



CITY OF ORLAND

Housing Element

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DEVELOPED FOR THE CITY OF ORLAND BY



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INTRODUCTION AND BACKGROUND

PURPOSE OF THE HOUSING ELEMENT

California requires that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting Housing Elements as part of their General Plan. General Plans serve as the local government's "blueprint" for how the city and/or county will grow and develop over a 15-20 year period and include a minimum of seven mandatory elements: land use, transportation, conservation, noise, open space, safety, and housing. The Housing Element must be consistent with the other elements of the General Plan. General Plans are updated approximately every 20 years, while Housing Elements are on 8-year cycles in order to ensure relevancy and accuracy, since the housing market and needs are most closely tied to shifts in the economy. In the past, Orland had a 5-year Housing Element cycle, which the State has now shifted to the 8-year cycle. The current Orland Housing Element was adopted in 2014, and initially covered the period of 2014-2019, but was subsequently extended by the State through November 2021.

California's Housing Element law acknowledges that in order to address the spectrum of housing needs, local governments must adopt plans and regulatory systems that provide opportunities for and do not unduly constrain housing development. It also establishes that each city and county accommodate their fair share of affordable housing as an approach to distributing housing needs throughout the region and state.

This Housing Element update covers the eight-year period from November 2021-November 2029. It provides the City of Orland with a comprehensive strategy to promote the production of safe, decent, and affordable housing for all of its residents. It assesses current and projected housing needs, constraints to housing production, and resources available to meet the needs. It then establishes a set of housing goals, policies, and programs which are targeted to meet the City's housing needs over the Housing Element planning period. A key part of the Housing Element lays out strategies to address the needs of community residents that are not typically met by the private market, including low-income households, seniors, homeless individuals, and people with disabilities. The City does not directly build housing, but facilitates production by guiding zoning policies, coordinating with community partners, and in the case of affordable housing, by partnering with developers, lenders, and nonprofits on funding opportunities.

The Housing Element consists of the following chapters, as required by State regulations:

- **Introduction and Background** provides an introduction and background to the Housing Element, including its purpose, local context, regulatory framework, a description of the public participation process, and the inter-governmental review process.
- **Review of Previous Housing Element** reviews the most recent Housing Element for the period 2014-2021 by summarizing its actions and accomplishments, its affordable housing production

goals and results, and the findings from this analysis that are relevant to the 2021-2029 Housing Element Goals, Policies, and Programs.

- **Goals, Policies, and Programs** provides the City's updated Goals, Policies, and Programs for 2021-2029, along with a Quantified Objectives Summary.

- **Housing Needs Assessment** provides data and analysis in the following areas: assessment of fair housing, demographics, employment, household characteristics, housing stock characteristics, housing affordability, and the special housing needs of households who are extremely low-income, seniors, persons with a disability, female-headed large households, people experiencing homelessness, and farmworkers.

- **Resource Inventory** analyzes sites available to accommodate the City's share of the Regional Housing Needs Allocation (RHNA) by income level, including the sites' capacity, environmental constraints, and infrastructure/utility availability. This chapter also describes financial resources available to address the identified needs, and opportunities for energy conservation.

- **Constraints Analysis** assesses the various governmental and market factors that may serve as potential constraints to housing development and improvement in Orland.

- **Appendix A** is a review of the City's progress on previous housing element programs.

CONTEXT

The City of Orland is located on the Interstate 5 corridor, 100 miles north of Sacramento, 16 miles north of Willows, 13 miles south of Corning, and 20 miles to the west of Chico on Highway 32. It is the largest and fastest-growing city in Glenn County, with a population of 8,527 as estimated by the California Department of Finance as of January 1, 2021. The City's primary industries are agriculture, education, health care, and social assistance. The City of Orland has experienced rapid growth over the past five years in response to economic growth in the surrounding area, development pressures from nearby Chico. In addition to these factors, since the City's Housing Element was last updated in 2014, two significant events have occurred that have impacted housing demand and cost, as well as the development of this Housing Element update: the 2018 Camp Fire in neighboring Butte County and the COVID-19 pandemic which began in early 2020.

Camp Fire

The year 2018 was the deadliest for wildfires in California's history, with numerous unprecedented wildfires throughout the state. On November 8, 2018, a wildfire which began near Pulga in Butte County quickly spread to the communities west of it, driven by heavy winds and drought conditions. Named the Camp Fire, it largely destroyed the communities of Paradise, Concow, and Magalia, with significant structure loss in Butte Creek Canyon and up to the eastern edge of the City of Chico. It destroyed approximately 14,000 residential units and 85 lives were lost. Those who were burned out of their homes fled to nearby communities, such as Orland, to seek short-term shelter and long-term housing. Orland hosted 77 FEMA trailers which temporarily housed survivors for more than 10 months. In addition, both the rental and ownership markets were impacted.

In 2018, before the Camp Fire, Housing Tools conducted a survey of both affordable and market-rate rental units in Glenn County, including five complexes in Orland, which was then updated in 2019. In both 2018 and 2019, the vacancy rate at all five complexes in Orland was zero percent, while the wait lists at nearly every complex had grown larger. In interviews with property managers in Orland, they

indicated that many Camp Fire survivors sought housing at their properties but there were no available units for these households, even with a HUD priority letter in hand. Interviews with the City indicated that there was a shortage of housing prior to the Camp Fire, but the fires further exacerbated this issue. In Glenn County alone, housing prices skyrocketed by more than \$100,000 from November 2018 to September 2019, which was a 46.7% increase in median home sale prices (*Impact of the Camp Fire on Housing Market Conditions and Housing Opportunities in the Tri-County Region by Peloton Research + Economics*). Single-family home sales in Orland held very steady throughout the last Housing Element period, with an average of 119 homes sales each year, but have dropped again beginning in 2020, ostensibly due to both the limited supply of homes and the general trend of fewer home sales when the COVID-19 pandemic began. (*Sierra North Valley Realtors, May 2021 Multiple Listing Service*)

COVID-19

The COVID-19 pandemic and accompanying shutdown began in earnest in California in March 2020, which resulted in a statewide lockdown that shuttered a significant share of businesses in Orland for almost a year. Restaurants, retail, and small businesses were impacted most acutely, resulting in the closure of businesses and drastic reductions in employment. After the lockdown order was rescinded, business activity has been slow to return to pre-COVID levels of activity due to supply and labor shortages, and changing health guidelines for handling customers. COVID-19 impacts are addressed more fully in the Chapter 6 Constraints Analysis. This pandemic has also affected the usual community outreach and engagement strategies for the Housing Element update. In compliance with State and local public health orders, the first community meeting was moved to an online format, rather than meeting in person. Efforts to adapt the process to ensure the participation of marginalized populations are fully described in the public participation process below. Despite these efforts, it must be acknowledged that some individuals who would usually participate in person at community meetings are not comfortable with an online format or may not have access to a computer or reliable internet and telephone services. The second community meeting was held in person and realized greater attendance than the first online meeting.

In terms of the housing market itself, what is known is that many of those who lost employment due to the pandemic found themselves doubling up with family and friends, or became homeless, even with rent relief measures that were enacted at the Federal level and the increase/extension of unemployment benefits. During public outreach efforts, individuals in Orland reported overcrowding conditions and a lack of affordable housing, with households moving in together and/or renting substandard housing in order to get by. These conditions largely existed before the pandemic but were made worse with the pandemic's economic pressures. While the negative economic impacts of COVID-19 have been alleviated by the roll-out of vaccines during 2021, some impacts continue to affect housing cost and availability. As described in the Chapter 5: Constraints Analysis of this report, COVID-19 continues to constrain the availability of construction materials and labor as of the writing of this report, which has driven construction costs upward.

REGULATORY FRAMEWORK

Since 1969, Housing Elements have been a required part of each local government's General Plan. The State has found that "Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the

housing needs of all economic segments of the community.” California Government Code Sections 65580-65589 codify the requirements for the content of, and process to develop the local Housing Element. HCD is charged with reviewing and approving each jurisdiction’s Housing Element for compliance with State law.

California State law mandates that all localities adopt a Housing Element every eight years. The law requires that Housing Elements address the following issues, among others:

- Include all economic segments of the community in the planning process;
- Review the progress and effectiveness of previous Housing Elements;
- Assess housing needs, including those of special needs populations, such as seniors, individuals experiencing homelessness, female-headed households, large households, and persons with disabilities;
- Assess the fair housing issues and trends in four key areas, contributing factors, as well as the local fair housing enforcement and capacity;
- List units at risk of conversion from restricted rents to market rents;
- Inventory whether there are an adequate number of appropriately zoned sites to accommodate growth for all income groups, as projected by HCD;
- Describe available financial and energy efficiency resources;
- Address constraints to housing production; and
- Outline a housing program with goals, policies, and programs that are consistent with the General Plan and that address housing needs, constraints, and available resources, including any fair housing issues that have been identified. The housing program must include a timeline of actions during the planning period.

