
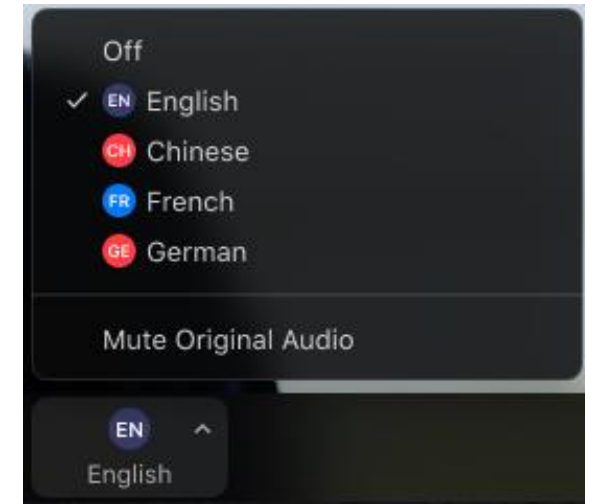


COMMUNITY MEETING: HOUSING NEEDS & ISSUES

**JUNE 23, 2021
6:00-7:30 PM**



1. Click “Interpretation” / Clic “Interpretación” 
2. Click the language that you would like to hear (Spanish is available for this meeting) / Haga clic en el idioma que le gustaría escuchar (español está disponible para esta reunión)
3. To hear the interpreted language only, click **Mute Original Audio** (recommended) / Para escuchar solo el idioma interpretado, haga clic en **Mute Original Audio** (recomendado)



INTERPRETATION / INTERPRETACIÓN

GRAPHICS FROM ZOOM

TO DOWNLOAD THE SLIDE PRESENTATION / PARA DESCARGAR LA PRESENTACIÓN DE DIAPOSITIVAS

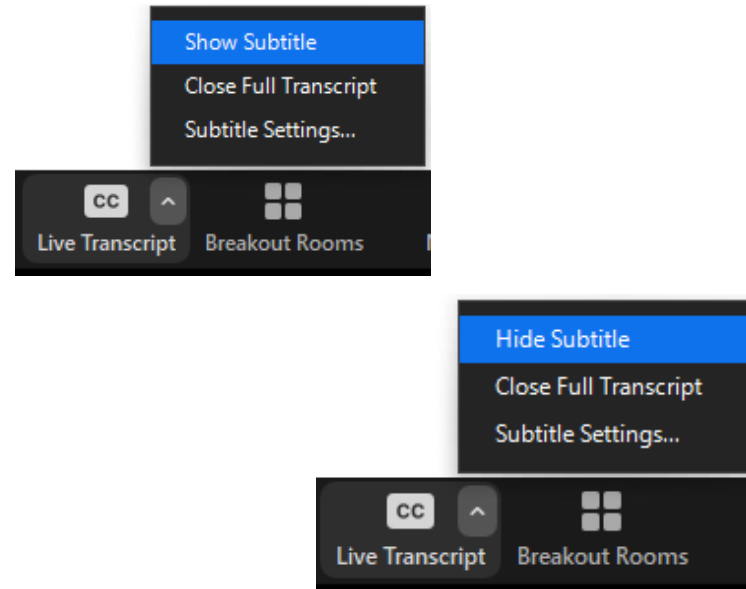
- This slide presentation is available to download in English or Spanish.

/

- Esta presentación de diapositivas está disponible para descargar en inglés o español.



1. Click “Live Transcript” / Haga clic en transcripción en vivo
2. To view closed captions, select “Show Subtitle”/
Para ver subtítulos, seleccione "Mostrar subtítulos"
3. To hide closed captions, select “Hide Subtitle”/
Para ocultar los subtítulos, seleccione “Ocultar subtítulos”



