom units, 14 two-bedroom units, and 4 four-bedroom units. 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 March 2009, farmworkers and laborers were making an

APPENDIX A – HOUSING NEEDS ASSESSMENT

average hourly wage of \$8.84 per hour. Therefore, it is important to ensure housing affordable for farmworkers and their families.

HOUSING CHARACTERISTICS

HOUSING COMPOSITION

The composition of housing units in Orland is mostly single-family. **Table 22** displays the estimated number of each type of housing unit for 2004, 2006, and 2008 according to the DOF. Compared to single-family development, little multi-family development has occurred since 2003. The total housing units in the City through January 2008 are shown in **Table 22**.

Table 22
Housing Unit Types

	2004		2006		2008	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-Family						
Detached	1,752	75%	1,837	73.5%	1,932	73%
Attached	44	2%	44	2%	59	2 %
Multi-Family						
2-4 units	318	13.5%	382	15%	384	14.5%
5 or more	197	8%	197	8%	197	7%
Mobile Homes	35	1.5%	37	1.5%	71	3%
Total Units	2,346	100%	2,497	100%	2,643	100%

Source: California Department of Finance, January 2008

Percentages may not add up to 100% due to rounding

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 23** shows that approximately 43 percent of the units were built before 1970. An additional 20 percent of units were built between 1970 and 1980, totaling 63 percent of homes that likely require 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 are likely substantial.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 23
Age of Housing, 2008

Year Built	Number	Percentage of Total
Built 1939 or earlier	326	12%
Built 1940 to 1959	499	19%
Built 1960 to 1969	316	12%
Built 1970 to 1979	544	20%
Built 1980 to 1989	292	11%
Built 1990 to 2000	363	14%
Built 2001 to 2008	303	12%
Total	2,643	100%

Source: 2000 U.S. Census, summary file 3, DOF E-5 Report for 2000 and 2008
Percentages may not add up to 100% due to rounding

OCCUPANCY & TENURE

Tables 24 and 25 illustrate the tenure and occupancy of housing in Orland. The most recent tenure information comes from the 2000 Census. According to this information, the majority of households were owner occupied (61 percent). It is likely that this proportion is similar now. Occupancy information is available from the Census Bureau for 2000 and from the DOF for 2008. The number of housing units increased by 334 between 2000 and 2008, but the vacancy rate remained steady at 5 percent during this time period.

Table 24
Housing Units by Tenure, 2000

Tenure	Number	Percentage of Total
Owner Occupied	1,351	61%
Renter Occupied	872	39%
Total Occupied Housing Units	2,223	100%

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

Table 25
Occupancy Status

Occupancy	2000		2008	
Total Occupied (Households)	2,190	95%	2,507	95%
Total Vacant	119	5%	136	5%
Total Housing Units	2,309	100%	2,643	100%

Source: Source: California Department of Finance, January 2008

APPENDIX A – HOUSING NEEDS ASSESSMENT

HOUSING UNIT SIZE

Household size by tenure is shown in **Table 26**. The majority of owner-occupied households are inhabited by two residents (19 percent) in 2000. This was a slight decrease of 3 percent since 1990. Large family households increased significantly among owner households, as well as among renters.

Table 26
Household Size by Tenure

	1990		2000	
Owner occupied				
1-person	289	15%	269	12%
2-person	422	22%	423	19%
3-person	158	8%	196	9%
4-person	154	8%	208	10%
5-person	79	3%	107	5%
6-person	26	1%	63	3%
7-or-more	16	1%	46	2%
Renter Occupied				
1-person	221	12%	242	11%
2-person	178	9%	213	10%
3-person	142	7%	163	7%
4-person	140	7%	127	6%
5-person	27	1%	66	3%
6-person	51	3%	40	2%
7-or-more	10	1%	27	1%
Total	1,913	100%	2,190	100%

Source: 1990 and 2000 U.S. Census, summary file 3

Percentages may not add up to 100% due to rounding

OVERCROWDED HOUSING

The U.S. 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 27** illustrates the number and percentage of units in the City according to occupants per room. The 1990 Census indicated that 8 percent of total households in Orland were overcrowded. According to the 2000 Census, the number of overcrowded households increased to 277, representing 13 percent of the total households in the City. The 2000 Census indicates a significant increase in overcrowding in owner-occupied units. Severely overcrowded households (1.5 persons per room or more) more than doubled between 1990 and 2000. Overcrowded renter households represented 6 percent of the households in the City, and overcrowded owner households represented 7 percent.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 27
Overcrowded Housing

	1990		2000	
	Number	Percentage	Number	Percentage
Owner occupied total	57	4.9%	149	11.0%
Overcrowded (1.01 to 1.50 persons per room)	37	3.2%	58	4.3%
Severely Overcrowded (1.50+ persons per room)	20	1.7%	91	6.7%
Renter occupied total	104	13.5%	128	14.7%
Overcrowded (1.01 to 1.50 persons per room)	57	7.4%	65	7.5%
Severely Overcrowded (1.50+ persons per room)	47	6.1%	63	7.2%
Total	161	8.4%	277	12.5%

Source: 1990, 2000 U.S. 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.

A total of 82 homes were sold in Orland in 2008, with a median sales price of \$215,000, as reported by Multiple Service Listing (MLS). In 2008, the sales price for a home in the City ranged from \$42,500 to \$632,000. By March 2009, housing prices decreased as the market declined further. A search of homes for sale in the City of Orland found 18 homes for sale under \$200,000. Most of these homes had more than 1,100 square feet and many were three-bedroom homes.

Table 28 lists the prices of homes for sale in the City in 2009. 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 (which is actually lower than a two-bedroom home as of April 2009) would require an approximate income of \$40,480. This income is below the established 2008 HCD median income of \$53,800 and would fall within the low-income category of incomes, which is established at \$43,050 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.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 28
2009 Homes For Sale

Bedrooms	Number of Units	Square Feet	Avg. List Price	Qualifying Annual Income for List Price*
2	6	1,130	\$161,750	\$43,400
3	12	1,349	\$150,875	\$40,480

Source: Multiple Listing Service, 2009

*Assuming 10% down payment and interest rate at 6%, including estimated property tax

RENTAL HOUSING COSTS

According to the 2000 Census, the median gross rent for rental units in the City of Orland was \$484 per month. **Table 29** illustrates the rental costs in Orland by the number of bedrooms. The largest number of rental units in the City was for two-bedroom units. One-bedroom units had the largest percentage of their renters paying \$300 to \$499 for monthly rent, while the largest proportion of two- and three-bedroom renters paid \$500 to \$749 per month.

Table 29
Orland Rental Costs

Rent	0-1 Bedrooms	2 Bedrooms	3 or more Bedrooms
Less than \$200	45	29	7
\$200 to \$299	84	0	0
\$300 to \$499	128	138	19
\$500 to \$749	43	168	132
\$750 to \$999	0	0	33
\$1,000 or more	0	0	0
Total	300	335	191

Source: 2000 Census

APPENDIX A – HOUSING NEEDS ASSESSMENT

According to a Rental Survey conducted in April 2009 in Orland, the following are the current rental rates for specific housing types in Orland, based upon a representative sampling of 26 market-rate units. These rental units are listed in **Table 30** below.

Table 30
Available Rental Units in Orland, 2009

Rental Type	Units Available for Rent	Price Range
One-Bedroom Apartment	3	\$511-\$550
Two-Bedroom Apartment	7	\$551-\$825
Three-Bedroom Apartment	1	\$611
One-Bedroom House	1	\$400
Two-Bedroom House	6	\$700-\$895
Three-Bedroom House	5	\$700-\$895
Four-Bedroom House	3	\$850-\$1,200
Total	26	Median \$813

Source: Orland Press Register, Rentbits.com, Craig's List, April 2009

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 35 percent are considered “severely cost-burdened.” Measuring the amount of people paying more than this percentage helps define an area’s affordability problem. **Table 31** illustrates the extent of overpayment in Orland. According to the 2000 Census, 21 percent of the owner households and 43 percent of the renter households in Orland were overpaying for housing. Households earning between \$10,000 and \$19,999 annually have the highest proportion of overpayment. Approximately 23 percent of these households are in housing overpayment situations. Combined, there are 576 households that suffer cost burdens in paying housing costs, which represents 30 percent of all households in the City. Renter households in the extremely low- and very low-income ranges (below approximately \$25,000) experience a significant degree of overpayment compared to owner households of the same income group. This is likely due to the comparatively lower number of extremely low-income owners in the first place and that many of the persons in this group have disabilities or other special needs that inhibit their ability to earn higher incomes and thus are more susceptible to overpayment situations. Among the households that would fall in the low-income group (up to approximately \$43,000), there is a higher incidence of overpayment among owner-occupied households compared to renter households. Approximately 802 lower-income households overpay for housing (adding together income range categories through \$34,999 and then half of the \$35,000 to \$49,999 category). However, this trend does not continue in the moderate-income category (up to \$54,000) where there are no owner or renter households that overpay for housing. There are actually very few renter households at these income levels, which may indicate that many low- and moderate-income households are able to afford to own homes, even if they are paying a disproportionate amount of their income on their mortgages. Overall, this demonstrates a need for both owner- and renter-focused housing programs in the City.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 31
Households Overpaying

Housing Cost as a Percentage of Household Income				
Income Range	Households Paying 30–34% of Income	Households Paying > 35% of Income	Total Households	% of Total Households Overpaying
Owner-Occupied Households				
\$0 to \$10,000	9	56	109	60%
\$10,000 to \$19,999	16	71	211	41%
\$20,000 to \$34,999	12	68	358	22%
\$35,000 to \$49,999	19	7	248	11%
\$50,000 +	0	0	334	0%
Subtotal	56	202	1,260	21%
Renter-Occupied Households				
\$0 to \$10,000	9	113	190	64%
\$10,000 to \$19,999	46	111	276	57%
\$20,000 to \$34,999	23	16	174	22%
\$35,000 to \$49,999	0	0	90	0%
\$50,000 +	0	0	123	0%
Subtotal	78	240	853	37%
Total	134	442	2,113	27%

Source: 2000 Census Summary File 3

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.

Governmental Constraints

Land Use Controls

The 2008 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 32** 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)

APPENDIX A – HOUSING NEEDS ASSESSMENT

to multi-family 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 32
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 2 units per acre and should average not less than 1 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 6 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 General Plan

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 33** shows the residential land use zones and densities. The City of Orland Zoning Ordinance (Chapter 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. Densities and coverages in the P-D zone conform to the planned development master plan.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 33
Residential Land Use
Zones and Densities

Zone	Min. Area	Min. Lot Width	Max. Lot Coverage	Max. Building Height	Max. Density (units per acre)	Res. Types
Residential Estate (R-E)	20,000 sq. ft.	100 ft.	30%	35 ft. ¹	2	Detached single-family residences
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

Source: City of Orland Zoning Ordinance, October 5, 2007

1. A maximum building height of 35 ft. does not preclude a developer from achieving three stories. Per California Building Code, each floor must be at least 10 ft 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 minimum lot sizes, the City of Orland further controls residential development through development standards. **Table 34** 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.

Table 34
Residential Development Standards

Zone	Front Yard	Side Yard	Rear Yard	Height	Parking
R-E	25 ft.	Ten (10) percent of lot width, but not more than 16 ft.	20 ft.	35 ft.	2/unit
R-1	20 ft.	5 ft.	20 ft.	35 ft.	2/unit
R-2	20 ft.	5 ft.	20 ft.	35 ft.	2/unit
R-3	20 ft.	5 – 20 ft	15 – 25 ft.	45 ft.	2/unit, except for studio & 1-bed apt. (1.5/unit)

Source: City of Orland Zoning Ordinance, October 5, 2007

Within Orland, there are some parcels that are large enough for subdivision. 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.

APPENDIX A – HOUSING NEEDS ASSESSMENT

In accordance with California Government Code Section 65915, 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:

- A reduction in site development standards or a modification of zoning ordinance requirements or architectural design requirements that exceed the minimum building standards; or
- 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; or
- 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 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. As stated in Program HE-3.D, the City will amend its code to reflect the 2004 amendments to density bonus law and offer a density bonus program in compliance with the provisions of Government Code Section 65915.

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, Assembly Bill (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.

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 high land costs, high 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 35** shows the housing types permitted in the various residential zoning districts of Orland, as proposed in the updated Zoning Ordinance. The Planned Development (P-D)

APPENDIX A – HOUSING NEEDS ASSESSMENT

overlay zone allows for a variety of housing types, depending on the approved master plan for the planned development.

Table 35
Housing Types Permitted
by Zoning District

Housing Type	Zoning Districts			
	R-E	R-1	R-2	R-3
Single-Family Dwelling	P	P	P	P
Duplex and Triplex	--	--	P	P
Apartments	--	--	C	P, C ²
Second Dwelling Units	S	S	S	S
Pre-Manufactured Units	S	S	S	S
Mobile Home Parks	--	C	C	C
Community Care Facility (6 or fewer persons) ¹	P	P	P	P
Community Care Facility (more than 6 persons)	C	C	C	C
Emergency Shelters	--	--	--	--
Farmworker Housing (6 or fewer persons) ¹	P	P	P	P

P = Permitted use

S = Permitted use subject to special conditions

C = Permitted use subject to a conditional use permit

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

² For greater than 4 families per structure.

Source: City of Orland Zoning Ordinance, October 5, 2007

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 will monitor the use permit process for multi-family buildings in R-3 zones to determine if the process imposes excessive constraints (Program HE-3.I).

Assembly Bill (AB) 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households, which were estimated at approximately 250 households as discussed prior to **Table 5.** 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. The City's very low-income allocation as 156 total so

APPENDIX A – HOUSING NEEDS ASSESSMENT

half or 78 units is the projected need for extremely low-income households. Elements must also identify zoning to encourage and facilitate housing for this group, which typically are supportive housing types and 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-1, R-2, and R-3 zones by right and 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 uses are the same as other uses in the respective zone and do not constrain the development of SROs. To ensure compliance with AB 2634, the City will implement Program HE-3.J to include a definition of single-room occupancy units so that they are an explicit use in the Zoning Code. Supportive housing types are discussed further in the section on Senate Bill (SB) 2 requirements below.