Since Orland’s Housing Element was last adopted in 2014, the State Legislature has passed a significant number of laws which mandate new analyses or actions in the Housing Element, as well as an entire slate of laws regarding Accessory Dwelling Units (ADUs). These new laws apply to the 2021-2029 City of Orland Housing Element, and HCD guidance memos have been followed in its development:

- ADUs (AB 3182, AB 671, AB 68, AB 587, AB 670, AB 881, SB 13)—These new laws limit local jurisdictions’ ability to restrict the development of ADUs in a variety of ways and mandate streamlined, ministerial approval of ADUs within defined conditions. For the purpose of the Housing Element, they clarify that a local agency may identify an ADU or JADU as an adequate site to satisfy RHNA housing needs.
- Affirmatively Furthering Fair Housing (AB 686)—All Housing Elements adopted on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) conducted in accordance with HCD program guidance, and must include a program that promotes and affirmatively furthers fair housing opportunities throughout the community.
- No Net Loss (SB 166)—As jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing on the remaining sites in their Housing Element site inventories. A jurisdiction must add adequate sites if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category.
- Site Inventory (SB 6, AB 1397, AB 1486, AB 686, AB 725)—The Housing Element establishes a jurisdiction’s strategy to plan for and facilitate the development of housing over the planning period by providing an inventory of land adequately zoned or planned to be zoned for housing and programs to implement the strategy. These laws modified the content of the site inventory, including new analyses for capacity calculations, infrastructure requirements, suitability of non-

vacant sites, size of site and density requirements, location requirements, sites identified in the previous Housing Element, and rezone program requirements, among others.

PUBLIC PARTICIPATION PROCESS

Broad public participation is an essential component of the Housing Element update process, and is required by State law (Government Code Section 65583(c)(8)). Community outreach must be conducted through a variety of mechanisms to provide opportunity for participation by all economic and cultural segments of the community. This has been further strengthened and expanded through the passage of AB 686 which mandates meaningful, frequent, and ongoing community participation, consultation, and coordination that is integrated with the broader stakeholder outreach and community participation process for the overall Housing Element.

The Orland Housing Element update process for 2021-2029 employed an outreach effort to engage a wide spectrum of the community, while also navigating the necessary restrictions imposed by COVID-19. This effort included a stakeholder contact list, utilization of a variety of methods to disseminate information and engage residents in the process, social media posts, a webpage on the City's website with resources and announcements, a focus group with low-income residents, and two community workshops. After the draft document was completed, it was scheduled for review and comment at public hearings at the Orland Planning Commission and City Council.

As the City of Orland is a rural community, many residents face geographic barriers and access to the internet that can prevent or limit participation. To address these barriers, the City held multiple meetings, held meetings outside of work hours, held meetings in transit-accessible locations, and held both online and in-person meetings. There is a significant Hispanic or Latino population in the City of Orland and many residents face linguistic barriers. To address these barriers, all community meetings had a Spanish interpreter present and included materials in Spanish. The following section provides a summary of the fair housing outreach and engagement for this Housing Element Update.

Outreach

Outreach was conducted to key stakeholders in the community, including but not limited to community-based organizations, public housing authorities, housing providers, low-income community members, legal services agencies, homelessness services agencies, and religious organizations.

At the beginning of the Housing Element update process, a community outreach contact list was developed to email announcements about public meetings and progress. This contact list included 78 individuals and encompassed representatives from the following interests and organizations:

- City and County elected officials
- City of Orland staff
- Glenn County staff from various departments
- Dos Rios Continuum of Care
- Economic development
- Butte-Glenn 211 (information and resource referrals)

- Far Northern Regional Center
- Hispanic Resource Council of Northern California and North State Hispanic Chamber of Commerce
- Housing Authority of the County of Butte (provides Housing Choice Vouchers and Project-Based Section 8 in Glenn County)
- Affordable housing developers
- Disability rights advocates
- Legal services
- Senior services and advocacy groups
- Domestic violence and rape crisis services
- Education representatives
- Real estate brokers
- Property management groups
- Chamber of Commerce
- Healthcare organizations
- Civic and cultural organizations
- Local churches
- Various non-profit organizations
- General interested community members

Methods for Information Dissemination and Engagement

- Social media: The City’s Facebook page was used to notify residents of opportunities to participate such as community meetings, as well as notifying them when new resources were posted to the Housing Element webpage. Facebook events were created for the community meetings. Posts were made available in both English and Spanish.
- Direct email: Parallel to the Facebook posts, all stakeholders and interested community members who signed up for email notifications received periodic email “blasts” throughout the process to notify recipients of opportunities to participate in the development of the Housing Element.
- Flyers: A flyer announcing a Focus Group was sent to and posted at the Harmony House Wellness Center. Flyers announcing the two Community Workshops were sent to the Dos Rios Continuum of Care, Glenn County Community Action Department, and the Glenn County Department of Social Services, as well as posted at City Hall and the County Library branch in Orland. Flyers provided information on the options to join the first community meeting held online by logging into Zoom or by calling in via phone, so residents with various levels of access to technology could participate.
- Newspaper articles: The City sent public services announcements (PSAs) to the local newspaper (Glenn County Appeal-Democrat) regarding the community meetings. These brief articles gave the public notice about their opportunity to participate in the meetings, with the meeting details.
- Webpage: A Housing Element Update webpage was created and maintained on the City’s website to act as a hub for posting announcements for upcoming community meetings and resources from previous community meetings, including presentation slides and breakout group notes in English and Spanish (<https://www.cityoforland.com/housing-element-update/>).

Focus Group

A focus group for low-income residents was held on June 1, 2021 at the Harmony House Wellness Center. It provided residents with the opportunity to provide input on the location, design, services, and management of affordable housing. They also recommended housing types that are in the greatest need and ways to help people with limited means get into housing. Below are key points from the Focus Group participants:

- 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 and 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. They need housing and services which are accessible and tailored to their needs.

Community Workshops

Community workshops were held on June 23 and August 5, 2021. The June 23 meeting was held on the virtual meeting Zoom platform due to COVID-19, while the August 5 meeting was held in person. The purpose of the workshops was to solicit input on housing needs, review previous Housing Element Goals, Policies, and Programs, and recommend new programs to address unmet needs. These meetings were advertised on the City's Facebook page, and in newspaper PSAs. Except for the PSAs, these resources were promoted in both English and Spanish. Each meeting included a presentation using PowerPoint slides, which were made available in both English and Spanish and included definitions of commonly used terms in the Housing Element. Live Spanish interpretation was provided as option for participants during both meetings. For the June 23 online meeting, closed captions (Zoom "live transcript") for those who are deaf, hard of hearing, or preferred a visual transcript of the meeting conversation were also provided. Interactive polls and a question and answer (Q&A) session helped make the online meeting interactive and informative for participants. For the August 5 meeting, attendees participated in small six-person breakout groups to discuss housing topics and share ideas for priorities and programs. A resource on frequently used terms in the Housing Element was provided to attendees in both English and Spanish.

Workshop #1 opened with a presentation on the background of the Housing Element process and its purpose; previous Housing Element progress; an overview of the housing needs, funding available to address those needs, and economic context; and an introduction to the previous Housing Element's Goals, Policies, and Programs. In an open forum, participants then discussed the types of housing most needed in Orland; the availability of rental housing; what challenges are encountered in finding affordable housing; housing for seniors and farmworkers; the lack of "move up" housing in both the rental and single-family market for above-moderate incomes; and community interest in Accessory Dwelling Units. Resources from Workshop #1 can be found here: <https://www.cityoforland.com/housing-element-update/>.

Workshop #2 opened with a presentation on the key findings from the Needs Assessment and an overview of the current Housing Element Goals, Policies, and Programs. In breakout groups, participants then discussed each Goal and its relevance; what updates are necessary to address the housing needs identified; and what resources can the community tap into to address the needs. Resources from Workshop #2 can be found here: <https://www.cityoforland.com/housing-element-update/>.

In evaluating the input received through these varied engagement efforts, consistent themes were expressed by community members and are summarized as follows:

1. Orland needs a greater supply of all types of housing units, both multi-family and single-family.
2. There is a lack of “move up” housing options for those who are above-moderate income. This is true for both multi-family rentals and single-family homes.
3. There is a significant lack of affordable units, resulting in many households doubling up. Those most severely impacted are seniors, individuals with disabilities, and households who are low-income.
4. There is a mismatch between household sizes and available units. This was expressed as happening at both ends of the spectrum, i.e. large families (5 or more people) cannot find units with enough bedrooms, and single adults cannot find studio or one-bedroom apartments.
5. There is a lack of transitional and supportive housing opportunities for individuals experiencing homelessness.

Affirmatively Furthering Fair Housing: Accessibility, Diversity/Inclusion, and Language

As described in the sections above, the City designed and implemented public outreach in accordance with AB 686, Affirmatively Furthering Fair Housing. This section describes these efforts in greater detail.