LIVE TRANSCRIPT / TRANSCRIPCIÓN EN VIVO

GRAPHICS FROM ZOOM & UNIVERSITY OF ILLINOIS

INTERACTIVE FEATURES OF TODAY'S MEETING / FUNCIONES INTERACTIVAS DE LA REUNIÓN DE HOY

GRAPHICS FROM ZOOM

Poll 1: Favorites

- Green
- Blue
- Red
- Orange
- Yellow
- Purple
- Other





POLL #1

HOUSING ELEMENT OVERVIEW

**UPDATE ON 2014 HOUSING ELEMENT
PROGRESS**

**CONTEXT—HOUSING NEEDS, MARKET,
FUNDING**

BREAKOUT GROUPS

RECONVENE TO REVIEW GROUP INPUT

TIMELINE AND NEXT COMMUNITY MEETING

AGENDA

DEFINITIONS

- **Accessory Dwelling Units (ADUs):** Complete independent living facilities for one or more persons on the same lot as the primary structure. Can be attached or detached from the primary structure. Also known as second units or granny flats
- **Affordable Housing:** The generally accepted measure for housing affordability is spending less than 30% of one's gross household income on housing costs (including utilities, rent or mortgage principal and interest). In the context of the Housing Element, affordable housing generally focuses on housing for extremely low, very low, low and moderate income households. This type of housing generally receive subsidies, either during construction and/or during operations, in order to keep monthly rents at affordable levels
- **Market-rate Housing:** Housing where the “market” (supply/demand/other factors) sets the cost to the occupant and there are no public subsidies

DEFINITIONS

- **Mixed Income Housing:** Mixed income housing communities are developments that comprise differing levels of affordability, with some units at market rate and others available to low-income households at below-market rates
- **Housing Rehabilitation:** Repairs to address deferred maintenance and aging of housing stock. May also address abatement of asbestos and lead, installation of energy efficiency measures, and removal of architectural barriers for those with mobility needs
- **Infill Development:** Refers to the process of developing vacant or under-used parcels within existing incorporated areas that are already largely developed
- **Permanent Supportive Housing:** Housing in which wrap-around supportive services, such as case management, counseling, education and peer support are provided to tenants to support their self-sufficiency

HOUSING ELEMENT OVERVIEW



HOUSING ELEMENT OVERVIEW: PURPOSE

- The Housing Element establishes the City's priorities for housing its residents in 8-year cycles.
- It sets goals for the allocation of funding, program coordination and zoning efforts to support the production of housing.
- It is one of the mandated elements of the City's General Plan and must be consistent with the General Plan, which has a 15-20 year time frame.

HOUSING ELEMENT OVERVIEW: STATE OVERSIGHT

- Oversight of Housing Element development and implementation statewide is administered by the State Department of Housing & Community Development (HCD).
- HCD approval provides access to State funding.
- Since 2014, the State has amended the Housing Element Law through numerous bills which place additional responsibility on local jurisdictions to adequately plan for and facilitate the production of housing, while removing as many constraints as possible.

SOME OF THE NEW OR AMENDED LAWS

- **Accessory Dwelling Units, aka. ADUs (AB 671):** Requires that housing elements include a plan to incentivize and promote the creation of ADUs that can offer affordable rents for very-low, low- or moderate-income households.
- **Affirmatively Furthering Fair Housing (AB 686):** Requires that housing elements include a program that promotes and affirmatively furthers fair housing opportunities throughout the community.
- **No Net Loss (SB 166):** Requires that local governments establish internal mechanisms that monitor and evaluate development, rezoning of parcels and available sites to ensure development opportunities remain available through the planning period to accommodate the RHNA, along with restrictions on reducing parcel density and disapproving housing projects.

HOUSING ACCOUNTABILITY ACT (HAA): FIRST ENACTED IN 1982 AND RECENTLY AMENDED

- Establishes limitations to a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need.
- In amending the HAA, the Legislature made repeated findings that the lack of housing and the lack of affordable housing, is a critical problem that threatens the economic, environmental, and social quality of life in California.
- Imposes a higher standard of proof on local governments which make findings to support disapproval of housing projects and allows courts to overturn local approvals.