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." The 2004 Housing Element included Program HE-3.H which stated the City would permit emergency and transitional shelters in the Public Facilities (P-F) zoning district. In addition, the City had planned to amend its Zoning Ordinance with consideration to permitting emergency and transitional shelters, by conditional use permit, in the Light Industrial (M-L) and/or the Community Commercial (C-2) zoning districts. The conditional use permit process would have considered issues such as security and compatibility with adjacent land uses, as well as other pertinent issues. The City also would have supported local and regional public assistance programs for the homeless, such as those sponsored by the Community Action Agency. The City stated that it would complete identification of sites by January 2005. However, the use of emergency and transitional shelters in the P-F zoning district was never incorporated into the Zoning Ordinance, and neither was the identification of site(s) in the M-L and/or C-2 zoning districts. Per new state legislation, these actions were reevaluated by City staff and new proposed actions to be compliant with SB 2 (effective January 1, 2008) are described below.

New legislation (Senate Bill 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. As of January 28, 2009, the Homeless Survey conducted by the Dos Rios Continuum of Care identified 18 known homeless families or individuals within Orland. This subject is discussed further in the Special Needs section of the Housing Element, which includes a list of locations of existing services in the cities of Orland, Willows, and Chico. However, there are no shelters currently offered in Orland for these homeless families and individuals. The City will ensure its zoning does not constrain the ability for emergency shelters to be established by selecting at least one appropriate zone for emergency shelters to be allowed without discretionary review but with state-approved criteria for administrative approval.

Pursuant to Senate Bill 2, the City conducted a staff-level review of its zoning districts and available land and determined the R-3 (Residential Multiple Family), and M-U (Mixed Use) zoning districts would be the most appropriate because all housing types and densities are allowed, most by right, access to transportation is available, and NIMBY (Not In My Back Yard) issues would be minimized. Approximately 82 acres in 129.6 parcels are available to meet this potential need. Program HE-3.H addresses these changes to the Zoning Ordinance.

APPENDIX A – HOUSING NEEDS ASSESSMENT

SB 2 also requires both transitional and supportive housing types to be regulated as 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.

According to the provisions of the current Zoning Ordinance, temporary dwelling for the convalescence of immediate family members is allowed as a permitted use in the R-E, R-1, R-2, and R-3 zones with a conditional use permit. However, transitional and supportive housing types are not explicitly named in the code, but, in practice, smaller facilities of six or fewer are allowed by right as regulated by the state. In an effort to clarify the Zoning Ordinance and therefore facilitate these housing types, the City will add current definitions of transitional housing and supportive housing as stated in this document which will not restrict the number of persons permitted. Program HE-3.H addresses these changes to the Zoning Ordinance.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code housing with linked on-site or off-site services with no limit on the length of stay and is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Housing for Farmworkers

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 people 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. Likewise, for employee housing that consists of up to 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household are considered agricultural uses and no conditional use permit, variance, or other zoning clearance is required of this type of employee housing that is not required of any other agricultural activity in the same zone.

The City does not specify the requirements for large-scale farmworker housing developments in the residential zones. Therefore, this is not a constraint to farmworker housing development if additional housing needs arise within 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.F). 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 the RDA and other grant programs. During the last Housing Element period, the Rancho de Soto project provided 33 units of farmworker housing developed in 2004 through the Community Housing Improvement Program (CHIP), a nonprofit housing development agency.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Housing Codes and Code Enforcement

Orland has adopted the 2007 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.
- 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,

APPENDIX A – HOUSING NEEDS ASSESSMENT

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 36 and 37 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 total over \$700,000. The Orland City Council approved the fee deferral in early 2009 for one year. The fees are due and payable to the City prior to any construction at the site,

The City recognizes that less infrastructure and service improvements are needed to accommodate growth in existing neighborhoods. As a result, the fee structure is designed to encourage development in already established areas of the City. The City’s impact fee structure is divided into seven separate areas with varying impacts. For instance, development in East Orland, would pay storm drain impact fees while development in Northwest Orland, would not (please see Table 36). Simply stated, the amount of the fee is determined by the land-use type and the quadrant or area in which the project is located.

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).

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 \$9,753, for a duplex approximately \$7,823, for a multi-family project approximately \$5,144, and for a mobile home project approximately \$5,510, as shown in **Table 36**. 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).

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 36
Development Impact Fees

	NW Orland	SW Area	NE Orland	East Orland	Newport South	West Orland	Other Areas
Single-Family Residential							
Police*	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400
Fire*	\$628	\$628	\$628	\$628	\$628	\$628	\$628
City Hall*	\$307	\$307	\$307	\$307	\$307	\$307	\$307
Library*	\$307	\$307	\$307	\$307	\$307	\$307	\$307
Community Center*	\$1,589	\$1,589	\$1,589	\$1,589	\$1,589	\$1,589	\$1,589
Streets*	\$1,021	\$1,021	\$1,021	\$1,021	\$1,021	\$1,021	\$1,021
Storm Drainage*	\$0	\$1,196	\$0	\$965	\$938	\$0	\$0
Parks*	\$3,349	\$3,349	\$3,349	\$3,349	\$3,349	\$3,349	\$3,349
Signals*	\$612	\$635	\$361	\$361	\$536	\$0	\$361
Papst Ave.*	\$0	\$0	\$791	\$0	\$0	\$0	\$0
Total	\$9,213	\$10,432	\$9,753	\$9,927	\$10,075	\$8,601	\$8,962
Duplex							
Police*	\$1,168	\$1,168	\$1,168	\$1,168	\$1,168	\$1,168	\$1,168
Fire*	\$564	\$564	\$564	\$564	\$564	\$564	\$564
City Hall*	\$258	\$258	\$258	\$258	\$258	\$258	\$258
Library*	\$256	\$256	\$256	\$256	\$256	\$256	\$256
Community Center*	\$1,377	\$1,377	\$1,377	\$1,377	\$1,377	\$1,377	\$1,377
Streets*	\$885	\$885	\$885	\$885	\$885	\$885	\$885
Storm Drainage*	\$0	\$1,196	\$0	\$965	\$209	\$0	\$0
Parks*	\$2,790	\$2,790	\$2,790	\$2,790	\$2,790	\$2,790	\$2,790
Signals*	\$510	\$488	\$214	\$214	\$316	\$214	\$214
Papst Ave.*	\$0	\$0	\$791	\$0	\$0	\$0	\$0
Total	\$7,808	\$8,982	\$8,303	\$8,477	\$7,823	\$7,512	\$7,512
Multi-Family Residential							
Police*	\$817	\$817	\$817	\$817	\$817	\$817	\$817
Fire*	\$235	\$235	\$235	\$235	\$235	\$235	\$235
City Hall*	\$178	\$178	\$178	\$178	\$178	\$178	\$178
Library*	\$180	\$180	\$180	\$180	\$180	\$180	\$180
Community Center*	\$765	\$765	\$765	\$765	\$765	\$765	\$765
Streets*	\$492	\$492	\$492	\$492	\$492	\$492	\$492
Storm Drainage*	\$0	\$1,196	\$0	\$965	\$209	\$0	\$0
Parks*	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955	\$1,955
Signals*	\$356	\$336	\$211	\$0	\$313	\$211	\$211
Papst Ave.*	\$0	\$0	\$791	\$0	\$0	\$0	\$0
Total	\$4,978	\$6,154	\$5,624	\$5,587	\$5,144	\$4,833	\$4,833
Mobile Home							
Police*	\$701	\$701	\$701	\$701	\$701	\$701	\$701
Fire*	\$564	\$564	\$564	\$564	\$564	\$564	\$564
City Hall*	\$155	\$155	\$155	\$155	\$155	\$155	\$155
Library*	\$155	\$155	\$155	\$155	\$155	\$155	\$155
Community Center*	\$1,103	\$1,103	\$1,103	\$1,103	\$1,103	\$1,103	\$1,103
Streets*	\$708	\$708	\$708	\$708	\$708	\$708	\$708
Storm Drainage*	\$0	\$896	\$0	\$723	\$157	\$0	\$0
Parks*	\$1,675	\$1,675	\$1,675	\$1,675	\$1,675	\$1,675	\$1,675
Signals*	\$333	\$404	\$198	\$198	\$292	\$198	\$198
Papst Ave.*	\$0	\$0	\$791	\$0	\$0	\$0	\$0
Total	\$5,394	\$6,361	\$6,050	\$5,982	\$5,510	\$5,259	\$5,259

Source: City of Orland New Fund 35 Impact Fees, May 2008

*Per dwelling unit

APPENDIX A – HOUSING NEEDS ASSESSMENT

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 time and fees are not a major constraint to the development of housing in Orland. The processing time and fees are necessary to ensure that housing projects comply with applicable City standards and pay for their fair share of City services. **Table 37** provides a list of applications for development permits and the required permit processing fee associated with each type of project.

Table 37
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	
Home Occupation		
Business		
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 \$23,190.75 (10% of total estimated development cost of \$230,000). The fees for a “typical” multi-family residential development of 40 units are approximately

APPENDIX A – HOUSING NEEDS ASSESSMENT

\$76,493.32 or \$1,912.33 per unit. (1.9 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.

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 City completed a nexus study in 1995 (Quad Knopf) for assessing impact fees and they have increased/decreased slightly over the last 14 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. Recently, the City has taken steps to rectify the situation. While some improvement is still possible, development permit approval processing in Orland does not create any unusual delays that may increase the cost of housing.

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 4 sets of plans and plan review fee to Building Division. Applicant is informed that full initial review will take 2 to 3 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 U.S. 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 2 to 3 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.

APPENDIX A – HOUSING NEEDS ASSESSMENT

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

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 the California Environmental Quality Act (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. Conditional Use Permits (CUP) 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; and
- 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. 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.

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

APPENDIX A – HOUSING NEEDS ASSESSMENT

R-1:

- A. Minimum building width: twenty (20) feet;
- B. Minimum roof slope: 3:12;
- C. Minimum roof eave overhang, twelve (12) inches;
- D. An enclosed garage for at least two cars shall be provided for all new construction. The garage shall be at least twenty (20) feet by twenty (20) feet with a minimum sixteen (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 fifteen (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 this criteria shall meet the yard, height and design criteria for main buildings:
 - 1. Set back a minimum of five feet from the rear and side yard property line;
 - 2. Open on at least two sides;
 - 3. Maximum height: twelve (12) feet;
 - 4. Minimum six-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: twenty (20) feet;
- B. Minimum roof slope: 3:12;
- C. Minimum roof overhang: twelve (12) inches;

APPENDIX A – HOUSING NEEDS ASSESSMENT

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 twenty (20) feet by twenty (20) feet (interior dimensions) with a minimum sixteen (16) foot wide garage door.

Each required covered and uncovered parking space shall be paved and shall be a minimum of ten (10) foot by twenty (20) foot (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 fifteen (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 ten (10) feet from the rear and side yard property line,
2. Open on at least two sides,
3. Maximum height: twelve (12) feet,
4. Minimum six-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 twenty-five (25) feet in width.
2. Landscaping within the front setback area shall include one fifteen (15) gallon-sized tree for each fifty (50) feet of frontage, and at least one gallon-sized shrub for each five feet of frontage.

APPENDIX A – HOUSING NEEDS ASSESSMENT

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 twenty-five (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: twenty (20) feet;
- B. Minimum roof slope: 3:12;
- C. Minimum roof eave overhang: twelve (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 fourplex: one covered and one uncovered on-site space,
 3. Other multifamily (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 twenty (20) feet by twenty (20) feet (interior dimensions) with a minimum sixteen (16) foot wide garage door. Each required covered and uncovered parking space shall be paved and shall be a minimum of ten (10) foot by twenty (20) foot (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 fifteen (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;

APPENDIX A – HOUSING NEEDS ASSESSMENT

- F. Patio covers and shade structures shall meet the following criteria. Those not meeting this criteria shall meet the yard, height and design criteria for main buildings:
1. Set back a minimum of ten (10) feet from the rear and side yard property line,
 2. Open on at least two sides,
 3. Maximum height: twelve (12) feet,
 4. Minimum six 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 twenty-five (25) feet in width,
 2. Landscaping within the front setback area shall include one fifteen (15) gallon-sized tree for each fifty (50) feet of frontage, and at least one gallon-sized shrub for each five 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 twenty-five (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 multifamily project of fifteen (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 five hundred (500) square feet, or twenty-five (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.

APPENDIX A – HOUSING NEEDS ASSESSMENT

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 38 below identifies the typical processing time most common in the entitlement process. It 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 38
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

NOTE: The City of Orland does not have a Planning Commission at this time which streamlines the processing time. After TAC review, recommendation is made directly to City Council and Planning items are heard the second meeting of the month, dependent upon caseload. City Council meets the 1st and 3rd Monday of each month. The City of Orland works closely with developers to expedite approval procedures so as not to put any unnecessary timing

APPENDIX A – HOUSING NEEDS ASSESSMENT

constraints on development. For a typical project, an initial pre-consultation meeting with the Technical Advisory Committee (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.

Then, the proper application would 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, then 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 (3 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 and 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 ten days for simple projects and fifteen 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 39 below outlines typical approval requirements for a single-family infill project, a 30-unit subdivision, and 50-unit multifamily project.