● **Accessibility:** The Community Workshops were held mid-week in the evenings to minimize barriers to participation based on work hours. Due to COVID-19, the first community meeting was held virtually using Zoom. This minimized barriers to participation related to transportation and childcare. Flyers advertised both online and call-in methods for joining the meeting so barriers related to access to technology would be minimized. Challenges encountered included designing virtual meetings to be as similar as possible to in-person meetings, and some residents who would usually participate in person at community meetings not being comfortable with an online format or not having access to a computer or reliable internet and telephone services. The second community meeting was held in person at Glenn County Success Square Conference Center on Highway 32. This location is a six-minute walk from the nearest bus stop, which is located across from the senior center on Walker/A Street. The bus stops there at 5:42 pm daily for a within county fare of \$2.00 and an out-of-county fare of \$3.00. However, there are no scheduled stops after that time. This location is also walking distance (0.7 miles, 14 minutes) from Paigewood Apartments, an affordable multi-family property. The meeting room was large and accessible, and attendees were provided light snacks and beverages. The meeting was held in a transit-accessible and physically accessible location.

● **Diversity and Inclusion:** The second community meeting had a significantly higher participation rate and participant diversity than the previous meeting. Eighteen members of the community attended, each with diverse economic, racial, occupational, and age backgrounds.

● **Language:** As of 2019, 98.7% of Orland residents over the age of five speak English (55.8%) or Spanish (42.9%) at home (U.S. Census 2015-2019 American Community Survey). Thus, the City focused its efforts on robust bilingual materials and interpretation for English and Spanish

languages and contracted with a professional translator for services. In addition, Zoom’s “live transcript” closed captions feature was used for the first Community Workshop so residents who are deaf or hard of hearing or who prefer to read closed captions were able to access information. Technical support instructions were provided at the beginning of the meeting to orient residents to the accessibility and language features. Recordings of the first Community Workshop in English and Spanish were posted on YouTube with closed captions and linked to the Housing Element website. For the second Community Workshop held in-person, presentation slides and definitions of frequently used terms in the Housing Element were printed out and provided to attendees in both English and Spanish. An in-person interpreter for English/Spanish was available for any attendees who prefer to speak Spanish. A phone number and email address to request accessibility accommodations was included on the flyer for the Workshop. Bilingual presentation slides, breakout group notes, and bilingual definitions of frequently used terms from the second Community Workshop were linked on the Housing Element website.

INTERGOVERNMENTAL REVIEW PROCESS

For the City of Orland, the City’s Public Works Department provides both water and sewer services. As required in Government Code Section 65589.7, the City’s Public Works Department has been provided an opportunity to participate in the Housing Element so that housing production can be coordinated with infrastructure plans. At the outset of the Housing Element planning process, the City Planner sent a letter to the City’s Public Works Department. The letter requested confirmation that the provider has written policies and procedures granting priority for the provision of their services to proposed developments that include low-income housing (per SB 1087, adopted in 2005). The letter also requested that the Public Works Department review the Housing Element draft, and keep a copy of the final Housing Element on file. Following adoption of the Housing Element, the City will continue to work internally to coordinate housing and infrastructure plans.

Review of Previous Housing Element

OVERVIEW

The Orland City Council adopted the current Housing Element in August of 2014 for the planning period of 2014-2019. This planning period was retroactively extended by the State Department of Housing & Community Development through November 2021. Key objectives included:

- Increasing the number of sites available for medium- and high-density residential development by continuing to evaluate the Conditional Use Permit (CUP) requirement in the existing process for owner-occupied and multi-family rental uses over four units (Program HE-2.A)
- Addressing the supply of developable land zoned for higher-density residential use (Program HE-2.B)
- Encouraging the production of second-unit housing (Program HE-2.C)
- Encouraging Planned Development zoning districts, which allow for flexibility in the use and design of land and structures (Program HE-2.E)
- Preserving existing affordable housing by monitoring units at risk of converting to market rate (Program HE-3.A)
- Working with developers to seek funding and support projects that address the housing needs of special groups such as seniors, individuals with disabilities, farmworkers, people experiencing homelessness, single parent families, large families and extremely low-income households (Program HE-3.B)

State Housing Element law (Government Code Section 65588) requires that Housing Elements review the previous Housing Element in the following ways:

- Progress in implementation, including a description of the actual results or outcomes of previous Housing Element goals, policies, and programs.
- Effectiveness, including a comparison of what was projected or planned in the previous Housing Element and what was achieved.
- Appropriateness of goals, policies and programs, including a description of what has been learned based on the analysis of progress and effectiveness of the previous Housing Element.

This chapter of the Housing Element addresses these requirements below.

HOUSING PRODUCTION GOALS AND RESULTS

State law requires regions to plan for housing needs based on future growth projections through the Regional Housing Needs Allocation (RHNA), per Government Code Section 65584. For the City of Orland, HCD allocates numeric RHNA unit production targets to Glenn County and its two incorporated cities.

The goals identify the housing units needed over the planning period for each of four different income levels.

State law does not require that communities meet the RHNA production targets. Instead, State law requires that communities employ planning and funding mechanisms that enable them to achieve the targets. One mechanism that carries a specific State mandate is the Adequate Sites Inventory, described in Chapter 5, per Government Code Section 65583.2. This section requires that each community ensure that there is adequate appropriately zoned land within its jurisdiction to accommodate its RHNA. If a community did not comply with this requirement at the time of submission of the last Housing Element to the State, it must show how this was corrected in the next Housing Element planning period through re-zoning, annexation or other means.

Orland's most recent Housing Element covered the period of 2014-2019, a five-year planning period. Although State HCD subsequently extended the planning period through 2021 to bring the City into an eight-year planning cycle, the RHNA allocation remained within a five year period that covered June 30, 2014 through December 31, 2018.

Figure 1 is a table which shows Orland's RHNA for the period of 2014-2019 and the number of units produced during that period that are affordable to each income level.

Figure 1: Regional Housing Needs Allocation and Production, 2014-2019

Income Level	RHNA	Units Produced	% of RHNA Produced
Very Low	20	0	0%
Low	10	75	750%
Moderate	14	57	407%
Above-Moderate	36	0	0%
Total	80	132	165%

Source: City of Orland, Housing Element Annual Progress Report, 2019

PROGRAM ACTIONS—PREVIOUS HOUSING ELEMENT AND RESULTS

The 2014 Housing Element included a Housing Program consisting of Goals, Policies and Programs set forth over a five-year schedule. Below is a summary of the Goals, the number of Policies and Programs associated with each and the focus of the Programs within each Goal.

Housing Quality (HE-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 (5 policies and 5 programs):

- Housing Inspection Program
- Housing Rehabilitation Program
- First-Time Homebuyers' Program
- Infrastructure Provision and Financing
- General Plan and Housing Element Periodic Review and Update

Housing Quantity (HE-2): 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 (5 policies and 5 programs):

- Medium- and High-Density Residential Sites
- Residential Site Development Program
- Second Units
- Development Processing System Review Program
- Planned Development

Affordable Housing (HE-3): Promote affordability of housing of all types to meet the present and projected needs of households of all income levels (8 policies and 8 programs):

- Affordable Housing Preservation
- Funding for Affordable Housing Development
- Self-Help Housing Development Program
- Removal of Governmental Constraints to Housing Development for Persons with Disabilities
- Agricultural Employee Housing
- Large Household Housing
- Emergency Shelters/Transitional and Supportive Housing
- Housing for Special Needs Population

Equal Housing Opportunity (HE-4): Assure that discrimination is not a factor in the ability of households to obtain housing (1 policy and 1 program):

- Housing Discrimination and Housing Equal Opportunity

Natural Resources and Energy Conservation (HE-5): Promote the conservation of natural resources and energy in housing production (2 policies and 2 programs);

- Implement State Energy Conservation Standards
- Energy Conservation and Assistance Programs

Programs Completed: In terms of one-time programs that were established in the 2014 Housing Element, the City completed the following:

- Emergency Shelters/Transitional and Supportive Housing: amended its Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential units per SB2 (Program HE-3.G);
- Second Units: adopted an Accessory Dwelling Unit ordinance which was subsequently updated in April 2020 to meet all new state ADU/JADU standards in place at that time (Program HE-2.C);
- Agricultural Employee Housing: amended the Zoning Ordinance to comply with the State's agriculture employee housing law to allow for such housing in all residential zoning districts by right (Program HE-3.E);
- Planned Development: developed a brochure on the Planned Development process which is provided to interested developers (Program HE-2.E).

Programs That Achieved Progress: The City made progress in the following areas:

- Residential Site Development: executed a General Plan Amendment and rezone to allow for high density residential development (Program HE-2B);
- Self-Help Housing Development: processed 33 building permits for the development self-help

single-family housing by the Community Housing Improvement Program (CHIP) in 2018 (Program HE-3.C);

- State Energy Conservation Standards: adopted the 2019 California Green Building Standards Code (Program HE-5.A)

Programs Not Completed: The City did not complete, carry out or make progress on the following:

- Remove Governmental Constraints to Housing Development for Persons with Disabilities: adopt a formalized reasonable accommodation procedure to allow approval of variances needed by individuals with disabilities (Program HE-3.D). This was not achieved due to limited staffing resources.
- First Time Homebuyers' Program: execute loans through the First Time Homebuyers' Program (Program HE-1.C). No loans were executed during the Housing Element period due to the significant upsurge in prices of single-family homes on the regular open market in Orland, which increased 83% between 2014-2020. The amount of funds available through the program is not sufficient to provide down payment assistance in the current single-family housing market.