HOUSING ELEMENT OVERVIEW: MANDATED TOPICS ADDRESSED IN THE HOUSING ELEMENT

Public
Participation
Process

Review of
Previous Housing
Element Progress

Housing Needs
Assessment

Adequate Sites
Inventory

Financial
Inventory

Constraints
Analysis

Assessment of
Fair Housing

Goals, Objectives
and Actions

Existing/Expiring Housing
Element Period

2014-2021

New Housing Element Update
Period

2021-2029

HOUSING ELEMENT OVERVIEW: PLANNING CYCLES

HOUSING ELEMENT OVERVIEW: REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- The foundation of the Housing Element process is determining the amount of housing that must be planned for, segmented by income levels, to account for future growth.
- Using demographic data from a variety of sources, HCD determines the regional housing needs allocation for Glenn County as a whole.
- HCD then allocates the housing need by income level between the cities and the county. This is referred to as the RHNA or Regional Housing Needs Allocation.
- The RHNA does not have a funding source tied to it to facilitate production of the units needed to accommodate future growth.



POLL #2

2014-2021 HOUSING ELEMENT PROGRESS



GOALS OF THE 2014-2021 HOUSING ELEMENT

- Promote the development of new housing that meets safety standards, offering a variety of housing types in a variety of locations, and enhancing existing neighborhoods, services and the environment.
- Encourage the preservation of existing housing and 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.
- Promote affordability of housing of all types to meet the present and projected needs of households of all income levels.
- Assure that discrimination is not a factor in the ability of households to obtain housing.
- Promote the conservation of natural resources and energy in housing production.

PREVIOUS HOUSING ELEMENT, RHNA ALLOCATION AND PRODUCTION, 2014-2019

(THROUGH DECEMBER 2019)

Affordability Tier	RHNA Allocation	Produced	% of Allocation Produced
Very Low Income	20	0	0%
Low Income	10	75	750%
Moderate Income	14	57	407%
Above Moderate Income	36	0	0%
<i>Total</i>	80	132	165%

RHNA ALLOCATION AND PRODUCTION, 2019-2029

(THROUGH DECEMBER 2020)

Affordability Tier	RHNA Allocation	Produced	% of Allocation Produced
Very Low Income	62	0	0%
Low Income	31	3	9.6%
Moderate Income	44	25	56.8%
Above Moderate Income	110	0	0%
<i>Total</i>	247	28	11.3%

OTHER HOUSING ELEMENT PROGRESS

- In 2015, the City completed a General Plan amendment and rezone to allow for high density residential development
- The City has adopted a second dwelling unit ordinance (ADUs) with updates to meet April 2020 state guidelines
- In 2018, the City processed 33 building permits for self-help affordable single-family homes by Community Housing Improvement Program (CHIP)
- The City amended its zoning ordinance to allow transitional and supportive housing in all zoning districts that allow residential units, per SB 2



POLL #3

CONTEXT: HOUSING NEEDS, MARKET, FUNDING



HIGHLIGHTS FROM QUANTITATIVE DATA

- Just over half of the population in Orland is Hispanic or Latino
- The median household income for owner-occupied housing units is more than double that for renter-occupied housing units
- About 42% of all households are considered very-low income (less than \$35,000 per year) and 30% are considered extremely-low income (less than \$25,000 per year)
- 21% of all households are living below poverty threshold
- An estimated 525 people are employed in agriculture industries, which is 17.3% of all employed residents
- There is an estimated shortage of 550 housing units affordable to households earning less than \$25,000 annually
- Median sales prices of single-family homes increased 83% from 2014-2020

HIGHLIGHTS FROM QUALITATIVE DATA (FOCUS GROUP)

- There is a need for smaller units (studio/one-bedroom) for single individuals and larger units for multi-generational households. Many families are living doubled up/ in overcrowded conditions
- There is a need for affordable housing and supportive housing with wrap-around services
- For those experiencing homelessness, there is a lack of shelter and services
- More seniors are becoming homeless, with deteriorating health conditions and disabilities. Need housing and services which are accessible and tailored to their needs

REGIONAL HOUSING NEEDS ALLOCATION (2019-2029)