Table 39
Typical Processing Procedures by Project Type

Project Type	Single Family Unit	Subdivision	Multifamily 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

APPENDIX A – HOUSING NEEDS ASSESSMENT

Multifamily 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 multifamily projects. However, the City does not, at this time, have a Planning Commission, which helps to streamline project approvals. The findings of approval for multifamily 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 Senate Bill (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 that prevented them from going outside their homes. However, there is only one licensed facility in Orland that serves adult non-elderly disabled persons – the North Valley Services Adult Day Support Center on 923 East South Street. This indicates that many disabled persons in Orland are potentially being housed in units that may not be specially designed to accommodate 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

Orland's Zoning Ordinance permits community care facilities for six or fewer persons by right in the Residential Estate (R-E), Residential One-Family (R-1), and Residential Two-Family (R-2) 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 conditional use permit 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.

Permits and Processing Procedures

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

APPENDIX A – HOUSING NEEDS ASSESSMENT

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.E).

Building Codes and Standards

As previously stated, the City of Orland has adopted the 2007 California Building Code (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 California Building Code 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 40**. The following list of sites was gathered through an online search of the Multiple Listing Service site, which lists properties in Orland and the surrounding communities for sale. Single-family land prices ranged from \$50,000 per lot to \$146,825 per lot in Orland, and from \$40,000 per lot to \$116,667 per lot in Willows. There are currently no existing multi-family properties available in Orland or Willows or in other areas of Glenn County.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 40
Land Costs

Location	Price	Lot Size	Price per Acre	Zone
Orland	\$50,000	≈9,000	n/a	SF
Orland	\$75,000	≈11,000	n/a	SF
Orland	\$89,500	≈12,500	n/a	SF
Orland	\$105,017 – \$146,825	≈12,500 – ≈15,000	n/a	SF
Willows	\$350,000	3.0 acres	\$116,667	SF
Willows	\$40,000	≈6,100	n/a	SF
Willows	\$98,500	≈9,000	n/a	SF

Source: MLS Listing, April 2009

SF= Single Family

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 \$121 per square foot. 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 \$199,516 for a house built in a housing tract and \$377,729 for a custom home.

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. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans.

However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. Variable rate mortgages 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 preferred type of loan, especially during periods of low, stable interest rates. **Table 41** illustrates interest rates as of April 2009. 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

APPENDIX A – HOUSING NEEDS ASSESSMENT

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 41
Interest Rates

	Interest	APR
Conforming		
40 year fixed	6.5%	6.7%
30 year fixed	4.75%	4.96%
20 year fixed	5.0%	5.289%
15 year fixed	4.5%	4.862%
5 year ARM	4.375%	4.20%
Jumbo		
30 year fixed	6.250%	6.399%
5 year ARM	5.125%	4.629%
FHA		
30 year fixed	5.0%	5.645%

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, April 2009

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; and
- 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) prepared by the Federal Financial Institutions Examination Council (FFIEC) indicate that in the 2007 Aggregate Report for Conventional Home-Purchase Loans, proportionally more than twice as many Hispanic and black applicants than white applicants are denied home loans in the Chico MSA. This may be related to the lack of qualifying income or credit issues and not because of race or ethnic discrimination. According to the Census, 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

APPENDIX A – HOUSING NEEDS ASSESSMENT

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 230 dwelling units restricted to lower-income households. The number of housing units for each development is provided in **Table 42**. Since the 2004 Housing Element, the City of Orland has had a number of affordable housing units constructed (single-family and multi-family).

The Orland City Council approved a 73-unit multi-family affordable housing complex (Paigewood Village) on August 6, 2007. Construction is expected to begin in the fall of 2009. Additionally, a senior-restricted development (Benson Estates) was approved by the Orland City Council in September 2004, which will allow for an additional 34 affordable housing units for seniors. At this time, some site improvements have been completed, but these units have not been built. 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. Construction is currently under way for these residential projects. CHIP is also providing additional single-family self-help housing in the Heartlands project, through the purchase of 50 lots in June 2008. There are two additional affordable proposed projects: Blair Estates III is proposed for 17 new lots and is expected to be redesignated to medium or high density to accommodate affordable housing, and Horse Run Park, which may be proposed as a senior-restricted housing project for a total of 64 units. Fairview Village (senior-restricted) and Blair III were approved by the City Council on July 20, 2009.

Table 42
Assisted Housing Projects

Name	Type	Assisted Units	Term of Affordability
Orland Apartments	RCD Sec. 515, a portion of which are senior restricted	82	2036
Newport Village	RCD Sec. 515, seniors	40	2011
Shasta Garden Apartments	RCD Sec. 515	48	2014
Fairview Village	Senior restricted	60	2035
Total		230	

Sources: USDA/RD, California Housing Partnership Corporation.

Funding for Section 8 affordable housing originates from the federal Department of Housing and Urban Development (HUD), and the Glenn County Human Resources Agency (HRA) is responsible for administering the project-based Section 8 properties. HUD also funds and administers various affordable housing opportunities for lower-income persons, which include Section 221(d)(3), Section 202, Section 236, and Section 811 housing. According to the California Housing Partnership Coalition,

APPENDIX A – HOUSING NEEDS ASSESSMENT

there are 60 HUD administered or subsidized housing units located in Orland, under the Section 236(j)(1) and 221(d)(3) mortgage program.

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:

- 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; and
- 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, CHFA and CDBG and 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 and Orland Manor in the previous Housing Element, one for seniors and one for non-seniors. 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. Both Newport Village and Shasta Garden Apartments are at risk within the next 10 years.

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.

Generally, low- and moderate-income households can afford rents for two- and three-bedroom apartments without experiencing overpayment. However, extremely low- and very low-income households would find it more difficult to obtain rental housing at an affordable price without overpaying. The acquisition of the 82-unit Orland Apartments in 2006, with the assistance of HOME

APPENDIX A – HOUSING NEEDS ASSESSMENT

grant funds in the amount of \$467,000 “passed through” the City, along with \$1.5 million provided by the City in loans, provided funding for the rehabilitation of the project.

An example of a new affordable housing complex in the City is the 73-unit multi-family housing complex (Paigewood Village) which was approved on August 6, 2007. The City has been awarded \$1.5 million for the infrastructure from the State Community Development Block Grant Program (CDBG) and approximately \$2 million for construction of the building from the Home Investment Partnership Program (HOME funds). Construction is expected to begin in fall 2009. Additional construction costs are estimated to be \$595,859 based on the construction cost data (www.building-cost.net), which estimates the per square foot cost to be approximately \$94, resulting in a total cost for new construction of \$4,095,895.

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 Program

The 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 2 years if such activity is consistent with their Consolidated Plan and justified under local market conditions.

On August 6, 2007, the Orland City Council approved a 73-unit multi-family affordable housing project (Paigewood Village). The City has been awarded approximately \$2 million for the construction from HOME funds. Construction is expected to begin in fall 2009. Additionally, the City has been awarded a HOME grant for \$500,000 for housing acquisition; funds must be expended by April 2011.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Section 8 Housing Voucher Program

Glenn County has no Public Housing Authority (PHA). HCD administers the Section 8 housing voucher program in Glenn County that would otherwise be administered by a local PHA. 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 (FMRs) restrict the actual contract rent as determined by HUD. There are currently 24 households in Orland that use Housing Choice Voucher Assistance (Section 8) to pay for housing.

Community Development Block Grant

HUD awards Community Development Block Grants (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 (2009–2014), the City of Orland will continue to apply for CDBG funds for the rehabilitation of existing housing stock. During the 2004–2007 program cycle, the City does not have any open grants and program income is not sufficient enough at this time to make any loans. The City has received funds from HOME and CDBG for down payment assistance to assist approximately eight households in the amount of \$1 million. These funds must be expended by 2011.

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

Community Reinvestment Act

The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

APPENDIX A – HOUSING NEEDS ASSESSMENT

California Housing Finance Agency

The California Housing Finance Agency (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, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

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.

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, 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 the advice of the Department of Housing and Community Development. For areas with no council of governments, the Department of Housing and Community Development determines housing market areas and defines the regional housing need for cities and counties within these areas (Government Code Section 65584(b)).

The Department of Housing and Community Development (HCD) developed the RHNA for Glenn County and its incorporated area, 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 groupings over the five-year planning period for the Housing Element of each specific jurisdiction. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction. The quantification is based upon a planning period from January 1, 2007 to June 30, 2014. The City may reduce its respective allocation by the net units developed during the interim period; that is, from January 1, 2007 to the date of preparation of the Housing Element.

The intent of the RHNA is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, 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

APPENDIX A – HOUSING NEEDS ASSESSMENT

made to ensure that adequate sites and zoning are provided to address existing and anticipated 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 43** provides the adjusted RHNA target for the planning period 2007 to 2014 (also referred to as “basic construction needs”) for each of the household income groups for Orland.

Table 43
Orland Regional Housing Needs Allocation, 2007-2014

Income Category	New Construction Needs*	Percent of Total	Progress ¹	Remaining
Extremely Low	78	10%	0	78
Very Low	78	10%	18	60
Low	133	18%	110	23
Moderate	147	20%	193	-46
Above Moderate	311	42%	98 ²	213
Total	747	100%	419	328

Source: City of Orland, 2009

Note: The City of Orland has agreed to absorb the State-mandated 5% County distribution share allocated to the City of Willows for this Housing Element Update period only, bringing the projected housing need for the City of Orland to 747.

¹ See Table 46 for unit affordability breakdown

² In addition to the units in Table 46, there were an additional 12 building permits issued for above moderate- income households from 2007 to February 2009

ANNEXATIONS

Since the previous General Plan Update in 2003, the City has annexed approximately 295 acres predominantly to the north and east of the existing city limits. Approximately 46 acres were annexed in the northwestern portion of the City as part of the Heartlands residential subdivision project. The annexation of 295 acres represents a 19 percent increase in area of the City. The current City limits encompass approximately 1,876 acres or 2.93 square miles.

Through the General Plan Update process, the Planning Area has been adjusted to the south to County Road 21 and now includes Haigh Field and surrounding parcels. Additionally, the eastern Planning Area boundary south of Highway 32 was shifted further east to the Tehama-Colusa Canal, which acts as a physical boundary along the Highway 32 corridor.

The City has had an interest in guiding development of lands north and west of the current City limits, with future annexation of these lands a possibility. In 2000, a draft Freeway Area Specific Plan was prepared with the joint participation of the City of Orland and Glenn County. The Specific Plan focused on two areas currently outside the City limits. One area was west of Orland, bounded approximately by Interstate 5 to the east, County Road 18 to the south, County Road H to the west, and Stoneridge Drive to the north. The other area is to the north, between the City limits and Hambright Creek. Both areas are within the City's secondary Sphere of Influence and the Planning Area being addressed in the General Plan Update. The Specific Plan set forth policies concerning the development of these areas, along with mechanisms for implementing the plan. The Specific Plan has not been adopted by Glenn County of the City of Orland.

APPENDIX A – HOUSING NEEDS ASSESSMENT

SPECIAL PLANNING DISTRICTS

In addition to the land with residential zoning, many of Orland's mixed use, planned development, and special planning designations permit residential housing, including multi-family housing. It is a priority in the City's General Plan to encourage mixed-use and infill development

The Special Planning Districts are overlay designations which portray uses the City would encourage. Special Planning Districts have been defined within the 2008 General Plan Update to document the major planning issues of areas which may be developed in the future. The general character and anticipated uses envisioned by the City are described for each Special Planning District that includes residential uses.

- 4) **Downtown District.** The City envisions the Downtown District as the primary cultural, civic, and commercial district of Orland. Ideally, businesses will occupy all structures throughout the District—from the Sixth Street District to the west to the Walker Street District to the east. Through mixed-use and infill development, the number of downtown residents and amenities will increase.
- 5) **Sixth Street District.** Sixth Street, or County Road 99, is the north-south arterial in Orland and provides access to commercial and industrial land uses, as well as to some residential uses. The City envisions the Sixth Street District as cooperating with the Downtown District, extending design improvements to boost pedestrian presence, traffic, and safety.
- 6) **Northeast Orland Special Plan Area.** The Northeast Growth Area was defined as the area bounded on the west by the city limit boundary, on the south by East Walker Street (State Route 32), to the east by County Road N and the Sphere of Influence and Planning Area Boundary, and to the north by County Road 12. The vision for the Special Plan Area is to provide an inviting and clear entrance for those entering Orland from the east, with commercial development at the intersection of East Walker Street and County Road N will provide goods and services to passersby as well as to nearby residents. Mixed density residential development is envisioned surrounding the commercial center, near amenities. A park would provide recreational opportunities for the area as well as enhance the aesthetics of Orland's eastern edge.

Planned Development Zoning

The P-D Zone is like a blank slate. The developer presents standards to the City through the CUP process with 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.

However, there are a number of sites in the City's vacant land inventory that have a Planned Development (P-D) Overlay, which actually has the same standards as the underlying zone because the P-D has already been adopted by CUP for that area with the overlay. The only case where a developer would have to apply for a CUP would be if they wanted to change the density (from the base density) or add a non-residential use not already permitted in that zone. In the case of the P-D (R-3) and P-D (R-2) parcels in the land inventory, this would be unnecessary because the base densities are already appropriate for housing for lower- and moderate-income households.

The P-D overlay 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, they asked for 2,500 square foot lots (minimum is 6,000

APPENDIX A – HOUSING NEEDS ASSESSMENT

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.

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 44** and **Table 1 of Appendix C**, the City has a total of 243.32 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 information reported by Trulia Real Estate Search (an online real estate website) in August 2009, home prices in Orland ranged from \$115,000 to \$309,000, with a median sales price of \$186,000. As shown in **Table 7**, in the section presenting housing cost and affordability, a low-income household (four-person household) can afford up to \$141,000 and a moderate-income household (four-person households) can afford to purchase a house that costs up to \$178,000. 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 allocate above moderate sites within the inventory (**Table 46**) to credit toward its moderate income RHNA.

With a maximum density of ten 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, some affordable units for low- or even very low-income households may be produced at this density (see Paigewood description in the Realistic 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 RHNA, as well as moderate-income RHNA (see **Appendix C, Table 1**).

Zoning Appropriate to Accommodate Housing for Lower- Income Households.