A detailed assessment of the accomplishments and effectiveness of each 2014 Housing Element Program can be found in **Appendix A**, with notes indicating if the Program is proposed to be deleted, continued or modified.

IMPLICATION OF FINDINGS FOR THE 2021-2029 HOUSING ELEMENT

City staff and the City's consultant conducted an initial review of the 2014 Housing Element Programs to document accomplishments, assess effectiveness and recommend whether the Program should be continued, modified or deleted in the 2021 Housing Element update. Following this review, and with the input obtained at Community Workshop #2, the following strategy was used to identify the Programs for the 2021 Housing Element:

- The completed Programs which were intended to be one-time efforts have been removed;
- The Programs which were not achieved but determined to still be relevant were retained;
- Some Programs have been revised to bring them up to date with the most recent State legislation or to more appropriately address community resources that are available to support their execution;
- New Programs that were identified through the Needs Assessment and/or are required by new State legislation have been added;
- The Goal which was previously titled "Equal Housing Opportunity" has been renamed "Affirmatively Further Fair Housing" in accordance with the guidance provided by State HCD on AB 686 implementation.

All of the 2021-2029 Housing Element Goals, Policies and Programs are detailed in Chapter 3 and those which are new or modified are summarized below.

NEW PROGRAMS

Goal: Housing Quantity— Support 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.

Program: No Net Loss— Initiate a program to assist the City in complying with the No Net Loss law, which went into effect on January 1, 2019, by developing and implementing a formal ongoing Unit Production Evaluation.

Program: Medium and High Density Residential Sites Amendment

Amend the Residential Two-Family Zone (R-2) and Multiple Family Residential and Professional Zone (R-3) to remove the requirement that limits development to no more than “four families per structure.”

Goal: Affordable Housing— Support the preservation and development of housing affordable to all income levels, especially households who are very-low, low- and moderate-income.

Program: ADUs for Lower Income Households— Incentivize the production of ADUs that can offer affordable rents to very low-, low- or moderate-income households.

Goal: Affordable Housing— Support the preservation and development of housing affordable to all income levels, especially households who are very-low, low- and moderate-income.

Program: Low Barrier Navigations Centers— Address the requirements of AB 101, which establishes that Low Barrier Navigation Centers are a use by right in residential zoning districts.

Goal: Affirmatively Furthering Fair Housing— Move towards more balanced and integrated living patterns.

Programs: Increase targeted outreach in Block Group 1 for the City’s Housing Rehabilitation Program (see Figure 4 Map for Block Group locations); regular meetings with local governmental partners to discuss impacts to marginalized groups in the areas of economy, education, housing; increase City materials and offerings in Spanish; and develop and formalize the reasonable accommodation process for people with disabilities.

MODIFIED PROGRAMS

Affordable Housing Preservation: Monitor and preserve affordable housing at-risk of converting to market-rate housing (Program HE-3.A). Modification: Adopt a formal monitoring procedure.

Large Household Housing: Continue offering incentives for the development of housing units of three or more bedrooms (Program HE-3.F). Modification: Prepare and make available to the public marketing materials so that developers are aware of the City’s incentives.

Housing for Special Needs Population: Support the construction of housing and provision of services for special needs residents (Program HE-3.H). Modification: On at least an annual basis, meet with the County Community Action Department and Dos Rios Continuum of Care to discuss the housing needs of special populations served by the County and CoC, funding, and potential development opportunities.

GOALS, POLICIES AND PROGRAMS

BACKGROUND

This chapter describes a comprehensive set of goals, policies and programs designed to address the City of Orland's housing needs. These needs have been identified through the needs assessment, constraints analysis and resource inventory. The terms "goals, policies and programs" are defined as follows for the purpose of the Housing Element:

Goals: Goals are broad statements of the community's vision and values for itself, and are not time dependent. They indicate the direction the community wishes to move towards in providing healthy, safe, sustainable and affordable housing for all of its residents.

Policies: Policies are the commitments that the City is making to achieve the related goal or vision and a statement of its operational philosophy around housing.

Programs: Programs are specific actions or activities that will carry out the related policies and move the community towards its goals in a concrete and measurable way over time.

These goals, policies and programs are grouped by subject categories as follows:

- Housing Quality (HQL)
- Housing Quantity (HQY)
- Affordable Housing (AH)
- Affirmatively Further Fair Housing (FH)
- Natural Resources and Energy Conservation (EC)

Within each of these subject categories, the information is organized as follows, per State requirements:

- Statement of the **Goal**
- Statement of the **Policy(ies)** to achieve the **Goal**
- Description of the **Program** which is directly related to the **Policy**
- The party(ies) responsible for the program's implementation. This will include specific City staff, as well as community partners where appropriate. The responsibility for approving and directing all City actions rests with the City Council, which is then carried out by designated City staff.
- Potential financing or funding source(s). The availability of funding resources is not guaranteed and is subject to change. More or fewer resources may be available during the planning period. This will impact the feasibility of carrying out the programs stated.
- Timeframe for completion. These timeframes provide a reasonable expectation for starting and/or completing programs, given current staff resources and workloads. Like funding, these are subject to change due to circumstances beyond the control of the City.

HOUSING QUALITY (HQL)

This section addresses how the City will promote housing throughout the community that meets health and safety standards, preserves and enhances existing housing and neighborhoods, and addresses changing conditions over the planning period.

Goal HQL-1: It is the goal of the City of Orland to promote the development and preservation of housing that meets health and safety standards, and enhances existing neighborhoods, services and the environment.

Policy: HQL-1.1: Maintain and enforce development standards that provide durable housing and safe neighborhoods for households of all income levels.

Program: HQL-1.1.1: Housing Inspection Program. The Building Division will continue inspecting buildings for Health and Safety Standards and Building Code violations. City inspectors will provide information on the City’s housing rehabilitation program to low-income households with housing rehabilitation needs or households found to have code violations.

Responsible Party: Building Department

Financing: CDBG, General Fund

Time Frame: Ongoing, 2021-2029

Policy: HQL-1.2: Ensure that the quality, safety, affordability and livability of the housing stock in Orland is continually maintained or upgraded and that dilapidated is addressed.

Program: HQL-1.2.1: Housing Rehabilitation Program. Continue the City program to provide financial assistance to owner and renter low-income households for housing rehabilitation.

Responsible Party: Finance Department, Grants Administration

Financing: CDBG and HOME funds

Time Frame: Ongoing. Complete applications for CDBG and HOME funds as needed.

Policy: HQL-1.3: Maintain a General Plan, including the Housing Element, that contains current data and is effective in implementing housing goals as conditions in the community change.

Program: HQL-1.3.1: General Plan and Housing Element Periodic Review and Update. Continue to review the General Plan and Housing Element on an annual basis,

evaluating the effectiveness of the Housing Element in achieving goals and objectives, and update the data in the Housing Element as necessary. Provide annual reports to the Planning Commission, City Council, and HCD.

Responsible Party: City Manager, Planning Department

Financing: General Fund

Timeframe: Ongoing, annually

HOUSING QUANTITY (HQY)

This section addresses how the City will meet the current and future housing development needs of its residents. Because the City does not itself build housing, the actions the City must take to support housing development are focused on land use policies, zoning, incentives, and applying for funding to support housing development which is carried out by private for-profit and non-profit developers and builders.

Goal HQY-1: Support and 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 HQY-1.1: Continue to maintain a sufficient supply of land designated for residential development to meet the RHNA for the planning period

Program HQY-1.1.1: No Net Loss /Unit Production Evaluation Program. Develop and implement a formal ongoing Unit Production Evaluation pursuant to Government Code section 65863 (No Net Loss law). The Unit Production Evaluation will track the number of extremely low-, very-low, low-, moderate- and above moderate-income units constructed to calculate the remaining unmet RHNA. It will also track the number of units built on the identified sites to determine the remaining site capacity by income category. If sites identified in the Housing Element to meet RHNA are developed with non-residential uses during the Housing Element planning period, the Unit Production Evaluation will include a plan to replace those sites, which may involve identification of new residentially zoned sites, rezoning of non-residential sites and/or annexation of new sites. The evaluation procedure will be updated annually and when sites identified in the Housing Element to meet RHNA are approved for development.

Responsible Party: City Manager and Planning Department

Financing: General Fund

Time Frame: Within one year of adoption of the 2021-2029 Housing Element

Policy HQY-1.2: : The City will remove governmental constraints on the maintenance, improvement and development of shelter and housing, where legally mandated or appropriate

Program HQY-1.2.1: Medium and High-Density Residential Sites Amendment to Families per Structure Requirement. Amend the Residential Two-Family Zone (R-2) and Multiple Family Residential and Professional Zone (R-3) in the City zoning code to remove the requirement that limits development to no more than “four families per structure”.