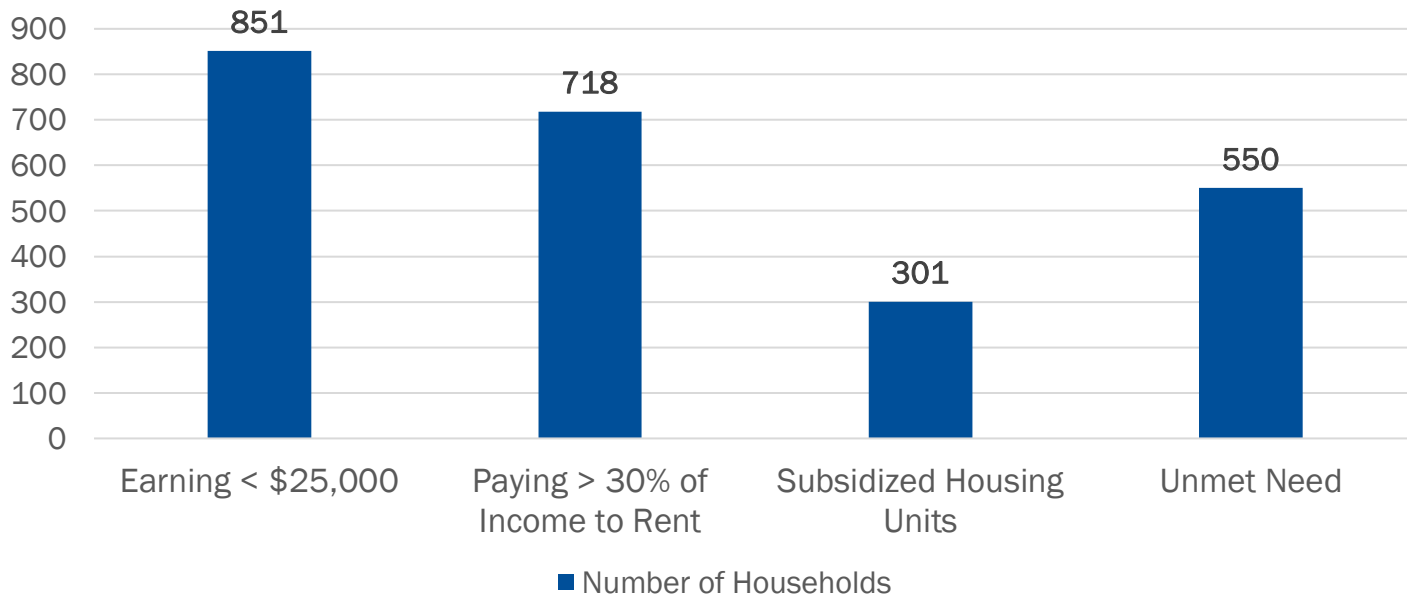
SOURCE: STATE DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT, AUGUST 5, 2020

Affordability Tier	Number of Units Allocated
Very Low Income	62
Low Income	31
Moderate Income	44
Above Moderate Income	110
<i>Total</i>	247

HOUSING NEEDS: UNMET NEED IN SUBSIDIZED HOUSING UNITS AND RENTER COST BURDEN

SOURCES: U.S. CENSUS, AMERICAN COMMUNITY SURVEY, 2015-2019; HOUSING AUTHORITY OF THE COUNTY OF BUTTE; GLENN COUNTY HOUSING STUDY, 2020