The City is currently undergoing a General Plan update for the planning period of 2008 to 2028. As of August 2009, the General Plan was already in an Administrative Draft form being reviewed by the City prior to release of a Public Review Draft. Therefore, the new land use designations, particularly the High Density Residential density of 25 was used in the vacant land inventory because the Land Use Element and associated maps have already been finalized and are on track to be adopted in early 2010.

The City recognizes that the Residential Multiple Family (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 very low- and low-income households. Those 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. Additionally to ensure there is enough land zoned appropriately to accommodate the City's lower-income RHNA, the

APPENDIX A – HOUSING NEEDS ASSESSMENT

City has plans to re-designate/ rezone the following sites to higher density residential sites (see Program HE-2.A):

- 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 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. There is an approximate 12+ acres remaining that the landowner intends to further subdivide for residential development; however, the City is re-designating this 12+ acres to “R-H” (High Density Residential) during the current 2008-2028 General Plan Update to allow for additional higher residential density on this parcel. . The City may also suggest a portion of the acreage be re-designated to the proposed Mixed Use (M-U) land use designation. To reduce costs to the landowner, the City is re-designating the remainder of the parcel with the 2008-2028 General Plan Update to a higher residential density, leaving only the cost of the Zone Change application to be paid for by the landowner. The City will require this re-zone immediately after adoption of the updated General Plan in early 2011. Based on the assumption that the land owner has a past track record of developing affordable units with CHIP, it is safe to assume that the 12 acres will be rezoned to R-H, allowing 25 units per acre, therefore it is appropriate to include this site to accommodate the City’s lower density RHNA. The City has already communicated the needs to re-designate this land to the owner.
- 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) with the 2008-2028 General Plan Update. This will provide further land for 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 form from Limited Industrial to High Density Residential.

Table 44 lists the three land use categories defined in the City’s General Plan and Zoning Ordinance and the available capacity within each zone.

Table 44
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 PD (R-1)	(R-L) Residential One Family	229.9	6	1,344	1,251
R-2 and PD (R-2)	(R-M) Residential two family	2.3	10	27	26
R-3 and PD (R-3)	(R-H) Residential Multiple Family	3.66	25	88	82
Total		235.9	-	1,377	1,359

Source: City of Orland, 2009

¹ Vacant acres does not include vacant entitled project acreage

² Program HE-2.A states that the City is planning to rezone 12 acres of R-L land to R-M, -1.65 acres of R-L land to R-H and .556 acres of M-L land to R-H. To figure current capacity, the sites were not assumed to be rezoned for this table.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Realistic Development Capacity

As indicated in **Appendix C, Table 1** the City will be relying on multifamily 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 multifamily 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 multifamily project on an interior lot, the imposition of the 20 foot front yard requirement, 5 foot side yard requirement, 15 foot rear yard, 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 a 90 percent capacity for each site. The realistic capacity number accounts for standards and on-site improvement requirements.

The City also reviewed entitled high density projects approved in the last two years, 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. In addition, the City has approved Paigewood Village Apartments to be constructed in the Fall of 2009. This is a 73-unit multifamily project which will be affordable to low-income households. It is being 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 is only developing 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

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites. The identification of these sites will help in fulfilling the City's share of regional housing needs as determined by HCD. **Table 45** shows a summary of the City's progress since 2007 along with the 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.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 45
Vacant Land Inventory Summary

Income Category	RHNA Allocation	Units Built Since 2007 ¹	Remaining Allocation	Site Inventory Capacity	Surplus
Extremely Low	78	0	161	235 existing sites/320 units will be rezoned	394
Very Low	78	18			
Low	133	110			
Moderate	147	193	-46	26	72
Above Moderate	311	98 ³	213	1,177 ⁴	964
Total	747	419	328	1,758	1,430

Source: City of Orlando, 2009

1 See Table 46 for unit affordability breakdown

2 There is currently an existing capacity of 82 units and as part of the General Plan update the City will rezone enough sites to allow for the capacity of an additional 158 units (sites are indicated in Table 1 of Appendix C).

3 In addition to the units in Table 46, there were an additional 12 building permits issued for above moderate- income households from 2007 to February 2009

4 The City has included more than 3 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.1 for small site facilitation), and some of the capacity is assumed to develop for moderate income households (see discussion on page 47 regarding affordability).

The projects listed in Table 46 have either entitled projects or projects currently under construction. All of the projects are anticipated to result in new housing during the planning period.

APPENDIX A – HOUSING NEEDS ASSESSMENT

Table 46
Entitled Projects or Projects under Construction

Project Name	Total Units	Unit Affordability				Funding
		Very low	Low	Moderate	Above Moderate	
Blair I	37	16	21			CHIP (RDA, Farmworker Housing Grant, CalHome, AHP)
Blair II	7	1	6			CHIP (RDA)
Blair III	17				17	--
Ledgerwood	11	1	10			CHIP (RDA Farmworker Housing Grant)
Heartlands	50			50		CHIP
Paigewood Village	73		73			HOME funds
Fairview Village	60			60		Senior Restricted
Benson Estates	34			34		Senior Restricted
Black Butte Mobile Home Park	49			49		Based on mobile home prices
Total Units	338	18	110	193	17	

Source: City of Orland, 2009

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 2007- 2014 regional housing need.

To comply with Senate Bill 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.

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.

APPENDIX A – HOUSING NEEDS ASSESSMENT

- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

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.

The City registered their proposed police headquarters with the U.S. Green Building Council under the New Construction rating system, version 2.2.

APPENDIX B – QUALIFIED ENTITIES

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	FAX Number	Contact Person
Organizations Serving Glenn County				
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201 Oakland, CA 94621	(510) 632-6714	(510) 632-6755	William F. Pickel
Community Housing Improvement Program, Inc.	1001 Willow St. Chico, CA 95928	(530) 891-6931	(530) 891-8547	David Ferrier
Eskaton Properties Inc.	5105 Manzanita Ave. Carmichael, CA 95608	(916) 334-0810	(916) 338-1248	Raymond Gee
Rural California Housing Corp.	3120 Freeboard Drive, Ste. 202 West Sacramento, CA 95691	(916) 414-4400	(916) 414-4490	Chris Glaudel
Northern California Organizations Serving All California Counties				
California Human Development Corporation	3315 Airway Drive Santa Rosa, CA 95403	(707) 523-1155	(707) 523-3776	George Ortiz
A.F. Evans Development, Inc.	1000 Broadway #300 Oakland, CA 94607	(510) 891-9400	(510) 891-9004	Craig Adelman
Affordable Housing Community Trust	7901 La Riviera Drive Sacramento, CA 95826	(916) 381-2001	(916) 381-7321	M. McClenaghan
California Housing Finance Agency	1121 L Street, Room 207 Sacramento, CA 95814	(916) 327-2731		Jim Liska
California Housing Partnership Corporation	369 Pine Street, Suite 300 San Francisco, CA 94104	(415) 433-6804	(415) 433-6805	Matt Schwartz
Citizens Housing	26 O'Farrell St. #506	(415) 421-8605	(415) 421-8615	Norrie Boyd,

APPENDIX B – QUALIFIED ENTITIES

Organization	Address	Phone Number	FAX Number	Contact Person
Corp.	San Francisco, CA 94108			James Buckley
EAH, Inc.	2169 E. Francisco Blvd., Ste. B San Rafael, CA 94901	(415) 258-1800	(415) 453-3683	Alvin Bonnett
Mercy Housing California	1360 Mission St., Suite 300 San Francisco, CA 94103	(415) 355-7160	(415) 553-6373	Janet Falk
National Housing Trust	P.O. Box 3458 Walnut Creek, CA 94598	(925) 945-1774	(925) 945-7720	Donna Kelley
Paramount Financial Group, Inc.	1655 North Main Street, Suite 220 Walnut Creek, CA 94596	(800) 850-0694	(925) 927-4793	Scott Fricker
Petaluma Ecumenical Properties Inc.	1400 Caulfield Land Petaluma, CA 94954	(707) 762-2336	(707) 762-4657	Vera R. Ciammetti
SLSM, LLC	651 29th St. San Francisco, CA 94101	(415) 826-0301	(415) 826-4122	Stephen Matton
The John Stewart Company	1388 Sutter St., 11th Floor San Francisco, CA 94109	(415) 345-4400	(916) 614-9175	John Gardner
The Trinity Housing Foundation	1399 Ygnacio Valley Rd. #21 Walnut Creek, CA 94598	(925) 939-5421	(925) 932-8032	Bill Leone
Union Partners Realty Group, Inc.	24 Professional Center, Ste. 250 San Rafael, CA 94903	(415) 446-1811	(415) 383-0701	Michael McDonnell

Source: California Department of Housing and Community Development, June 29, 2009. HCD does not evaluate or attest to any entity's qualifications.

APPENDIX C – VACANT LAND INVENTORY AND MAP

APPENDIX C – VACANT LAND INVENTORY AND MAP

Vacant Land Inventory

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								
040-230-002	P-D (R-3)	25 du/acre	R-H	0.71	17	16	Yes	None
040-230-012	P-D (R-3)	25 du/acre	R-H	1.04	25	23	Yes	None
040-230-022	R-3	25 du/acre	R-H	0.226	5	5	Yes	None
040-033-008	R-3	25 du/acre	R-H	0.21	5	5	Yes	None
040-330-003	R-3	25 du/acre	R-H	0.82	20	18	Yes	None
040-330-004	R-3	25 du/acre	R-H	0.41	10	9	Yes	None
041-081-001	R-3	25 du/acre	R-H	0.241	6	5	Yes	None
								Being rezoned (see Program HE-2.A)
046-090-016 ¹	(R-1) R-3	(6 du/acre) 25du/acre	(R-L) R-H	12	300	270	Yes	Site appropriate to meet lower income RHNA-Blair Estates
041-050-017	(R-1) R-3	(6 du/acre) 25 du/acre	(R-L) R-H	1.65	41	37	Yes	Being rezoned (see Program HE-2.A)
040-251-009	(LI) R-3	25 du/acre	(LI) R-H	0.556	14	13	Yes	Being rezoned (see Program HE-2.A)
041-200-018	R-3	25 du/acre	R-H	6.85	171	154	Yes	El Paseo Project, multi-family portion.
Subtotal				24.713	614	555		
Sites Appropriate for Moderate Income RHNA								
041-271-004	P-D (R-2)	10 du/acre	R-M	0.091	1	1	Yes	None
041-271-005	P-D	10	R-M	0.076	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
	(R-2)	du/acre						
041-271-006	P-D (R-2)	10 du/acre	R-M	0.124	1	1	Yes	None
041-271-007	P-D (R-2)	10 du/acre	R-M	0.085	1	1	Yes	None
041-271-008	P-D (R-2)	10 du/acre	R-M	0.067	1	1	Yes	None
041-271-009	P-D (R-2)	10 du/acre	R-M	0.067	1	1	Yes	None
041-271-010	P-D (R-2)	10 du/acre	R-M	0.082	1	1	Yes	None
041-271-011	P-D (R-2)	10 du/acre	R-M	0.082	1	1	Yes	None
041-271-012	P-D (R-2)	10 du/acre	R-M	0.068	1	1	Yes	None
041-271-013	P-D (R-2)	10 du/acre	R-M	0.073	1	1	Yes	None
041-271-014	P-D (R-2)	10 du/acre	R-M	0.119	1	1	Yes	None
041-271-015	P-D (R-2)	10 du/acre	R-M	0.074	1	1	Yes	None
041-271-016	P-D (R-2)	10 du/acre	R-M	0.067	1	1	Yes	None
041-271-017	P-D (R-2)	10 du/acre	R-M	0.067	1	1	Yes	None
041-271-018	P-D (R-2)	10 du/acre	R-M	0.081	1	1	Yes	None
041-271-019	P-D (R-2)	10 du/acre	R-M	0.073	1	1	Yes	None
041-271-020	P-D (R-2)	10 du/acre	R-M	0.067	1	1	Yes	None
041-271-021	P-D (R-2)	10 du/acre	R-M	0.081	1	1	Yes	None
041-271-022	P-D (R-2)	10 du/acre	R-M	0.073	1	1	Yes	None
041-271-023	P-D (R-2)	10 du/acre	R-M	0.067	1	1	Yes	None
041-271-024	P-D (R-2)	10 du/acre	R-M	0.086	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
041-270-062	P-D (R-2)	10 du/acre	R-M	0.64	6	5	Yes	None
Subtotal				2.31	27	26		
Sites Appropriate for Moderate and Above Moderate Income RHNA								
040-170-001	P-D (R-1)	6 du/acre	R-L	1.27	6	7	Yes	None
040-170-006	P-D (R-1)	6 du/acre	R-L	0.99	5	5	Yes	None
041-130-017	P-D (R-1)	6 du/acre	R-L	5	30	27	Yes	None
041-140-018	P-D (R-1)	6 du/acre	R-L	0.202	1	1	Yes	None
041-140-019	P-D (R-1)	6 du/acre	R-L	0.163	1	1	Yes	None
041-140-020	P-D (R-1)	6 du/acre	R-L	0.156	1	1	Yes	None
041-140-026	P-D (R-1)	6 du/acre	R-L	0.196	1	1	Yes	None
041-140-027	P-D (R-1)	6 du/acre	R-L	0.147	1	1	Yes	None
041-140-028	P-D (R-1)	6 du/acre	R-L	0.137	1	1	Yes	None
041-140-029	P-D (R-1)	6 du/acre	R-L	0.137	1	1	Yes	None
041-140-030	P-D (R-1)	6 du/acre	R-L	0.138	1	1	Yes	None
041-140-031	P-D (R-1)	6 du/acre	R-L	0.15	1	1	Yes	None
041-140-032	P-D (R-1)	6 du/acre	R-L	0.151	1	1	Yes	None
041-140-033	P-D (R-1)	6 du/acre	R-L	0.167	1	1	Yes	None
041-140-037	P-D (R-1)	6 du/acre	R-L	0.146	1	1	Yes	None
041-140-038	P-D (R-1)	6 du/acre	R-L	0.146	1	1	Yes	None
041-140-139	P-D (R-1)	6 du/acre	R-L	0.16	1	1	Yes	None
041-140-040	P-D	6 du/acre	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
(R-1)								
041-140-041	P-D (R-1)	6 du/acre	R-L	0.146	1	1	Yes	None
041-140-042	P-D (R-1)	6 du/acre	R-L	0.146	1	1	Yes	None
041-140-043	P-D (R-1)	6 du/acre	R-L	0.457	0	1	Yes	Lot A
041-170-007	P-D (R-1)	6 du/acre	R-L	0.138	1	1	Yes	None
041-170-008	P-D (R-1)	6 du/acre	R-L	0.16	1	1	Yes	None
041-170-009	P-D (R-1)	6 du/acre	R-L	0.148	1	1	Yes	None
041-170-010	P-D (R-1)	6 du/acre	R-L	0.161	1	1	Yes	None
041-170-011	P-D (R-1)	6 du/acre	R-L	0.146	1	1	Yes	None
041-170-012	P-D (R-1)	6 du/acre	R-L	0.16	1	1	Yes	None
041-170-013	P-D (R-1)	6 du/acre	R-L	0.146	1	1	Yes	None
041-170-014	P-D (R-1)	6 du/acre	R-L	0.16	1	1	Yes	None
041-170-015	P-D (R-1)	6 du/acre	R-L	0.146	1	1	Yes	None
041-170-016	P-D (R-1)	6 du/acre	R-L	0.16	1	1	Yes	None
041-170-017	P-D (R-1)	6 du/acre	R-L	0.147	1	1	Yes	None
041-170-018	P-D (R-1)	6 du/acre	R-L	0.16	1	1	Yes	None
041-170-019	P-D (R-1)	6 du/acre	R-L	0.186	1	1	Yes	None
041-170-020	P-D (R-1)	6 du/acre	R-L	0.186	1	1	Yes	None
041-170-021	P-D (R-1)	6 du/acre	R-L	0.186	1	1	Yes	None
041-170-022	P-D (R-1)	6 du/acre	R-L	0.16	1	1	Yes	Lot B