Responsible Party: Planning Department

Financing: General Fund

Time Frame: Amendment adopted by November 2022

Program HQY-1.2.2: Development Processing System Review. 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 formal project application. In reviewing these procedures, the City will solicit input from local developers, real estate agents, nonprofit housing groups and other interested parties.

Responsible Party: City Manager, Planning Department

Funding Source: General Fund

Time Frame: Ongoing, annually

Program HQY-1.2.3: Removal of Governmental Constraints to Housing Development for Persons with Disabilities. Develop and formalize the process that a person with disabilities or their representative must follow to make a reasonable accommodation request that both streamlines the permit review process and provides reasonable accommodation for a disability. The process will allow for review and approval at the staff level and have minimal or no fees associated with it. This information will be made available to the public through postings and brochures at the City and on the City’s website.

Responsible Party: Planning and Building Departments

Funding Source: General Fund

Time Frame: The formalized procedure will be adopted by November 2022

Program: HQY-1.2.4: Low Barrier Navigation Centers. Amend the City’s Zoning Code to allow Low Barrier Navigation Center development as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements, as defined and delineated in AB 101.

Responsible Party: Planning Department

Funding Source: General Fund

Time Frame: The zoning code will be amended by January 2023

Program: HQY-1.2.5: Infrastructure Provision and Financing. Assess the capacity of current financing measures to meet infrastructure needs, and modify the City's existing infrastructure planning and financing process as required.

Responsible Party: City Manager, Finance Department, Planning Department

Funding Source: General Fund

Time Frame: Ongoing; apply for funding as appropriate opportunities are made available

AFFORDABLE HOUSING (AH)

This section describes the City's efforts to foster the preservation and development of housing which is affordable to its residents through direct support, partnerships, zoning and financial incentives.

Goal AH-1: Actively support and promote the preservation and development of housing affordable to all income levels, especially households who are very-low, low- and moderate-income.

Policy AH-1.1: Preserve existing assisted housing units reserved for low- and very-low-income households.

Program AH-1.1.1: At-Risk Units Monitoring Program. Adopt a formal monitoring program, including policies and procedures, for assisted affordable units at risk of converting to market rate during each planning period. Procedures will include, but are not limited to, maintaining and updating an inventory of at risk projects, communication with property owners, use of City rehabilitation funds for at-risk projects identified as needing rehabilitation, developing and coordinating action plans with qualified entities to preserve or transfer assisted housing units to maintain affordability.

Responsible Party: Finance Department, Grants Administration

Funding Source: CDBG and HOME, General Fund

Time Frame: Ongoing

Policy AH-1.2: Support projects that address the housing needs of low-income households, and groups with special housing needs, such as seniors, farmworkers, individuals with disabilities, large households, single-parent households, and those in need of temporary shelter.

Program AH-1.2.1: Funding for Affordable Housing Development. Coordinate with county, state and federal resources and organizations to apply for available sources of funding for the development of affordable housing units. Many of these sources are detailed in the Resources chapter of this document.

Responsible Party: Finance Department, Grants Administration

Funding Source: General Fund

Time Frame: Ongoing, as funding opportunities are made available

Program AH-1.2.2: Housing for Special Needs Populations. Support the construction of housing and provision of services for residents with special needs through technical guidance to developers on sites and zoning. On at least an annual basis, meet with the Glenn County Community Action Department and Dos Rios Continuum of Care (CoC) staff to discuss the housing needs of special populations served by the County and the CoC, funding, and potential development opportunities.

Responsible Party: City Manager, Planning Department

Funding Source: General Fund

Time Frame: Ongoing, with annual meetings

Program AH-1.2.3: Large Household Housing. The City will establish a program to offer incentives for the development of rental housing with three or more bedrooms. These incentives may include but are not limited to fee reductions, modifications to development standards, and/or financial incentives. In addition, the City will prepare and make available materials so that developers are aware of the City's incentives.

Responsible Party: Planning Department

Funding Source: General Fund

Time Frame: Ongoing. Marketing materials will be developed by July 2022.

Policy AH-1.3: Support the development of single-family homes that are affordable to low- and moderate-income households through financial and/or technical assistance.

Program AH-1.3.1: Self-Help Housing Development Program. The City shall continue to support organizations that develop self-help or sweat-equity housing by identifying possible sites for such development and providing incentives such as fee reductions, grant funding, and process streamlining.

Responsible Party: Finance Department, Grants Administration, Planning Department

Funding Source: HOME, General Fund

Timeframe: Ongoing

Policy AH-1.4: Provide incentives for the development of Accessory Dwelling Units (ADUs) which are offered at affordable rents to very-low, low- and moderate-income households.

Program AH-1.4.1: ADU Incentives/Affordable Rentals. Develop a formal program that establishes incentives to property owners who develop ADUs that offer affordable rents for very-low, low-, or moderate-income households, with recorded regulatory restrictions on rents. Incentives in the form of reduced fees, exceptions to customary development requirements, pre-approved and no-cost building plans, and funding sources to subsidize construction costs will be considered.

Responsible Party: Finance Department, Planning Department

Funding Source: General Fund

Timeframe: Within two years of adoption of this Housing Element

AFFIRMATIVELY FURTHER FAIR HOUSING (FH)

With the passage of AB 686, state and local public agencies are required to affirmatively further fair housing through deliberate action to explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities. This section includes the goal, policies and programs which were informed by the Assessment of Fair Housing conducted as part of the needs assessment and which is fully detailed in Chapter 4.

Goal: FH-1: Improve fair housing choice and equitable access to opportunity.

Policy: FH-1.1: Move towards more balanced and integrated living patterns by addressing:

1. concentrations of older affordable and naturally occurring affordable housing, low-income households, and people of color in Block Group 1 of Census Tract 101 (see Figure 4 Map); and
2. disparities in rates of homeownership for Hispanic/Latino residents compared to White residents.

Program FH-1.1.1: The City will conduct outreach in both English and Spanish at least once per year to encourage owners in Block Group 1 to apply for funding through the City's Community Development Block Grant (CDBG) Housing Rehabilitation Program. The City will focus on Block Group 1 with its older stock of affordable and naturally occurring affordable housing properties for neighborhood revitalization. Outreach may consist of the following: posting links on the City's website and Facebook page, posting physical flyers at City Hall and around the City, and sending an "email blast" to the City's stakeholder contact list.

Responsible Party: Grants Management & Planning Department

Financing: Allocation of staff time and cost of bilingual outreach materials through General Fund

Timeframe: At least one qualifying property in Block Group 1 to receive funding through the City's Housing Rehabilitation Program every year of the Housing Element cycle, starting in the 2nd year, provided a qualified pool of applicants. The City will evaluate its outreach efforts at least once per year and adjust as deemed necessary by governing bodies and City staff.

Program FH-1.1.2: The City will meet with Community Housing Improvement Program (CHIP) and Habitat for Humanity Yuba-Sutter (Habitat) once per year to discuss potential development opportunities in the City and methods for collaboration. Focus on feasibility of self-help housing that includes low-interest loan and down payment assistance programs. Assist developers with affirmative outreach to people of color, including Spanish language materials. Evaluate if the City's Community Development Block Grant (CDBG) Homebuyer Program can be used for down payment assistance.

Responsible Party: City Manager & Planning Department

Financing: Allocation of staff time and cost of bilingual outreach materials through General Fund

Timeframe: City to evaluate if its CDBG Homebuyer Program can be used for down payment assistance for this program by the end of the 2nd year of the Housing Element cycle. CHIP and Habitat to be in development on at least one project each or in collaboration by the end of the Housing Element cycle.

Policy FH-1.2: The 2018 Camp Fire displaced residents to Orland and resulted in economic pressures, shortages of housing availability, and decreases in housing affordability. Single parent female-headed households are disproportionately experiencing poverty in Orland and may benefit from affordable housing and supportive services such as affordable childcare. The City will support qualifying projects providing increased opportunities for residents to connect with support services and rent affordable housing units to alleviate poverty and housing cost-burden.

Program FH-1.2.1: In collaboration with Glenn County and the City of Willows, assist with publishing an annual Request for Proposal (RFP) for Permanent Local Housing Allocation (PLHA) funds to attract affordable housing developers to the region.

Responsible Party: City Manager & Planning Department

Financing: Allocation of staff time

Timeframe: Starting in the first year and continuing throughout the Housing Element cycle, assist with publishing an annual RFP for PLHA funds.

Program FH-1.2.2: The City will meet with Glenn County Community Action Department at least once per year to coordinate information, referrals, and outreach to residents for available services related to emergencies, employment, housing, and income. This may include posting links on the City’s website and Facebook page, posting physical flyers at City Hall, and sending an “email blast” to the City’s stakeholder contact list at least once per year in English and Spanish.