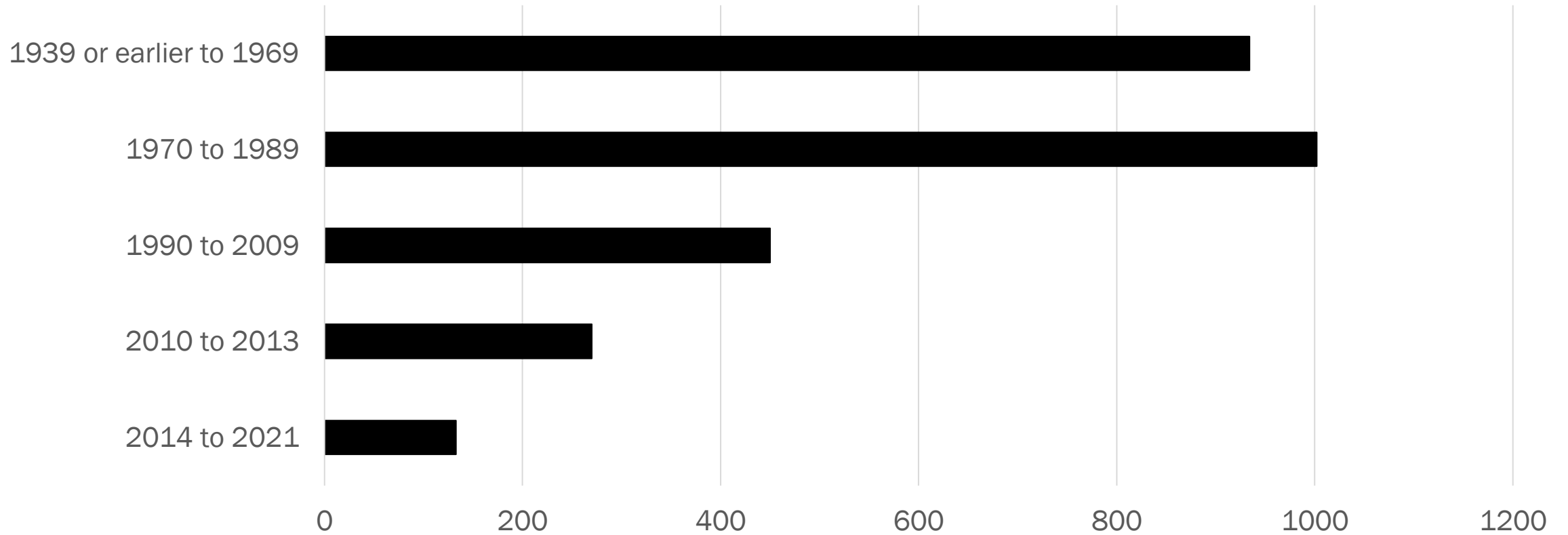
City of Orland Low Income Households' Rent Burden and Unmet Need



- 92% of renter households earning less than \$35,000 pay 30% or more of their income toward housing costs
- About 42% of all households earn less than \$35,000 annually and 30% of all households earn less than \$25,000 annually

AGE OF HOUSING STOCK (YEAR STRUCTURES BUILT)

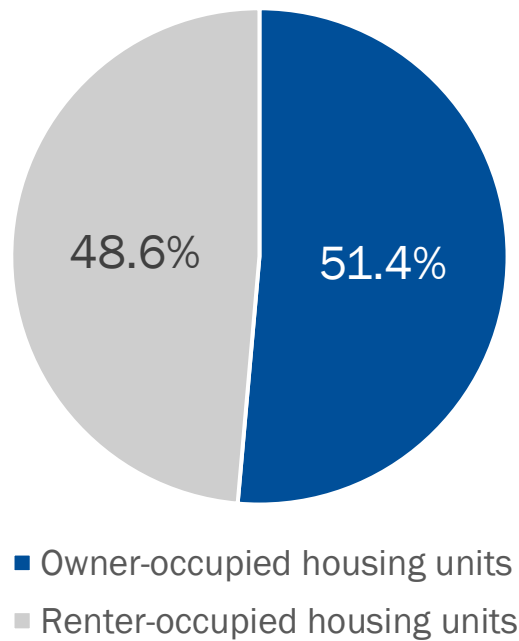
SOURCE: U.S. CENSUS BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY