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
041-170-023	P-D (R-1)	6 du/acre	R-L	0.447	1	1	Yes	Lot D
041-170-025	P-D (R-1)	6 du/acre	R-L	0.24	1	1	Yes	None
041-170-026	P-D (R-1)	6 du/acre	R-L	0.168	1	1	Yes	None
041-170-027	P-D (R-1)	6 du/acre	R-L	0.149	1	1	Yes	None
041-170-028	P-D (R-1)	6 du/acre	R-L	0.149	1	1	Yes	None
041-170-029	P-D (R-1)	6 du/acre	R-L	0.149	1	1	Yes	None
041-170-030	P-D (R-1)	6 du/acre	R-L	0.149	1	1	Yes	None
041-170-031	P-D (R-1)	6 du/acre	R-L	0.149	1	1	Yes	None
041-170-032	P-D (R-1)	6 du/acre	R-L	0.149	1	1	Yes	None
041-170-033	P-D (R-1)	6 du/acre	R-L	0.149	1	1	Yes	None
041-170-034	P-D (R-1)	6 du/acre	R-L	0.149	1	1	Yes	None
041-170-035	P-D (R-1)	6 du/acre	R-L	0.178	1	1	Yes	None
041-170-036	P-D (R-1)	6 du/acre	R-L	0.217	1	1	Yes	None
041-170-037	P-D (R-1)	6 du/acre	R-L	0.192	1	1	Yes	None
041-170-038	P-D (R-1)	6 du/acre	R-L	0.192	1	1	Yes	None
041-170-039	P-D (R-1)	6 du/acre	R-L	0.192	1	1	Yes	None
041-170-040	P-D (R-1)	6 du/acre	R-L	0.192	1	1	Yes	None
041-170-041	P-D (R-1)	6 du/acre	R-L	0.192	1	1	Yes	None
041-170-042	P-D (R-1)	6 du/acre	R-L	0.192	1	1	Yes	None
041-170-043	P-D (R-1)	6 du/acre	R-L	0.192	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
041-170-044	P-D (R-1)	6 du/acre	R-L	0.192	1	1	Yes	None
041-170-045	P-D (R-1)	6 du/acre	R-L	0.192	1	1	Yes	None
041-170-046	P-D (R-1)	6 du/acre	R-L	0.192	1	1	Yes	None
041-170-047	P-D (R-1)	6 du/acre	R-L	0.192	1	1	Yes	None
041-170-048	P-D (R-1)	6 du/acre	R-L	0.216	1	1	Yes	None
041-170-049	P-D (R-1)	6 du/acre	R-L	0.179	1	1	Yes	None
041-170-050	P-D (R-1)	6 du/acre	R-L	0.165	1	1	Yes	None
041-170-051	P-D (R-1)	6 du/acre	R-L	0.163	1	1	Yes	None
041-170-052	P-D (R-1)	6 du/acre	R-L	0.272	1	1	Yes	None
041-170-053	P-D (R-1)	6 du/acre	R-L	0.254	1	1	Yes	None
041-170-054	P-D (R-1)	6 du/acre	R-L	0.18	1	1	Yes	None
041-170-055	P-D (R-1)	6 du/acre	R-L	0.18	1	1	Yes	None
041-170-056	P-D (R-1)	6 du/acre	R-L	0.18	1	1	Yes	None
041-170-057	P-D (R-1)	6 du/acre	R-L	0.18	1	1	Yes	None
041-170-058	P-D (R-1)	6 du/acre	R-L	0.18	1	1	Yes	None
041-170-059	P-D (R-1)	6 du/acre	R-L	0.18	1	1	Yes	None
041-170-060	P-D (R-1)	6 du/acre	R-L	0.18	1	1	Yes	None
041-170-061	P-D (R-1)	6 du/acre	R-L	0.179	1	1	Yes	None
041-170-062	P-D (R-1)	6 du/acre	R-L	0.179	1	1	Yes	None
041-170-063	P-D (R-1)	6 du/acre	R-L	0.179	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
041-170-064	P-D (R-1)	6 du/acre	R-L	0.179	1	1	Yes	None
041-170-065	P-D (R-1)	6 du/acre	R-L	0.179	1	1	Yes	None
041-170-066	P-D (R-1)	6 du/acre	R-L	0.179	1	1	Yes	None
041-170-067	P-D (R-1)	6 du/acre	R-L	0.169	0	1	Yes	Lot C
045-100-118	R-1	6 du/acre	R-L	0.142	1	1	Yes	None
045-100-119	R-1	6 du/acre	R-L	0.142	1	1	Yes	None
045-100-120	R-1	6 du/acre	R-L	0.142	1	1	Yes	None
045-100-123	R-1	6 du/acre	R-L	0.174	1	1	Yes	None
045-100-124	R-1	6 du/acre	R-L	0.161	1	1	Yes	None
045-100-125	R-1	6 du/acre	R-L	0.201	1	1	Yes	None
045-100-126	R-1	6 du/acre	R-L	0.138	1	1	Yes	None
045-200-128	R-1	6 du/acre	R-L	0.157	1	1	Yes	None
045-100-129	R-1	6 du/acre	R-L	0.157	1	1	Yes	None
040-010-005	R-1	6 du/acre	R-L	0.937	5	5	Yes	None
040-010-006	R-1	6 du/acre	R-L	0.936	5	5	Yes	None
040-011-001	R-1	6 du/acre	R-L	0.283	2	2	Yes	None
040-011-006	R-1	6 du/acre	R-L	0.282	2	2	Yes	None
040-011-007	R-1	6 du/acre	R-L	0.232	1	1	Yes	None
040-012-008	R-1	6 du/acre	R-L	0.325	2	2	Yes	None
040-012-010	R-1	6 du/acre	R-L	0.419	3	2	Yes	None
040-013-002	R-1	6 du/acre	R-L	0.21	1	1	Yes	None
040-022-009	R-1	6 du/acre	R-L	0.202	1	1	Yes	None
040-102-008	R-1	6 du/acre	R-L	0.86	5	5	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
040-181-002	R-1	6 du/acre	R-L	0.29	2	2	Yes	None
040-181-005	R-1	6 du/acre	R-L	0.206	1	1	Yes	None
040-201-004	R-1	6 du/acre	R-L	1.39	8	8	Yes	None
040-072-009	R-1	6 du/acre	R-L	0.029	0	0	Yes	None
040-072-006	R-1	6 du/acre	R-L	0.119	0	1	Yes	None
040-330-017	R-1	6 du/acre	R-L	1.8	10	10	Yes	None
046-260-050	R-1	6 du/acre	R-L	0.307	2	2	Yes	None
040-123-005	R-1	6 du/acre	R-L	0.179	1	1	Yes	None
040-162-009	R-1	6 du/acre	R-L	0.238	1	1	Yes	None
040-165-005	R-1	6 du/acre	R-L	0.238	1	1	Yes	None
040-165-008	R-1	6 du/acre	R-L	0.119	0	1	Yes	corner lot
040-223-003	R-1	6 du/acre	R-L	0.203	1	1	Yes	None
040-225-002	R-1	6 du/acre	R-L	0.238	1	1	Yes	None
040-225-007	R-1	6 du/acre	R-L	0.059	0	0	Yes	None
040-262-028	R-1	6 du/acre	R-L	0.234	1	1	Yes	None
040-340-019	R-1	6 du/acre	R-L	0.211	1	1	Yes	None
041-012-020	R-1	6 du/acre	R-L	0.984	5	5	Yes	None
041-013-021	R-1	6 du/acre	R-L	0.239	1	1	Yes	None
041-031-006	R-1	6 du/acre	R-L	0.138	1	1	Yes	None
041-031-011	R-1	6 du/acre	R-L	0.76	4	4	Yes	None
041-031-036	R-1	6 du/acre	R-L	0.57	3	3	Yes	None
041-031-037	R-1	6 du/acre	R-L	0.37	2	2	Yes	None
041-031-057	R-1	6 du/acre	R-L	0.19	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
041-031-059	R-1	6 du/acre	R-L	0.138	1	1	Yes	None
041-111-042	R-1	6 du/acre	R-L	0.164	1	1	Yes	None
041-112-047	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
041-183-009	R-1	6 du/acre	R-L	0.556	3	3	Yes	None
041-182-026	R-1	6 du/acre	R-L	0.174	1	1	Yes	None
041-250-008	R-1	6 du/acre	R-L	0.6	3	3	Yes	None
046-080-052	R-1	6 du/acre	R-L	0.576	3	3	Yes	None
041-042-023	R-1	6 du/acre	R-L	0.128	1	1	Yes	None
041-042-030	R-1	6 du/acre	R-L	0.293	2	2	Yes	None
					0			
041-150-045	R-1	6 du/acre	R-L	0.67	4	4	Yes	None
041-150-040	R-1	6 du/acre	R-L	0.153	1	1	Yes	None
041-150-041	R-1	6 du/acre	R-L	0.182	1	1	Yes	None
041-150-048	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
041-150-049	R-1	6 du/acre	R-L	0.16	1	1	Yes	None
041-150-050	R-1	6 du/acre	R-L	0.163	1	1	Yes	None
041-150-034	R-1	6 du/acre	R-L	0.4	2	2	Yes	None
041-150-036	R-1	6 du/acre	R-L	0.241	1	1	Yes	None
041-150-037	R-1	6 du/acre	R-L	0.241	1	1	Yes	None
041-150-046	R-1	6 du/acre	R-L	0.35	2	2	Yes	None
041-280-003	R-1	6 du/acre	R-L	9.8	58	53	Yes	None
041-281-046	R-1	6 du/acre	R-L	0.295	2	2	Yes	Lot A

