



CITY OF ORLAND
Housing Element

Breakout Group Notes
2021 Orland Housing Element
Community Meeting #1:
Housing Needs & Issues
Wednesday, June 23, 2021
6:00-7:30 pm

What are the housing issues that you and other Orland residents are the most interested in and concerned about?

- Accessory Dwelling Units (ADUs).
- Multi-family housing, affordable housing – not a lot of construction happening in Orland, difficult to find rental units in Orland.
- Single-family “move up” housing – City has seen a tremendous increase of below moderate housing but almost nothing a person or household at above moderate income can find to meet their needs. Why is this an issue? Cost of land, cost of materials, cost of labor is prohibitive unless the housing is sold at \$300K or more – this prices some people out of market, but home builders are also leaving the community to build elsewhere when they can make more money and cover their costs. It’s a dilemma. Community Housing Improvement Program (CHIP) data points to \$300K as the base price now for a single-family affordable unit, so a market rate developer needs closer to \$400K asking price.
- Which populations have the greatest needs? Seniors, farmworkers? Where is the deficit in multi-family?
 - All of them – haven’t had anyone seeking to build a farmworker housing project. Last multi-family project was an affordable project. Two pending approvals – family apartment complex, senior apartment complex, awaiting tax credit funding allocations.
 - CHIP owns Rancho de Soto – farmworkers with two income households are above income limits for this affordable housing.
 - One of the challenges is leverage from local funds – HOME, CDBG from the City – will make it more competitive. Tax credits are competitive. It can take multiple rounds of applications to get funded.
- Discussion of Affirmatively Furthering Fair Housing (AFFH) – developers can look to this analysis for guidance of where to fill gaps in the community for housing need.
- Challenging to find apartment-style housing for a single person, interested in mixed income housing with some market-rate and some affordable. Also agree with “move up” – there is a lot of two-bedroom housing, not a lot bigger than that. See some more housing potential. Multi-family variable income, “just starting out” families. County data points to that people are seeking affordability, help paying rent, finding a place. A lot of single moms with kids, seniors, single men – all over the board with

populations. Putting someone in a hotel for weeks on end isn't sustainable. Hope housing developers will come in.

- The Glenn County Community Action Department conducted a community needs assessment in 2019 and asked: what barriers are you facing? There is good data in that assessment.
- Looking for market-rate multi-family housing, the only multi-family housing is affordable to low income households. Checked out all properties in Orland and all are affordable. What about workforce housing?

What's the conversation about ADUs in the City?

- City has received 6 or 7 applications in the last 6 months for ADUs, that's of interest because in the previous 6 years the City didn't receive a single one.
- Houses with shops, carriage houses, etc. with alleys in the back in older parts of town – this is where the ADUs interest is. Not on newer lots built in the past 20 years.
- After the 2018 Camp Fire, huge influx of people coming into town with trailers, parking on the street, parking on lawns.
 - City was proactive in accommodating Camp Fire survivors – had FEMA housing in the City. Had people with trailers all over the place. This has diminished now.
 - Conversation about inclusion of key findings from Camp Fire studies to include in the Housing Element update – Tri-County Economic Impacts Study and Tri-County Housing Study.

Attendee question about how mixed income housing works.

- The community has to have the density of demand, see a lot more in Chico with students and young population, have to get to a certain level of market rent. More people are now living in Orland and commuting to Chico. But there is still a constraint to build mixed income housing.
- If market rate rents are close to affordable, you won't get the market rate developers, they don't have the profit margin.
- When we don't have the University like Chico, when we don't have 100K people, when we don't have high profit margins in Orland, how are we supposed to build housing? We need to bring in businesses to Orland.

Preserving the existing housing stock.

- Is the City offering a Housing Rehabilitation program right now? Answer is yes. People who have equity in their home are interested in, but often they are over-income. We do process a few loans. However, our Downpayment Assistance Program just doesn't work anymore due to the high sales prices, and the income needed to qualify for a mortgage. Complete misalignment between the market and how these subsidy programs work.

What's out there on the horizon for economic opportunities in the City?

- When the Camp Fire happened we had 400 displaced persons who came to Orland suddenly. Down to 150 now, who either don't have other options or want to stay in Orland. Don't have housing that has been built for them, have demand for housing pre-Camp Fire that hasn't been addressed.
- New Butte College campus being built in town, Amazon facility, interest from commercial businesses to expand to Orland.
- Orland functions as a bedroom community for Chico, that will continue. As the prices go up in Chico, that pushes people to Orland. \$300K median home price in 2021 in Orland according to Coldwell Banker. Issue for developers, they can build the same home in Chico and get \$100K more for it.
- Orland has higher prices than Gridley or Oroville, can attract builders to Orland because of this.
- Getting a lot of people from the Bay Area, due to Zoom economy, moving to places like Orland – rural small-town areas. If you don't have to live in the city and pay lots of money to live there, why would you?
- How are you seeing developments like the Amazon distribution center? Will it pull local residents for jobs? Will it cause people to want to live in Orland? What about Butte College?
 - Most of the Amazon jobs are part-time, 2nd or 3rd incomes for a lot of households, probably will not drive a demand for housing, may help some families meet their housing expenses.

Discussion

- Major national home builder contacted the City, interested in Orland, City tried to interest them in a balanced range of homes – multi-family homes, move up homes - developer drove around town and said it's "blue collar first time home buyer homes" but that's what's only been built in the last 20 years. There are needs other than what you're seeing.
 - CHIP housing – most homes are 4 bedrooms now, larger than in the past, but still starter homes. "Both and" – affordable housing and market-rate housing needed.
 - You never know how scientific developers get with their market analysis. When they see momentum, that's good. A nice, newer rental unit can catch their interest when it leases up quickly; they see other developers doing well. Chicken and egg quandary for Orland. Need to attract developers but developers want to see other developers do well first.
- Pre-COVID-19, Glenn County and two cities did a housing developers tour. Developers asked questions about "What's the economic growth; Where's the economy going?" Also asked about funding support needed to leverage tax credit applications.
 - Discussion about 3CORE's Economic Impacts Report
 - Another study being done this year - Tri-County Economic Impacts Study