Responsible Party: City Manager & Planning Department

Financing: Allocation of staff time and cost of bilingual outreach materials through General Fund

Timeframe: Coordinate information, referrals, and outreach by the end of the 1st year of the Housing Element cycle. The City will evaluate its outreach efforts at least once per year and adjust as deemed necessary by governing bodies and City staff.

Policy FH-1.3: Continue to provide opportunity for all residents to engage with the City’s planning activities, regardless of language spoken at home.

Program FH-1.3.1: As of 2019, approximately 43% of Orland residents spoke Spanish at home. The City will expand access to community meetings by providing live interpretation in Spanish. The City will also expand access to materials created for the public such as flyers, brochures, public notices, fact sheets, social media, etc. by providing written materials in both English and Spanish. Bilingual English/Spanish City staff members may conduct the live interpretation and written translation, or the City may contract with a professional translator.

Responsible Party: Planning Department & City Administration

Financing: Allocation of staff time

Timeframe: Provide English/Spanish language access as described in the program by the end of the 2nd year of the Housing Element cycle. Conduct an analysis of languages spoken at home using data from the U.S. Census American Community Survey at least once every two years to evaluate if additional language access is needed.

Policy FH-1.4: Provide increased opportunities for residents to engage with fair housing materials.

Program FH-1.4.1: Meet with North Valley Property Owners Association (NVPOA) and Legal Services of Northern California (LSNC) at least once per year to coordinate information, referrals, and outreach to residents. This may include promoting NVPOA and LSNC’s fair housing workshops by posting links on the City’s website and Facebook page, posting physical flyers at City Hall, and sending an “email blast” to the City’s stakeholder contact list.

Responsible Party: Planning Department & City Administration

Financing: Allocation of staff time. The City may apply for, or work with a consultant to apply for, CDBG funds through State HCD to support fair housing enforcement and outreach activities.

Timeframe: Coordinate information, referrals, and outreach by the end of the 1st year of the Housing Element cycle.

NATURAL RESOURCES AND ENERGY CONSERVATION (EC)

The use of available energy conservation measures and programs directly impacts residents’ monthly housing costs by saving them money on their energy bills, increases comfort and safety, and contributes to the conservation of limited resources.

Goal EC-1: It is the goal of the City to promote the conservation of natural resources and energy in housing production and maintenance.

Policy EC -1.1: Promote the use of energy conservation measures and funding assistance programs in the development or rehabilitation of all housing, but especially for housing occupied by low- and moderate-income residents.

Program EC-1.1.1: Energy Assistance Programs. Promote the energy assistance programs for low-income households offered by PG&E, including the California Alternate Rates for Energy Program (CARE) and the Family Electric Rates Assistance (FERA) program. The City will work with PG&E to obtain promotional materials for these programs that can be posted on the City’s website, promoted on the City’s Facebook page, and included with monthly sewer service invoices.

Responsible Party: City Manager, City Clerk

Financing: Allocation of staff time

Timeframe: Ongoing throughout the planning period

Program EC-1.1.2: Weatherization Programs. Promote the weatherization programs offered by the Glenn County Community Action Department, including the Weatherization Assistance Program (WAP) and Low-Income Home Energy Assistance Program (LIHEAP). The City will work with the Community Action Department to obtain

promotional materials for these programs that can be posted on the City’s website, promoted on the City’s Facebook page, and included with monthly sewer service invoices.

Responsible Party: City Manager, City Clerk

Financing: Allocation of staff time

Timeframe: Ongoing throughout the planning period

Policy: EC -1.2: Promote opportunities for use of solar energy

Program EC -1.2.1: Solar Energy in Housing Rehabilitation. Encourage use of solar energy considerations in the planning and building permit process for housing rehabilitation.

Responsible Party: City Planner, Building Official

Financing: Allocation of staff time

Timeframe: Ongoing throughout the planning period

QUANTIFIED OBJECTIVES

Based on the policies and actions outlined above, the following objectives in **Figure 2: Quantified Objectives Table**, represent a reasonable expectation of the maximum number of housing units that will be produced, rehabilitated and preserved during this Housing Element cycle. Rehabilitation refers to low- or moderate-income owner-occupied homes, and Preservation refers to affordable rental units at risk of losing affordability without City and/or developer intervention within this planning cycle.

Figure 2: Quantified Objectives Table

	Income Level				
	Very-Low	Low	Moderate	Above-Moderate	Total
New Construction	50	25	40	50	165
Rehabilitation	0	5	10	0	15
Preservations	82	0	0	0	82
Total	132	30	50	50	262

HOUSING NEEDS ASSESSMENT

In order to determine the housing needs for the City of Orland, a comprehensive assessment of demographic, economic and housing market data was conducted. This provides a baseline for identifying the City's greatest housing needs, and forms a basis for the development of goals, policies, and programs. Data sources for this assessment included the U.S. Census Bureau, the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture, the California Department of Finance, the California Economic Development Department, the California Department of Education, the California Department of Developmental Services, the Glenn County Planning Department, and the City of Orland.

The Housing Needs Assessment has been organized by topic into the following sections. In response to recent State Housing Element affirmative fair housing legislation, this update to the Housing Needs Assessment includes an Assessment of Fair Housing.

- Assessment of Fair Housing
- Demographics
- Employment
- Household Characteristics
- Housing Stock Characteristics
- Housing Affordability
- Extremely Low-income Households
- Special Needs Households

AFFIRMATIVELY FURTHERING FAIR HOUSING: ASSESSMENT OF FAIR HOUSING

On April 23, 2021, HCD released a new Housing Element guidance document titled *"Affirmatively Furthering Fair Housing"* (AFFH) to assist local jurisdictions in meeting the requirements set forth by AB 686. AB 686 has created new requirements for all state and local agencies to conduct an Assessment of Fair Housing, and to ensure that their laws, programs, and activities affirmatively further fair housing and that they take no action inconsistent with this obligation.

The AFFH guidance has established new processes and guidelines for local jurisdictions like the City of Orland to improve existing programs and policies, institute new programs and policies, and to increase affordable housing for all residents, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and all other protected characteristics.

The Assessment of Fair Housing considers the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs. The assessment includes identification and analysis of patterns and trends, local data and knowledge, other relevant factors,

and conclusions and summary of issues (*California State Department of Housing and Community Development, Affirmatively Furthering Fair Housing, 2021*).

Census tract and block group data were the primary units of measurement for this analysis. Counties are subdivided into census tracts and each census tract is further subdivided into block groups. All census tracts and block groups are uniquely numbered with a numerical code. Census Tract 101 encompasses most of the City of Orland. Census Tract 101 is further divided into four Block Groups (1, 2, 3, and 4). A small portion of the west end of the City is encompassed by Census Tract 102. For the purposes of this analysis, Census Tract 102 was excluded from data gathering, as it mostly encompasses unincorporated Glenn County and just a small portion of it is within the boundaries of the City of Orland.

The Assessment of Fair Housing analyzes the following five topics:

- A. Fair Housing Enforcement and Outreach Capacity
- B. Segregation and Integration
- C. Racially/Ethnically Concentrated Areas of Poverty
- D. Disparities in Access to Opportunity
- E. Disproportionate Housing Needs and Displacement Risk

A. Fair Housing Enforcement and Outreach Capacity

The first subsection of the Assessment of Fair Housing is an assessment of the fair housing enforcement and outreach capacity available to the City of Orland's residents.

Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Local and Regional Patterns and Trends

Data tables, narrative, and maps are used to illustrate local and regional patterns and trends regarding fair housing enforcement and outreach capacity for Housing Choice Vouchers. The Housing Choice Voucher Program provides rental assistance to very low-income families. This section also considers fair housing inquiries but there were none present at the time of this report. In addition, there are no public housing projects in the City of Orland or Glenn County.

Housing Choice Vouchers

Figure 3: City of Orland, City of Willows and Glenn County, Number of Households with Housing Choice Vouchers, 2021 depicts the number of households who hold Housing Choice

Vouchers in the City of Orland, City of Willows, and Glenn County in 2021. The Housing Authority of the County of Butte (HACB) includes Glenn County as part of their service area. HACB provided 29 Housing Choice Vouchers (HCV) to residents in the City of Orland. In comparison, 27 households hold HCVs in the City of Willows and 67 households hold HCVs in Glenn County in total.