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
046-090-016	R-1	6 du/acre	R-L	12	72	65	Yes	Site being rezoned (capacity not counted for R-L)
041-050-017	R-1	6 du/acre	R-L	1.65	10	9	Yes	Site being rezoned (capacity not counted for R-L)
041-050-014	R-1	6 du/acre	R-L	4.02	24	22	Yes	None
041-150-018	R-1	6 du/acre	R-L	5.76	34	31	Yes	None
041-150-019	R-1	6 du/acre	R-L	2.48	15	13	Yes	None
041-150-020	R-1	6 du/acre	R-L	0.19	1	1	Yes	None
041-150-021	R-1	6 du/acre	R-L	0.19	1	1	Yes	None
041-150-022	R-1	6 du/acre	R-L	0.2	1	1	Yes	None
041-090-008	R-1	6 du/acre	R-L	1	6	5	Yes	None
041-130-015	R-1	6 du/acre	R-L	2.01	12	11	Yes	None
041-160-010	R-1	6 du/acre	R-L	1.06	6	6	Yes	None
041-200-014	R-1	6 du/acre	R-L	0.17	1	1	Yes	None
041-200-009	R-1	6 du/acre	R-L	4.85	29	26	Yes	None
041-061-008	R-1	6 du/acre	R-L	0.37	2	2	Yes	None
041-061-009	R-1	6 du/acre	R-L	0.31	2	2	Yes	None
041-061-010	R-1	6 du/acre	R-L	0.31	2	2	Yes	None
041-061-011	R-1	6 du/acre	R-L	0.31	2	2	Yes	None
041-061-012	R-1	6 du/acre	R-L	13.36	80	72	Yes	None
041-140-005	R-1	6 du/acre	R-L	3.58	21	19	Yes	None
041-170-004	R-1	6 du/acre	R-L	4.02	24	22	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
046-370-002	R-1	6 du/acre	R-L	0.198	1	1	Yes	None
046-370-003	R-1	6 du/acre	R-L	0.193	1	1	Yes	None
046-370-004	R-1	6 du/acre	R-L	0.163	1	1	Yes	None
046-370-005	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
046-370-006	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
046-370-007	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
046-370-008	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
046-370-009	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
046-370-010	R-1	6 du/acre	R-L	0.16	1	1	Yes	None
046-370-011	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
046-370-012	R-1	6 du/acre	R-L	0.155	1	1	Yes	None
046-370-013	R-1	6 du/acre	R-L	0.176	1	1	Yes	None
046-370-014	R-1	6 du/acre	R-L	0.175	1	1	Yes	None
046-370-015	R-1	6 du/acre	R-L	0.185	1	1	Yes	None
046-370-016	R-1	6 du/acre	R-L	0.155	1	1	Yes	None
046-370-017	R-1	6 du/acre	R-L	0.155	1	1	Yes	None
046-370-018	R-1	6 du/acre	R-L	0.155	1	1	Yes	None
046-370-019	R-1	6 du/acre	R-L	0.155	1	1	Yes	None
046-370-020	R-1	6 du/acre	R-L	0.155	1	1	Yes	None
046-370-021	R-1	6 du/acre	R-L	0.177	1	1	Yes	None
046-370-022	R-1	6 du/acre	R-L	0.191	1	1	Yes	None
046-370-023	R-1	6 du/acre	R-L	0.155	1	1	Yes	None
046-370-024	R-1	6 du/acre	R-L	0.155	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
046-370-025	R-1	6 du/acre	R-L	0.155	1	1	Yes	None
046-370-026	R-1	6 du/acre	R-L	0.155	1	1	Yes	None
046-370-027	R-1	6 du/acre	R-L	0.155	1	1	Yes	None
046-370-028	R-1	6 du/acre	R-L	0.177	1	1	Yes	None
046-370-029	R-1	6 du/acre	R-L	0.16	1	1	Yes	None
046-370-030	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
046-370-031	R-1	6 du/acre	R-L	0.174	1	1	Yes	None
046-370-032	R-1	6 du/acre	R-L	0.179	1	1	Yes	None
046-370-033	R-1	6 du/acre	R-L	0.205	1	1	Yes	None
046-370-034	R-1	6 du/acre	R-L	0.204	1	1	Yes	None
046-370-035	R-1	6 du/acre	R-L	0.177	1	1	Yes	None
046-370-036	R-1	6 du/acre	R-L	0.257	1	1	Yes	None
046-370-037	R-1	6 du/acre	R-L	0.157	1	1	Yes	None
046-370-038	R-1	6 du/acre	R-L	0.157	1	1	Yes	None
046-370-039	R-1	6 du/acre	R-L	0.157	1	1	Yes	None
046-370-040	R-1	6 du/acre	R-L	0.157	1	1	Yes	None
046-370-041	R-1	6 du/acre	R-L	0.177	1	1	Yes	None
046-370-042	R-1	6 du/acre	R-L	0.177	1	1	Yes	None
046-370-043	R-1	6 du/acre	R-L	0.157	1	1	Yes	None
046-370-044	R-1	6 du/acre	R-L	0.157	1	1	Yes	None
046-370-045	R-1	6 du/acre	R-L	0.157	1	1	Yes	None
046-370-046	R-1	6 du/acre	R-L	0.157	1	1	Yes	None
046-370-047	R-1	6 du/acre	R-L	0.157	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
046-370-048	R-1	6 du/acre	R-L	0.177	1	1	Yes	None
046-370-049	R-1	6 du/acre	R-L	0.212	1	1	Yes	None
046-370-050	R-1	6 du/acre	R-L	0.16	1	1	Yes	None
046-370-051	R-1	6 du/acre	R-L	0.157	1	1	Yes	None
046-370-052	R-1	6 du/acre	R-L	0.157	1	1	Yes	None
046-370-053	R-1	6 du/acre	R-L	0.156	1	1	Yes	None
046-370-054	R-1	6 du/acre	R-L	0.156	1	1	Yes	None
046-370-055	R-1	6 du/acre	R-L	0.156	1	1	Yes	None
046-370-056	R-1	6 du/acre	R-L	0.156	1	1	Yes	None
046-370-057	R-1	6 du/acre	R-L	0.156	1	1	Yes	None
046-370-058	R-1	6 du/acre	R-L	0.15	1	1	Yes	None
046-370-059	R-1	6 du/acre	R-L	0.176	1	1	Yes	None
046-370-060	R-1	6 du/acre	R-L	0.196	1	1	Yes	None
046-370-061	R-1	6 du/acre	R-L	0.142	1	1	Yes	None
046-370-062	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
046-370-063	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
046-370-064	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
046-370-065	R-1	6 du/acre	R-L	0.137	1	1	Yes	None
046-370-066	R-1	6 du/acre	R-L	31.65	190	171	Yes	None
046-370-067	R-1	6 du/acre	R-L	2.86	17	15	Yes	Lot A
046-190-003	R-1	6 du/acre	R-L	9.55	57	52	Yes	None
046-190-005	R-1	6 du/acre	R-L	20	120	108	Yes	None
046-190-006	R-1	6 du/acre	R-L	25	150	135	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
046-360-001	R-1	6 du/acre	R-L	0.221	1	1	Yes	None
046-360-002	R-1	6 du/acre	R-L	0.234	1	1	Yes	None
046-360-003	R-1	6 du/acre	R-L	0.234	1	1	Yes	None
046-360-004	R-1	6 du/acre	R-L	0.234	1	1	Yes	None
046-360-005	R-1	6 du/acre	R-L	0.235	1	1	Yes	None
046-360-006	R-1	6 du/acre	R-L	0.198	1	1	Yes	None
046-360-007	R-1	6 du/acre	R-L	0.21	1	1	Yes	None
046-360-008	R-1	6 du/acre	R-L	0.21	1	1	Yes	None
046-360-009	R-1	6 du/acre	R-L	9.21	55	50	Yes	None
046-360-010	R-1	6 du/acre	R-L	0.21	1	1	Yes	None
046-360-016	R-1	6 du/acre	R-L	0.195	1	1	Yes	None
046-360-017	R-1	6 du/acre	R-L	0.209	1	1	Yes	None
046-360-018	R-1	6 du/acre	R-L	0.209	1	1	Yes	None
046-360-019	R-1	6 du/acre	R-L	0.209	1	1	Yes	None
046-360-020	R-1	6 du/acre	R-L	0.209	1	1	Yes	None
046-360-021	R-1	6 du/acre	R-L	0.198	1	1	Yes	None
046-360-022	R-1	6 du/acre	R-L	0.201	1	1	Yes	None
046-360-023	R-1	6 du/acre	R-L	0.206	1	1	Yes	None
046-360-024	R-1	6 du/acre	R-L	0.206	1	1	Yes	None
046-360-025	R-1	6 du/acre	R-L	0.206	1	1	Yes	None
046-360-026	R-1	6 du/acre	R-L	0.206	1	1	Yes	None
046-360-027	R-1	6 du/acre	R-L	0.227	1	1	Yes	None
046-360-029	R-1	6 du/acre	R-L	0.249	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
046-360-030	R-1	6 du/acre	R-L	0.198	1	1	Yes	None
046-360-032	R-1	6 du/acre	R-L	0.228	1	1	Yes	None
046-360-033	R-1	6 du/acre	R-L	0.212	1	1	Yes	None
046-360-035	R-1	6 du/acre	R-L	0.239	1	1	Yes	None
046-360-036	R-1	6 du/acre	R-L	0.212	1	1	Yes	None
046-360-037	R-1	6 du/acre	R-L	0.22	1	1	Yes	None
046-360-038	R-1	6 du/acre	R-L	0.239	1	1	Yes	None
046-360-039	R-1	6 du/acre	R-L	0.212	1	1	Yes	None
046-360-040	R-1	6 du/acre	R-L	0.238	1	1	Yes	None
046-360-041	R-1	6 du/acre	R-L	0.239	1	1	Yes	None
046-360-042	R-1	6 du/acre	R-L	0.228	1	1	Yes	None
046-360-043	R-1	6 du/acre	R-L	0.206	1	1	Yes	None
046-360-045	R-1	6 du/acre	R-L	0.305	2	2	Yes	None
046-360-046	R-1	6 du/acre	R-L	0.285	2	2	Yes	None
046-360-047	R-1	6 du/acre	R-L	0.227	1	1	Yes	Lot A
046-360-048	R-1	6 du/acre	R-L	3.1	18	17	Yes	None
Subtotal:				216.297	1262	1251		

APPENDIX C – VACANT LAND INVENTORY AND MAP

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CITY OF ORLAND

Vacant Lands

(Residential,
Planned Development)

Municipal Code Section 17.12.030

Legend

Vacant Lands

- P-D - Planned Development
- R-1 - Residential One-family
- R-2 - Residential Two-family
- R-3 - Residential Multiple Family
- R-E - Residential Estate

1,500 Feet

CITY OF ORLAND
City Hall
815 Fourth Street
Orland, CA 95963

APPENDIX D – GLOSSARY OF TERMS

APPENDIX D – GLOSSARY OF TERMS

The following definitions are commonly used terms in a Housing Element:

Above Moderate-Income: Above moderate-income households are defined as households with incomes over 120 percent of the county median.

Accessible Units: Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

Affordability: Annual cost of housing includes mortgage, principle and interest payments as amortized over 25 years with a 25 percent down payment or gross rent that does not exceed 30 percent of gross annual household income or 30 percent of gross annual income devoted to rental housing, including utilities are defined as "affordable".

Affordability Covenant: A property title agreement that places resale or rental restrictions on a housing unit; also known as a deed restriction.

Affordable Housing: "Affordable Housing" refers to the relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low and moderate incomes. For housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household.

Assisted Housing: Assisted housing refers to a unit that rents or sells for less than the prevailing market rate due to governmental monetary intervention or contribution. The terms "assisted" and "subsidized" are often used interchangeably.

At-Risk Housing: Applies to existing subsidized affordable rental housing units, especially federally subsidized developments, that are threatened with conversion to market rents because of termination of use restrictions, due to expiration or non-renewal of subsidy arrangements.

Below Market Rate (BMR) Unit: A BMR unit is a housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low, low or moderate-income households.

Community Development Block Grant (CDBG): The State CDBG program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et seq.). The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. "Persons of low and moderate income" or the "targeted income group" (TIG) are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, with adjustments for family or household size.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Continuum of Care: An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning,

APPENDIX D – GLOSSARY OF TERMS

application, and reporting documents for the U.S. Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program. (U.S. House Bill 2163).

Cost Burden: A household has a "housing cost burden" if it spends 30 percent or more of its income on housing costs. A household has a "severe housing cost burden" if it spends 50 percent or more of its income on housing. Owner housing costs consist of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. Where applicable, owner costs also include monthly condominium fees. Renter calculations use gross rent, which is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Household income is the total pre-tax income of the householder and all other individuals at least 15 years old in the household. In all estimates of housing cost burdens, owners and renters for whom housing cost-to-income was not computed are excluded from the calculations.

Decennial Census: Every ten years, the Census Bureau conducts a national household survey, producing the richest source of nationally-available small-area data. Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives. The federal government uses decennial census data for apportioning congressional seats, for identifying distressed areas, and for many other activities. Census data are collected using two survey forms: the short form and the long form. Short form information is collected on every person and includes basic characteristics, such as age, sex, and race. The long form is sent to one out of every six households and collects more detailed information, such as income, housing characteristics, and employment. Most of the indicators in DataPlace are from the long form, and are thus estimates based on the sample of households. These values may differ considerably from the same indicators based on the short form data, particularly for small areas.

Density: This refers to the number of housing units on a unit of land (e.g. ten units per acre).

Density Bonus Programs: Allows minimum density increase over the zoned maximum density of a proposed residential development, if the developer makes a specified amount of units affordable to lower income households.

Disability: A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Downpayment Assistance: The most popular loans for these programs are with the Federal Housing Administration (FHA). FHA allows 100 percent gift funds for your down payment and some allowable closing costs. The gift can be from any relative or can be collected through charitable organizations like Neighborhood Gold / The Buyer Fund. Another popular tactic, which can be used in a broader range of loan programs, is to borrow from a 401K. A withdrawal can be made without a penalty and pay it back over a specified period.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation.

APPENDIX D – GLOSSARY OF TERMS

Dwelling Unit: Any residential structure, whether or not attached to real property, including condominium and cooperative units and mobile or manufactured homes. It includes both one-to-four-family and multifamily structures. Vacation or second homes and rental properties are also included.

Elderly Units: Specific units in a development are restricted to residents over a certain age (as young as 55 years and over). Persons with disabilities may share certain developments with the elderly.

Element: A division or chapter of the General Plan, Master Plan or Comprehensive Plan.

Emergency Shelter: A facility designed to provide free temporary housing on a night-by-night basis to homeless families and individuals.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Extremely Low-Income Limit: The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., "single person", "family of two", "family of three", etc.).

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD.

Farm Labor Housing (Farm Worker): Units for migrant farm workers that can be available for transitional housing for the homeless when not occupied by migrant farm workers.

Family Income: In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years). Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

FHA-Insured: The Federal Housing Administration insured mortgages so that lower- and moderate-income people can obtain financing for homeownership.

First-time homebuyer: A first-time homebuyer program provides low-income first time homebuyers down-payment assistance in the form of a second mortgage loan to serve as "gap financing". These loans can be up to \$40,000 depending on the amount of assistance required by the individual homebuyer.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development.

Groups Quarters: A facility which houses groups of unrelated persons not living in households such as dormitories, institutions and prisons.

APPENDIX D – GLOSSARY OF TERMS

Habitable (room): A habitable room is a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas, are not considered habitable space.

Habitat for Humanity: Habitat for Humanity is a nonprofit, ecumenical Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world, and to make decent shelter a matter of conscience and action. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses.