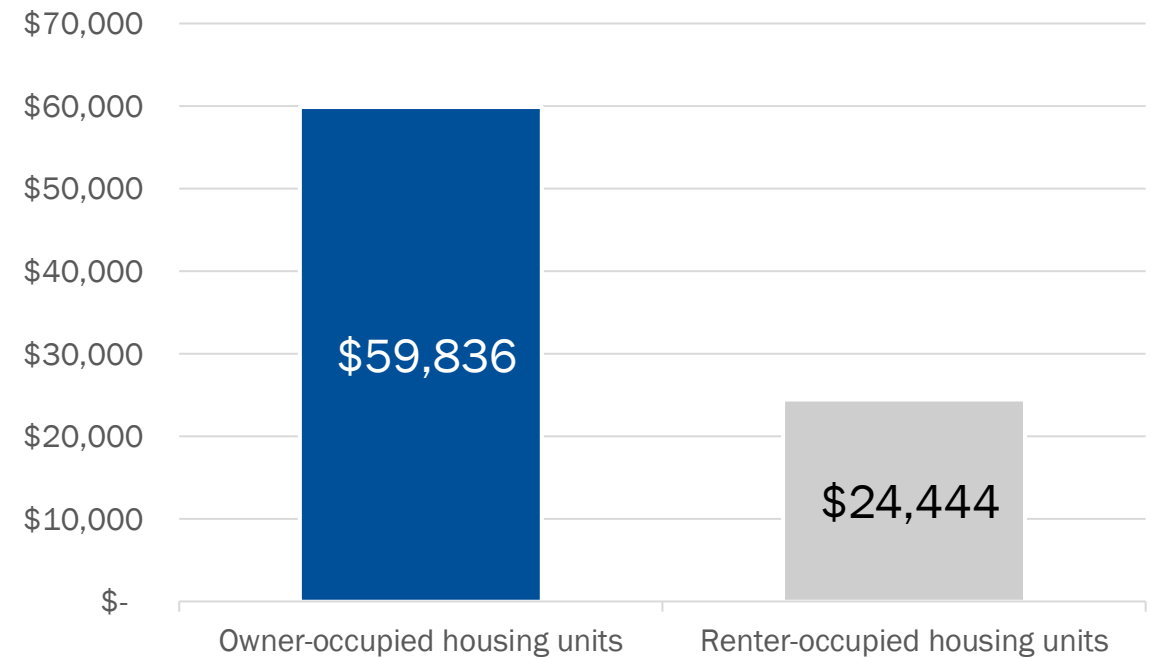
HOUSING NEEDS: RENTER-OCCUPIED AND OWNER-OCCUPIED UNITS

SOURCE: U.S. CENSUS, 2015-2019 AMERICAN COMMUNITY SURVEY

Households by Tenure, 2019



Median Household Income by Tenure, 2019



MARKET TRENDS: HOME OWNERSHIP

SOURCE: SIERRA NORTH VALLEY REALTORS MAY 2021 MULTIPLE LISTING SERVICE



- The median home sale price increased from \$150,000 in 2014 to \$257,000 in 2020, an increase of 83%.
- The number of short sales and real estate owned (REO) properties dropped significantly since 2018.

FEDERAL FUNDING

- **CDBG (Community Development Block Grant):** Funds can be used for a variety of community development objectives, including housing rehabilitation and infrastructure. The City of Orland can apply to the State of California for funding.
- **HOME (Home Investments Partnerships Program):** Funds can be used for the development of affordable housing. Orland can apply to the State of California for funding, in partnership with developers.
- Likely direction of the Biden Administration will be to increase funding for subsidized housing, rental assistance and homeless assistance programs.

STATE FUNDING

- **Permanent Local Housing Allocation (PLHA):** New annual source for local jurisdictions funded by real estate recording fees, provided in 5-year planning cycles. Orland has agreed to pool their funds with the County and City of Willows for housing projects throughout the County, including in Orland.
- **Infill Infrastructure Grant Program**
- **Proposed in Governor's Budget:**
 - Augmented funding for Low Income Housing Tax Credits
 - Continued funding for Project Homekey Acquisitions



POLL #4



QUESTIONS & ANSWERS (Q&A)

GRAPHIC FROM ZOOM



MOVE INTO BREAKOUT GROUP(S)