Figure 3: City of Orland, City of Willows, and Glenn County, Number of Households with Housing Choice Vouchers Table, 2021

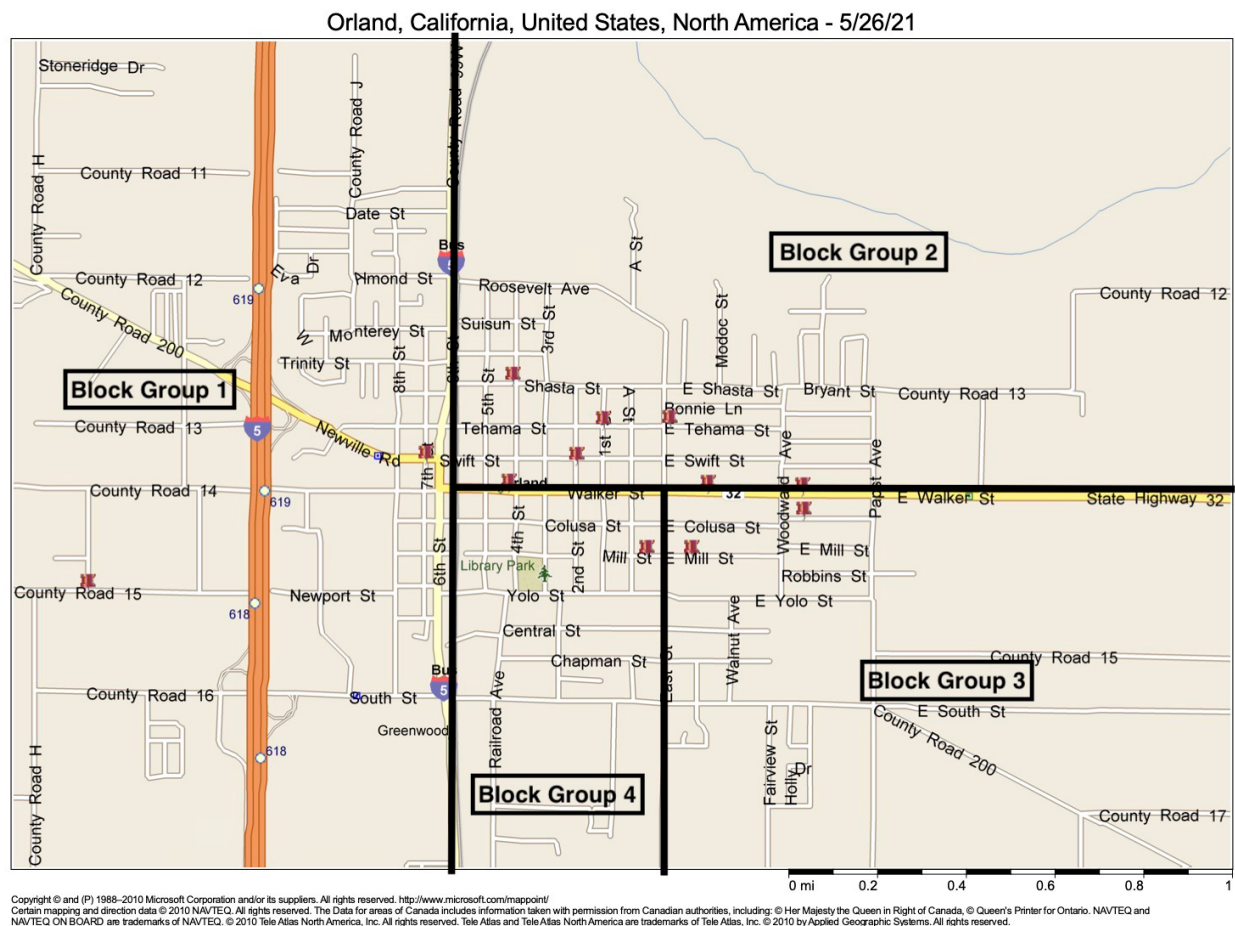
Jurisdiction	Number of Households with Housing Choice Vouchers
City of Orland	29
City of Willows	27
Balance of County	11
Glenn County (Total)	67

Source: Housing Authority of the County of Butte, January 2021 Correspondence

Figure 4: City of Orland, Housing Choice Vouchers Map, 2021 depicts the geographic distribution of Housing Choice Vouchers (HCV) in the City of Orland as of May 2021. The map includes Block Groups 1, 2, 3, and 4 and their approximate boundaries. Twenty-nine households in the City of Orland hold an HCV through the Housing Authority of the County of Butte. There are seven HCVs in Block Group 2, three HCVs in Block Group 3, one HCV in Block Group 4, and two HCVs outside of the City’s boundaries. Block Group 2 has the highest concentration of HCVs in the City.

According to 2015-2019 U.S. Census American Community Survey 5-year estimates, Block Group 2 has the lowest median household income in the City at \$36,736. Block Groups 3 and 4 have median household incomes at \$58,696 and \$52,847, respectively. Geographic areas with high income residents tend to have more resources. This could indicate that landlords are more likely to accept HCVs in low-resource rather than high-resource areas.

Figure 4: City of Orland, Housing Choice Vouchers Map, 2021



Local Data and Knowledge

Local data and knowledge is collected through interviews with regional stakeholders whose service areas include the City of Orland.

Glenn County Community Action Department

On July 22, 2021, an online interview was conducted with a staff member from the Community Action Department over Zoom. The Community Action Department of Glenn County partners with Colusa, Glenn, and Trinity Counties to fight poverty by managing a variety of programs for housing, emergency, income and employment, and community services for low-income families. Staff identified the City of Orland as a prime location for housing development because it is a small hub located in the center of Glenn County between Chico (Butte County) and Willows, where residents often find employment opportunities. Staff noted that many Orland residents are unaware of fair housing services in the region and it would be beneficial for the City to expand its outreach and promotion efforts, in partnership with local fair housing agencies.

Legal Services of Northern California

On August 12, 2021, an online interview was conducted over Zoom with a staff member from the Legal Services of Northern California (LSNC) office in Chico, which provides legal services to low-income residents (200% of the poverty level) residing in Butte, Tehama, and Glenn counties. LSNC's goal is to identify and defeat the causes and effects of poverty by utilizing all available resources. LSNC aids with cases in housing, government benefits, health, and other civil legal issues.

In the Butte and Glenn County region, LSNC staff reported that most clients are 60 years and over and have significant disabilities that affect their ability to work or secure housing. Many clients have trouble searching for and acquiring housing due to mental illness, credit requirements, and lack of financing for security deposits. Staff indicated there is a need for supportive housing that provides wraparound services. Landlords also need support in working with clients that have special needs through programs such as educational workshops or financial incentives.

Due to extremely low vacancy rates in the region, clients have struggled to utilize Section 8 Housing Choice Vouchers and Emergency Housing subsidies before their expiration date. A disproportionate number of low-income seniors have physical disabilities, requiring accessible units. This further puts a constraint on housing options because accessible units are limited in Butte and Glenn Counties. Staff believe the shortage of affordable housing stock is directly related to recent wildfires, which destroyed naturally occurring affordable housing such as mobile home parks, market-rate substandard housing, and apartment complexes. The Town of Paradise lost 40 mobile home parks in the 2018 Camp Fire which have not been replaced and new mobile home parks have not been reintroduced to the region. Staff reported many Camp Fire survivors have relocated to the City of Orland.

Staff indicated that the City of Orland has had a limited role in fair housing outreach and enforcement. Fair housing issues are often reported to the state, not municipalities.

Conclusions and Summary of Issues

Most Housing Choice Vouchers are utilized in Glenn County's two cities, which are the City of Orland and the City of Willows. There are 29 households with Housing Choice Vouchers in Orland, 27 households with Housing Choice Vouchers in Willows, and only 11 households with Housing Choice Vouchers in unincorporated areas of Glenn County. An interview with Legal Services of Northern California indicated that households who have been awarded Housing Choice or Emergency Vouchers may not be able to utilize them due to the shortage of housing in Glenn County. An interview with Community Action Department also indicated the City's role in fair housing outreach and enforcement is limited and many residents are not aware of the resources available to them.

B. Segregation and Integration

The second subsection of the Assessment of Fair Housing is an assessment of segregation and integration in the jurisdiction. Segregation is defined as housing policies, practices, or procedures – both public and private- that exclude, or separate individuals based on their race, ethnicity, disability, or income. This can include overt and covert housing discrimination through land use policy, shifting housing markets, and patterns of investment or disinvestment. HCD has noted that historic patterns of segregation persist in California despite the Fair Housing Act in 1968. This subsection discusses levels of segregation and integration for race and ethnicity, language, familial status, persons with disabilities, and income, and identifies the groups that experience the highest levels of segregation.

Local and Regional Patterns and Trends

The following data tables, narrative, and maps are used to illustrate local and regional patterns and trends regarding segregation and integration for race and ethnicity, language, familial status, persons with disabilities, and income.

Race and Ethnicity

Figure 5: City of Orland and Glenn County, Race and Ethnicity, 2010 and 2019 compares data on race and ethnicity for the City of Orland and Glenn County from 2010 to 2019. As of 2019, just over half of the population, or 50.9% of residents, identify as Hispanic or Latino (of any race) and nearly one half of the population, or 46.1% of residents, identify as White in the City of Orland. The remainder of the population identify as Asian, American Indian, or two or more races.

From 2010 to 2019, the Hispanic/Latino population increased by 8.6% in the City of Orland and 6.0% in Glenn County, while simultaneously the White population decreased by 7.9% and 5.9% respectively. Between 2010 to 2019, the City of Orland became a majority minority community, which is a community that is mostly comprised of racial minorities. These findings indicate that the City of Orland and Glenn County are experiencing significant demographic changes in the racial and ethnic makeup of their populations. The City of Orland is becoming an increasingly diverse community in comparison to Glenn County.