Hispanic or Latino: In decennial census data, Hispanics or Latinos are those who classify themselves in one of the specific Hispanic or Latino categories listed on the census questionnaire — “Mexican,” “Puerto Rican,” or “Cuban” — as well as those who indicate that they are “other Spanish, Hispanic, or Latino.” People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are “other Spanish, Hispanic, or Latino” are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Dominican Republic, or people identifying themselves generally as Spanish, Spanish-American, Hispanic, Hispano, Latino, and so on. People who are Hispanic or Latino may be of any race. There are two important changes to the Hispanic origin question for Census 2000. First, the sequence of the race and Hispanic origin questions for Census 2000 differs from that in 1990; in 1990, the race question preceded the Hispanic origin question. Second, there was an instruction preceding the Hispanic origin question in 2000 indicating that respondents should answer both the Hispanic origin and the race questions. This instruction was added to give emphasis to the distinct concepts of the Hispanic origin and race questions and to emphasize the need for both pieces of information.

Home Investment Partnership Program (HOME): HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Homeless Person: An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

Household: A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth or marriage

Housing Authority: An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

Housing Choice Voucher Program: Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the Reno Housing Authority to provide low rents and/or housing payment contributions for very low and low-income households.

HUD: The United States Department of Housing and Urban Development is cabinet level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

APPENDIX D – GLOSSARY OF TERMS

HUD Area Median Family Income: HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

Income Categories: The federal and state governments require that local jurisdictions consider the housing needs of households in various "income categories." Income categories are determined by the median household income at the local level.

Large Family or Household: A household or family with 5 or more members.

Low-Income Limit: Low-income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

Low-Income Housing: Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

Low-Income Housing Tax Credit (LIHTC): The LIHTC Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC Program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities. This topic is designed to provide a basic introduction to the LIHTC Program.

Market Rate Housing: Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

Manufactured Home: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing

McKinney-Vento Act: The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes: outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include: Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

Median-Income: Each year, the federal government calculates the median income for communities across the country to use as guidelines for federal housing programs. Area median incomes are set according family size.

Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Mixed Use: This refers to different types of development (e.g. residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

APPENDIX D – GLOSSARY OF TERMS

Mobile Home: A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mobile Home Park: A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semipermanent basis, including accessory buildings, or uses customarily incidental thereto.

Mobile Home Subdivision: A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

Moderate-Income: Moderate-income households are defined as households with incomes between 80 percent and 120 percent of the county median.

Mortgage Credit Certificate Program (MCCs): The MCC is a Federal Income Tax Credit Program. An MCC increases the loan amount you qualify for and it increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of twenty percent (20 percent) of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multi-family Dwelling: A structure containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Non-Hispanic: In decennial census data and in Home Mortgage Disclosure Act data after 2003, non-Hispanics are those who indicate that they are not Spanish/Hispanic/Latino.

Permanent Housing: Housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (U.S. House Bill 2163).

Permanent Supportive Housing: Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

Persons with a Disability: HUD's Housing Choice Voucher (formerly Section 8) program defines a "person with a disability" as: a person who is determined to : 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental disabilities Assistance and Bill of Rights Act. (U.S. House Bill 2163)

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

APPENDIX D – GLOSSARY OF TERMS

Public Housing: The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. It provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered site single family homes.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

Rental Assistance: A rental subsidy for eligible low and very low income tenants. This assistance provides the share of the monthly rent that exceeds 30% of the tenants' adjusted monthly income.

Rent-to-Own: A development is financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

Rural Housing Service (RHA): A part of the United States Department of Agriculture's Rural Development. The RHA offers financial aid to low-income residents of rural areas.

Second Units: Also referred to as "granny" or "in-law apartments." Second units provide a second housing unit on the same lot as a single-family dwelling unit.

Section 8: Section 8, now known as the Housing Choice Voucher Program is a subsidy program funded by the federal government and overseen by the Reno Housing Authority to provide low rents and/or housing payment contributions for very low and low-income households.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single-Room Occupancy Dwelling (SRO): The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

Special Needs Projects: Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

Substandard Housing: This refers to housing where major repair or replacement may be needed to make it structurally sound, weatherproofed and habitable.

Subsidized Housing: Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as "project-based" where the subsidy is linked with a particular unit or development and the other is known as "tenant-based" where the subsidy is linked to the low income individual or family. The terms "assisted" and "subsidized" are often used interchangeably.

APPENDIX D – GLOSSARY OF TERMS

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Transitional Housing: Housing for people recovering from substance abuse issues or transitioning from homelessness. Transitional housing provides longer term accommodations to homeless families and individuals than emergency shelter housing. Transitional Housing provides a stable living environment for the period of time necessary to learn new skills, find employment, and/or develop a financial base with which to re-enter the housing market.

VA-Guaranteed: VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

Very Low-Income Limit: Very low-income households are defined as households with incomes less than 50 percent of the area median household income.

Veteran: Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not. (U.S. House Bill 2163).

Workforce Housing: Refers to housing that is meant for residents making low, moderate to above moderate area median income. Some programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policeman and other public employees.

Zoning: Zoning is an activity under taken by local jurisdictions to direct and shape land development activities. The intent of zoning is to protect the public health, safety, and welfare by ensuring that incompatible land uses (e.g. residential vs. heavy industrial) are not located next to each other. Zoning also impacts land values, creating and taking away "capital" for and from property owners. For example, a lot that is zoned for commercial development is more valuable (in financial terms) than a lot that is zoned for open space. Typically, lots that are zoned for higher densities have greater value on the market than lots that are zoned for lower densities. Zoning is one of the most important regulatory functions performed by local jurisdictions.

U.S. CENSUS TERMS

Children: The term “children,” as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

Own Children: Sons and daughters, including stepchildren and adopted children, of the householder. Similarly, “own” children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily>) For each type of family unit identifies in the CPS, the count of “own

APPENDIX D – GLOSSARY OF TERMS

children under 18 year old” is limited to never-married children; however, “own children under 25” and “own children of any age,” as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

Related children: Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include householder's spouse or foster children, regardless of age.

Ethnic Origin: People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a “flash card” listing ethnic origins. People of Hispanic origin in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

Family: A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family): A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Family size: Refers to the number of people in a family.

Family type: Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

Household: A household includes all the people who occupy a housing unit as their usual place of residence.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and above moderate income based on household size and income, relative to regional median income.

Household size: The total number of people living in a housing unit.

Household type and relationship: Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the

APPENDIX D – GLOSSARY OF TERMS

household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

Housing unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Median: This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median age: This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

Median income: The median income divides the income distribution into two equal groups; one has incomes above the median and the other having incomes below the median.

Occupied housing unit: A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

Overcrowded units: Overcrowded units are occupied housing units that have more than 1 person per room.

Per capita income: Average obtained by dividing aggregate income by total population of an area.

Population estimate (Population Estimates Program): The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census (2000), as well as for past decades. Existing data series such as births, deaths, Federal tax returns, Medicare enrollment, and immigration, are used to update the decennial census base counts. POP estimates are used in Federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

Population projections: Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

Poverty: Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Poverty rate: The percentage of people (or families) who are below poverty.

APPENDIX D – GLOSSARY OF TERMS

Race: The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

Severely Overcrowded: Are occupied housing units with 1.51 or more persons per room.

Single family detached homes: This is a one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

Single family attached housing: This is a one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to non-residential structures.

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned" only if the owner or co-owner lives in it. All other occupied units are classified as "rented", including units rented for cash rent and those occupied without payment of cash rent.

Two-family buildings: These dwellings may also be referred to as single family attached because a duplex with a shared wall would qualify in both categories. Other two family buildings would include older single family homes that have been converted into two separate living spaces or "flats" that do not share walls, but a floor/ceiling.

Units in structure: A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

Unemployed: All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Unemployment Rate: The proportion of the civilian labor force that is unemployed, expressed as a percent.

Vacant Housing Unit: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

Vacancy Rate: The housing vacancy rate is the proportion of the housing inventory that is available "for sale" or "for rent." It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

Year Structure (housing unit) Built: Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction

APPENDIX D – GLOSSARY OF TERMS

that met the housing unit definition—that is, all exterior windows, doors, and final usable floors were in place—the category “1999 or 2000” was used for tabulations. For mobile homes, houseboats, recreational vehicles, etc, the manufacturer’s model year was assumed to be the year built. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

White: In decennial census data, the White category includes persons having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as “White” or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish. The “alone” designation, as used with decennial census data, indicates that the person reported only one race.

SOURCES

<http://www.dataplace.org/gloss.html>

U.S. Census Bureau at <http://www.census.gov>

Riverside, CA Housing Element Glossary

U.S. Department of Housing and Urban Development at <http://www.hud.gov>

APPENDIX E – HOUSING CONDITION SURVEY

APPENDIX E

HOUSING CONDITION SURVEY

**THE CITY OF ORLAND
HOUSING CONDITION SURVEY
August 2009**

I. EXECUTIVE SUMMARY FOR THE HOUSING CONDITION SURVEY

The purpose of the housing condition survey is to provide an assessment of the condition of the housing stock in the incorporated portions of the City of Orland. This information will be used to evaluate the need for housing rehabilitation programs.

Specifically, the survey allows the City of Orland to determine the total number of residential units and to categorize the number and types of units according to rehabilitation need. The City of Orland contracted with Mercy Housing California, a non-profit housing company, to conduct the housing condition survey.

There were 2,129 residential housing units surveyed in the City of Orland, representing 100% of city units. Mobile homes were included in the survey. Multifamily housing structures constituted 4.7% of the surveyed housing stock. Forty three percent (43%) of the residential units surveyed were in need of repair or replacement; forty percent (40.3%) of those needed moderate to substantial repairs or replacement. These results were indicative only of the housing units' exterior conditions.

Additionally, over 84% of the housing stock is over 20 years old. In fact, more than 35% of the total housing stock is older than 50 years. Homes built prior to 1980 may also have lead-based paint concerns, furthering the need for housing rehabilitation. Lead based paint has been determined to be toxic when not encapsulated, especially to young children. More information about this toxic material and resulting health problems can be found at the following U.S. Department of Housing and Urban Development (HUD) website:
<http://www.hud.gov/offices/lead/healthyhomes/lead.cfm>.

The survey rated all housing units surveyed within the incorporated areas of the City of Orland based on the methodology developed from the State Department of Housing and Community Development (HCD) survey format (**Exhibit A**). The condition of each unit was evaluated based upon HCD adopted criteria, which rate the condition of five exterior components: foundation, roofing, siding, windows, and electrical. The housing units, which are identified by address, are assigned a rating from 0-25 in each of these five elements, the total of which comprises the overall rating for each unit.

The housing condition survey can help the City in its objective to provide adequate housing for targeted income groups, those earning 80% of the area median income (AMI) or less. Information from this Housing Condition Survey can also be used to support future request for funds to provide additional housing resources to the City of Orland.

II. Purpose

The purpose of the housing condition survey is to provide an assessment of the condition of the housing stock within the incorporated area of the City of Orland. This information will be used to determine the need for housing rehabilitation programs and/or identify strategies for low and moderate-income rental housing and owner-occupied housing. Specifically, the survey allows the city to determine the total number of residential units in need of rehabilitation. The data will be utilized as part of the updated Housing Element, which enables the city to proceed with the application process for additional housing rehabilitation funding from the State's CDBG and Home Investment Partnerships (HOME) programs and apply for other housing related grant programs, where available.

III. Methodology

The survey methodology was developed from a standard State of California, Housing and Community Development Department (HCD) CDBG program survey format. The exterior condition of each unit was evaluated based upon state HCD adopted criteria, which rate the condition of five housing components: foundation, roofing, siding/stucco, windows and electrical. The units are identified by address and provided with a rating for each component. The ratings range from 0 to 25, with 0 representing that the component is in good condition and in no need of repair, to a component rating of 25, which indicates non-existence or excessive neglect. The total score of the five components determine the overall assessment, which is categorized in **Table 2.1**. (following page)

During July of 2009, Mercy Housing California rehabilitation inspectors conducted the visual assessment of the housing condition, rating each property. The data was collected, compiled and analyzed by MHC to see if there was evidence of deteriorating housing conditions.

It is important to note that units were evaluated from the outside only. While a drive-by inspection can determine whether or not a home needs a foundation or a new roof, it cannot identify whether the plumbing needs to be replaced or whether the home has an unsafe electrical system. However, the status of the items evaluated does suggest the condition of the overall structure. For instance, a wood frame structure, which does not have a foundation, probably will have an old electrical system. While the overall rating system accounts for this, the specific interior needs of any particular unit are not known until an individual inspection is conducted.

It is also important to note that a house could need to be repainted, have some shingles missing or a chimney that needs repair, and have some broken window panes and still be considered a house in "sound condition". It is also possible for homes needing minor repairs to be considered "substandard". This is because according to the CDBG manual, homes that score nine (9) or less points are considered to be sound and those that score ten (10) or more points are considered to be "substandard." Please see the scoring categorization that follows.

Table 2.1

ASSESSMENT	POINTS	DESCRIPTION
Sound	9 or less	New or well maintained Structurally intact and undamaged – straight roof lines - no signs of deferred maintenance
Minor	10 – 15	Shows signs of deferred maintenance – only one component needs replacement
Moderate	16 – 39	Repairs needed for one or more major component and other repairs -- i.e. roof replacement, painting, and window repairs
Substantial	40 - 55	Replacement needed for several major systems and possibly other repairs -- i.e. complete foundation work and roof replacement, along with painting and windows
Dilapidated	56 and over	Structurally unsound – not fit for human habitation – major rehabilitation needed - demolition suggested

Source: State of California, Department of Housing and Community Development, CDBG Manual

ANALYSIS OF FINDINGS

Mercy Housing California evaluated and recorded a total of 2,129 housing units in the City of Orland, which represents 100% of all housing units. **Table 3.1** shows that while fifty-seven percent (57%) of the housing units surveyed were found to be in sound condition and forty-three percent (43%) are not. Nine hundred and sixteen (916) units were considered substandard and in need of repair in order to be brought up to standard condition. These included 38 units (1.8%) in need of substantial repair and another 12 units (.6%) that are dilapidated and in need of replacement. Five hundred forty six (546), or 25.6% of all units surveyed, are considered to need minor rehabilitation since they scored between 10-15 points.

Table 3.1

SURVEY FINDINGS FOR THE CITY OF ORLAND		
<u>Condition</u>	<u>Number of Units</u>	<u>Percent of Total</u>
Sound	1213	57.0%
Minor	546	25.6%
Moderate	320	15.0%
Substantial	38	1.8%
Dilapidated	12	.6%
Total Substandard	916	43%
Total Standard	1,213	57%
TOTAL UNITS	2,129	100%

Source: Mercy Housing California: *Housing Condition Survey of the City of Orland*. July 2009

Table 3.2 shows that 370 units or 40.4% of the substandard units are in need of moderate to substantial repair or replacement.

It is also worth noting that even when a survey rates a unit as having a moderate need, the extent of the housing rehabilitation may be found to be more substantial if one conducted an interior inspection. In other words, the number of houses in the City of Orland that need extensive housing rehabilitation is potentially higher than what is reported because the housing condition survey does not factor the interior condition of homes. Consequently, continued housing rehabilitation programs will be needed to preserve the condition of the city's housing units.

Table 3.2

TOTAL SUBSTANDARD HOUSING CONDITIONS: THE CITY OF ORLAND		
<u>Condition</u>	<u>Number of Units</u>	<u>Percent of Total Substandard</u>
Total Substandard	916	100%
Minor	546	59.6%
Moderate	320	34.9%
Substantial	38	4.2%
Dilapidated	12	1.3

Source: Mercy Housing California: *Housing Condition Survey of the City of Orland*. July 2009

HOUSING UNITS

According to the MHC Housing Condition Survey, the majority of the housing units, ninety two percent (92.4%) are single-family residences. Mobile Homes and modulars consist of the next largest category of housing units, almost three percent (2.9%). **Table 3.3.**

Table 3.3

HOUSING UNITS	NO.	PERCENT
Single Family	1967	92.4%
Multi Family (Duplex)	44	2.1%
Multi Family (3+ units)	56	2.6%
Mobile Homes and Modulars (Single Family Detached)	62	2.9%
TOTAL UNITS SURVEYED	2,129	100%

Source: Mercy Housing California: *Housing Condition Survey of the City of Orland*. July 2009

The structural composition of the housing stock in the City of Orland was recorded during the exterior inspection (**Table 3.4**). More than 96% of the units surveyed were found to be of wood construction.

Table 3.4

STRUCTURE	NO. UNITS	PERCENTAGE
Wood	2,053	96.4%
Masonry	14	.7%
Mobile Home	49	2.3%
Modular	13	0.6%
TOTAL	2,129	100%

Source: Mercy Housing California: *Housing Condition Survey of the City of Orland*. July 2009

According to the 2000 census, 825 units, or thirty five percent (35%) of the total housing units in the City were constructed prior to 1960. Eighty four percent (84%) of the housing stock is over 20 years old. (**Table 3.5**) Those homes built before 1980 may possibly have lead based paint concerns, furthering the need for housing rehabilitation.

Table 3.5

Year Structure Built	No. Units	Housing Stock
1999 to March 2000	48	1,515 Units built after 1960
1995 to 1998	168	
1990 to 1994	147	
1980 to 1989	292	
1970 to 1979	544	
1960 to 1969	316	825 Units built before 1960
1940 to 1959	499	
1939 or earlier	326	
Total	2,340	

Source: 2000 Census of Housing & Population, Summary Tape File 3

REHABILITATION NEED

Within the City, there were a total of 916 substandard housing units surveyed.

Children who live in substandard housing conditions are often negatively impacted by their living conditions, either in their health, behavior, or ability to focus in school. Finally, deteriorated homes add to the perception of community blight.

Again, the actual housing rehabilitation need is probably higher as the survey is only based upon an exterior drive-by inspection and does not reflect the interior need.

OVERCROWDING

Generally, overcrowding exists when the average number of persons per room is two or greater depending on gender.

According to the 2000 Census, the city has 6.9% units with 1.5 or more occupants per room. **(Table 3.6)** This statistic provides a general indicator of overcrowding. These households may be eligible for rehabilitation loans to add a bedroom if they are income eligible.

Table 3.6

OCCUPANTS PER ROOM (Owner & Renter)	Number	Percent
Occupied owner & renter units	2,223	100.0%
1.00 or less	1,946	87.5%
1.01 to 1.50	123	5.5%
1.51 or more	154	6.9%

Source: U.S. Census Bureau, Census 2000

VACANCY RATE

The vacancy rate is the percentage of the total housing units available for rent or sale at any given time. The US Department of Housing and Urban Development (HUD) has determined a healthy vacancy rate as five percent (5%) for rentals, and two percent (2%) for ownership units.

The 2000 Census shows a 5.2% total vacancy rate in the city, with a homeowner vacancy rate of one point nine percent (1.9%) and a rental vacancy rate of four point five percent (4.5%).

Table 3.7 – Vacancy Rate

Total:	2,309
Occupied	2,190
Vacant	119
	5.2%

Source: U.S. Census Bureau, Census 2000

MULTIFAMILY HOUSING DATA

The Housing Condition Survey, an exterior analysis of housing stock, was developed from the State of California, Housing and Community Development Program survey format and applied by Mercy Housing California to the city's housing stock. According to state standards, each residential building is counted as one housing unit, whether it is for single or multifamily use.

*Multifamily can be defined as a housing unit with generally two or more attached units. The following data focuses only upon the condition of the housing units utilized for multifamily residents.

Table 3.8 displays the condition of the surveyed multifamily units as well as the percent of total units that are designated multifamily housing units. Four point seven percent (4.7%) of the total housing units surveyed in the City were multifamily units. Moreover, seven point one percent (7.1%) of the total substandard housing units are multifamily units.

Table 3.8

Condition of Structure	Total No. Units	No. Multifamily Sites	Multifamily Sites of Total Units	Percent
Sound	1,213	35	35/1,213	2.9%
Minor	546	46	46 / 546	8.4%
Moderate	320	19	18 / 320	5.9%
Substantial	38	0	0 / 38	0%
Dilapidated	12	0	0 / 12	0%
Standard	1,213	35	35 / 1,213	2.9 %
Substandard	916	65	64 / 916	7.1%
Total Units	2,129	100	99 / 2,129	4.7%

Source: Mercy Housing California: *Housing Condition Survey of the City of Orland*. July 2009

Multifamily sites house a greater number of families than the single-family residences. It is therefore imperative to calculate the number of units per multifamily site in order to comprehend the full magnitude of impact the substandard multifamily housing condition has on the families that live in such structures. **Table 3.9** further analyzes the multifamily sites, displaying the number of units per multifamily site.

Table 3.9 shows that although there are sixty-five (65) substandard multifamily housing condition sites, the total number of substandard multifamily units is three hundred fifty seven (357). All of these units would be in need of repair to bring the sites up to a standard condition. On the other hand, there are thirty five (35) multifamily sites in standard condition with the combined number of one hundred sixty (160) multifamily units for the sites. Thus, the sound units make up 31% (160/517) of the total number of units within each multifamily

site, meaning that the remaining 69% (357/517) of the individual units located on the multifamily sites are in substandard housing condition.

Table 3.9

Condition of Structure	No. Multifamily Sites	Total No. Units within the Multifamily Sites
Sound	35	160
Minor	46	278
Moderate	19	79
Substantial	0	0
Dilapidated	0	0
Standard	35	160
Substandard	65	357
Total	100	517

Source: Mercy Housing California: *Housing Condition Survey of the City of Orland* July 2009

IV. CONCLUSIONS

PRESERVATION

Over 84% of the City of Orland's housing stock is over 20 years old. In addition to other housing rehabilitation needs, the City's homes that are more than 20 years old may have lead-based paint issues.

As time passes, if housing structures are not maintained, the need for more repairs will escalate. With construction labor and material costs continuing to rise, it is becoming increasingly difficult for lower-income or moderate-income homeowners to maintain the condition of their homes. As a result, the condition and livability of their dwelling units may be jeopardized.

Preservation of existing housing can be achieved by rehabilitating deteriorating housing units every year (both single family and multifamily units). There are 916 units in the City of Orland in need of rehabilitation; this figure may in fact be higher as the housing conditions survey is an exterior analysis only.

Moreover, the rising rental costs and sales price of single family homes over time make it increasingly difficult for families to purchase a newer home to avoid repair costs of their current unit. Therefore, it is critical to address the repair needs of the city's aging housing stock to eliminate health and safety problems in housing occupied by low-income persons.

Preservation of the existing housing stock through the utilization of available grant programs accomplishes two goals. First, it allows the residents that cannot afford the repair costs to continue to live in the same home, and improve their living condition. Second, preserving the existing housing stock means preserving affordable units in the City. If an old home is replaced with a new structure, the cost of the unit is likely to rise substantially according to current market conditions.

RESOURCES

The Community Development Block Grant (CDBG) and HOME Investment Partnerships programs, both administered by the State Department of Housing and Community Development (HCD), are the best sources to fund housing rehabilitation. These programs can be applied for annually in amounts ranging from \$400,000 (CDBG) to \$800,000 (HOME). Another important single-family housing rehabilitation program is the USDA Housing Preservation Program, although this program typically awards less funds than CDBG or HOME. Other funding programs for addressing multi-family rehabilitation include CDBG, HOME, California TCAC Low-income Housing Tax Credits, and the Multifamily Housing Program (MHP).

Since 2006 the city has leveraged \$411,800 in CDBG and HOME funds and completed 13 single family housing rehabilitation projects. The city has been actively engaged in assisting low-income families with housing rehabilitation programs since the 1980's. Moreover, in 2004 the city assisted Orland Apartments, LLC and Gala Construction with the rehabilitation of substandard multi-family rental units through a HOME grant. The city should continue to

address the housing needs of lower-income households by maintaining and expanding existing rehabilitation programs.

In 2009, the City of Orland applied for a HOME grant and supported Mercy Housing California's USDA-HPG application to continue its productive housing rehabilitation program. The City has continued its 0% rehab loan program, which has proven to be a great incentive for residents to participate. Also, the City has increased its loan to value cap from 90% to 110% in its latest rehab guidelines. Given the softening of the market and the rapid drop in home values (as of August 2009 when this report was written), the increase in the loan to value limit will allow more families whose homes are already encumbered to participate in the rehab program.

STRATEGIES

The Housing Condition Survey revealed that some streets had more than 50% of the homes surveyed scoring 10 or more points, indicating the need for housing rehabilitation (**Table 4.0**, following page). We recommend that the city consider targeting these streets for the rehab program. A focused rehab program can help revitalize and raise property values for an entire neighborhood. We also recommend that the city continue to partner with Glenn County Human Resource Agency for the weatherization of homes for low income families to reduce monthly utility bills. This will allow more families to participate and get the most out of both programs.

Table 4.0

STREET	% OF UNITS THAT SCORED 10+ POINTS
ALMOND WAY	60.00%
BONNIE	62.50%
CHERRY CIRCLE	90.91%
COLUSA	60.87%
CORTINA	68.09%
COUNTY ROAD 200	68.75%
DATE ST	85.48%
EVA DRIVE	70.00%
FIFTH	59.38%
FIRST ST.	55.00%
GLENN ORO	53.85%
HARRYMAN ST.	100.00%
LASSEN STREET	76.92%
MARIN	57.89%
MONTEREY	69.23%
NEWPORT	70.30%
PAPST AVE.	65.63%
PECAN CIRCLE	91.67%
RAILROAD	63.16%
RENNAT	58.33%
ROBBINS	50.00%
SACRAMENTO	60.00%
SECOND ST.	56.25%
SEVENTH	61.54%
SHASTA	80.30%
SIXTH	93.75%
SWIFT	72.13%
TEHAMA	52.11%
THIRD	51.02%
TRINITY	53.33%
WALKER	86.49%
WINTERPINE DR	89.29%
YOLO	56.98%

Source: Mercy Housing California: *Housing Condition Survey of the City of Orland* July 2009

HOUSING CONDITION SURVEY

Address: _____
 Map # _____

City: ORLAND

	YES	NO
Vacant		
For Sale		

CONSTRUCTION TYPE

Wood Frame	
Masonry	
Mobile	
Modular	
Other	

STRUCTURE TYPE:

Single Family w/ Detached Garage	
Single Family w/ Attached Garage	
Duplex	
Multi-Family	# of Units <input type="text"/>

FRONTAGE IMPROVEMENTS IF APPLICABLE

	YES	NO
Curbs		
Paved Street		
Gutter		

	YES	NO
Sidewalks		
Driveways		
Adequate Site Drainage		

#1 - FOUNDATION:

- 0 Existing foundation in good condition
- 10 Repairs needed
- 15 Needs a partial foundation
- 25 No foundation or needs a complete foundation

#4 - WINDOWS:

- 0 No repair needed
- 1 Broken window panes
- 5 In need of repair
- 10 In need of replacement

#2 - ROOFING

- 0 Does not need repair
- 5 Shingles missing
- 5 Chimney needs repair
- 10 Needs re-roofing
- 25 Roof structure needs replacement and re-roofing

#5 - ELECTRICAL

- 0 No repair needed
- 5 Minor repair
- 10 Replace main panel

#3 - SIDING/STUCCO:

- 0 Does not need repair
- 1 Needs re-painting
- 5 Needs to be patched and re-painted
- 10 Needs replacement and painting
- 10 Asbestos/Lead-Based

STRUCTURAL SCORING CRITERIA

Sound: 9 or less
 Minor: 10 - 15
 Moderate: 16 - 39
 Substantial: 40 - 55
 Dilapidated: 56 and over

DILAPIDATED UNIT

56 A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum, major rehabilitation will be required.

	#1 Foundation	#2 Roofing	#3 Siding/Stucco	#4 Windows	#5 Electrical	TOTAL POINTS
Points based on criteria outlined above						

Comments:

Surveyor _____ Date _____