The total City of Orland population increased by 6.3% from 2010 to 2019. However, the population size in Glenn County remained relatively steady. These findings indicate that the City of Orland has experienced significant population growth within this time period.

Figure 5: City of Orland and Glenn County, Race and Ethnicity Table, 2010 and 2019

Race or Ethnicity	City of Orland				Glenn County					
	2010		2019		2010-2019	2010		2019		2010-2019
	Number of Persons	Percent of Total Population	Number of Persons	Percent of Total Population	Change	Number of Persons	Percent of Total Population	Number of Persons	Percent of Total Population	Change
Hispanic/Latino (of any race)	3,018	42.3%	3,882	50.9%	+8.6%	9,989	35.8%	11,680	41.8%	+6.0%
White, not Hispanic/Latino	3,853	54.0%	3,516	46.1%	-7.9%	16,033	57.4%	14,398	51.5%	-5.9%
Black or African American, not Hispanic/Latino	32	0.4%	0	0.0%	-0.4%	197	0.7%	193	0.7%	0.0%
American Indian and Alaska Native, not Hispanic/Latino	56	0.8%	42	0.6%	-0.2%	616	2.2%	391	1.4%	-0.8%
Asian, not Hispanic/Latino	97	1.4%	132	1.7%	+0.3%	629	2.3%	825	2.9%	+0.6%
Native Hawaiian and Other Pacific Islander, not Hispanic/Latino	9	0.1%	0	0.0%	-0.1%	9	0.0%	11	0.0%	0.0%
Some other race, not Hispanic/Latino	0	0.0%	0	0.0%	0%	32	0.1%	0	0.0%	-0.1%
Two or more races, not Hispanic/Latino	76%	1.1%	50	0.7%	-0.4%%	430	1.5%	478	1.7%	-0.2%
Total	7,141	--	7,622	--	+6.3%	27,935	--	27,976	--	+0.1%

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey

Language

Figure 6: City of Orland and Glenn County, Languages Spoken at Home, 2010 and 2019

compares data on language and fluency for the City of Orland and Glenn County from 2010 to 2019. In 2019, 44% of Orland's population over the age of five spoke a language at home other than English. Spanish was the most common language at 42.9%, Asian and Pacific Islander languages at 1.0%, and other Indo-European languages at 0.4%. Of residents over the age of five, over 15.7% were not fluent in English.

From 2010 to 2019, the percentage of people who speak a language other than English at home increased by 7.5% for the City of Orland and 5.4% for Glenn County. In addition, the number of persons over 5 years of age who are not fluent in English increased by 24.4% for Glenn County. Overall, these findings suggest significant increases in linguistic isolation for Glenn County. Households that experience linguistic isolation speak limited English, which can make it difficult to access the information or services they need. Greater than a third of the population who speaks a language other than English is also not fluent in English in both the City of Orland and Glenn County. This totals to approximately 15% of the entire population in both jurisdictions.

Figure 6: City of Orland and Glenn County, Languages Spoken at Home Table, 2010 and 2019

	City of Orland				Glenn County					
	2010		2019		2010-2019	2010		2019		2010-2019
	Number of Persons	Percent of Population	Number of Persons	Percent of Population	Change	Number of Persons	Percent of Population	Number of Persons	Percent of Population	Change
Persons 5 years and over that speak Spanish at home	2,215	33.6%	2,908	42.9%	+9.3%	7,597	29.6%	8,967	34.6%	+5.6%
Persons 5 years and over that speak Asian and Pacific Islander languages at home	47	0.7%	65	1.0%	+0.3%	204	0.8%	589	2.3%	+1.5%
Persons 5 years and over that speak other Indo-European languages	12	0.2%	24	0.4%	+0.2%	284	1.1%	215	0.8%	-0.3%
Persons 5 years and over that speak other languages at home	145	2.2%	0	0%	-2.2%	295	1.1%	84	0.3%	-0.8%
Total persons 5 years and over that speak a language other than English at home	2,419	36.7%	2,997	44.2%	+7.5%	8,380	32.6%	9,855	38.0%	+5.4%
Total persons 5 years and over that are not fluent in English	883	13.4%	1,064	15.7%	+2.3%	3,651	14.2%	3,807	38.6%	+24.4%

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey

Familial Status

To assess segregation and integration of familial status, data on percentage of children in single parent, female households and percentage of children in married couple households within the City of Orland and Glenn County was analyzed. Census tract level data was used because block group level data was not available.

Figure 7: City of Orland, Percentage of Children in Married Couple Households Map, 2019 and **Figure 8: Glenn County, Percentage of Children in Married Couple Households Map, 2019** indicate the percentage of children residing in married couple households in the City of Orland and Glenn County. Census tract data was used because block group data was not available. In Census Tract 101, which encompasses the City of Orland, 60-80% of children reside in married couple households. Similarly, approximately 60-80% of children reside in married couple households in the majority of Glenn County. However, more than 80% of children reside in married couple households in City of Willows and Census Tract 102, which surrounds the City of Orland (*HCD AFFH Data Resources and Mapping Tool: U.S. Census 2015-2019 American Community Survey*).

Figure 7: City of Orland, Percentage of Children in Married Couple Households Map, 2019

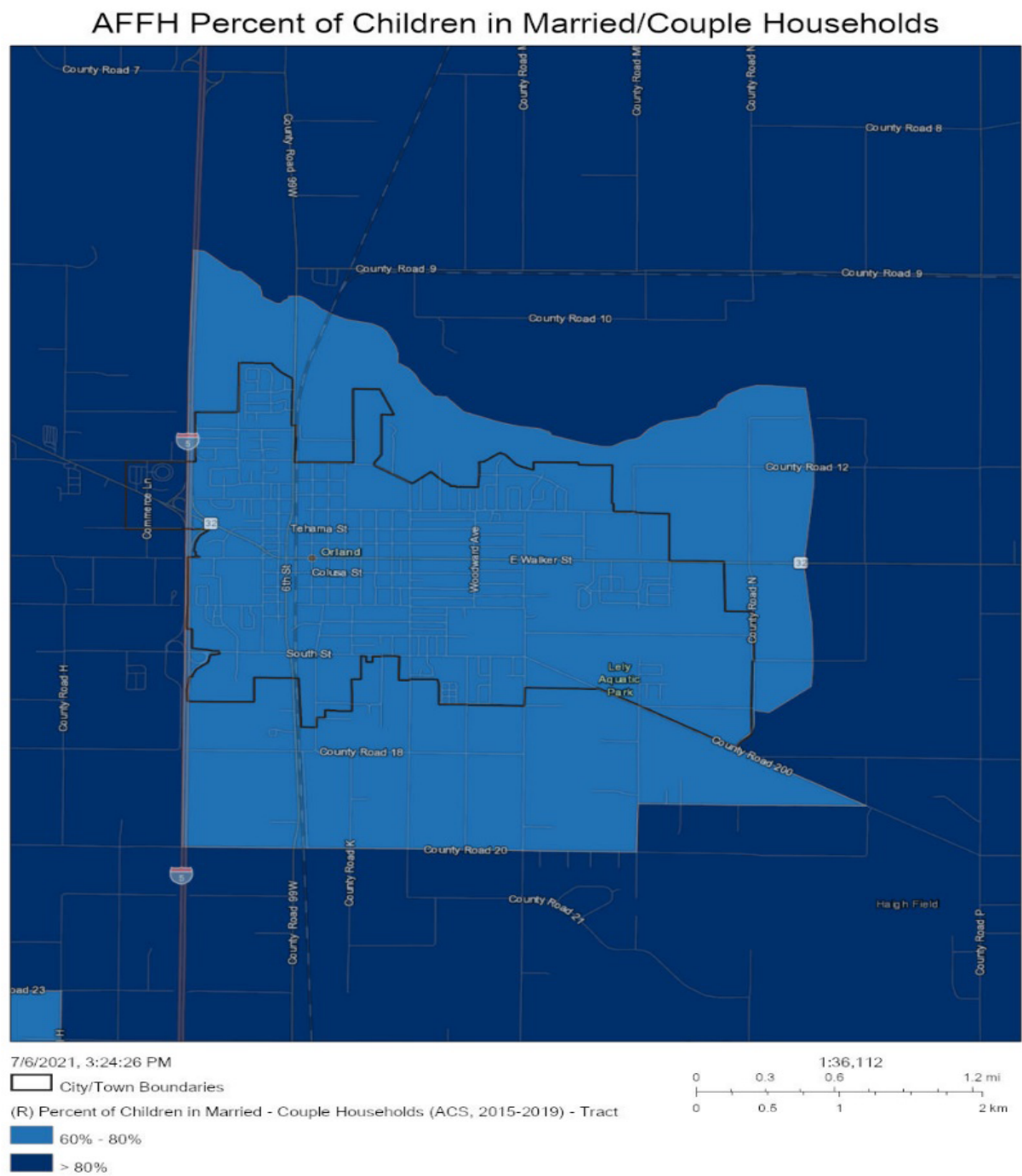
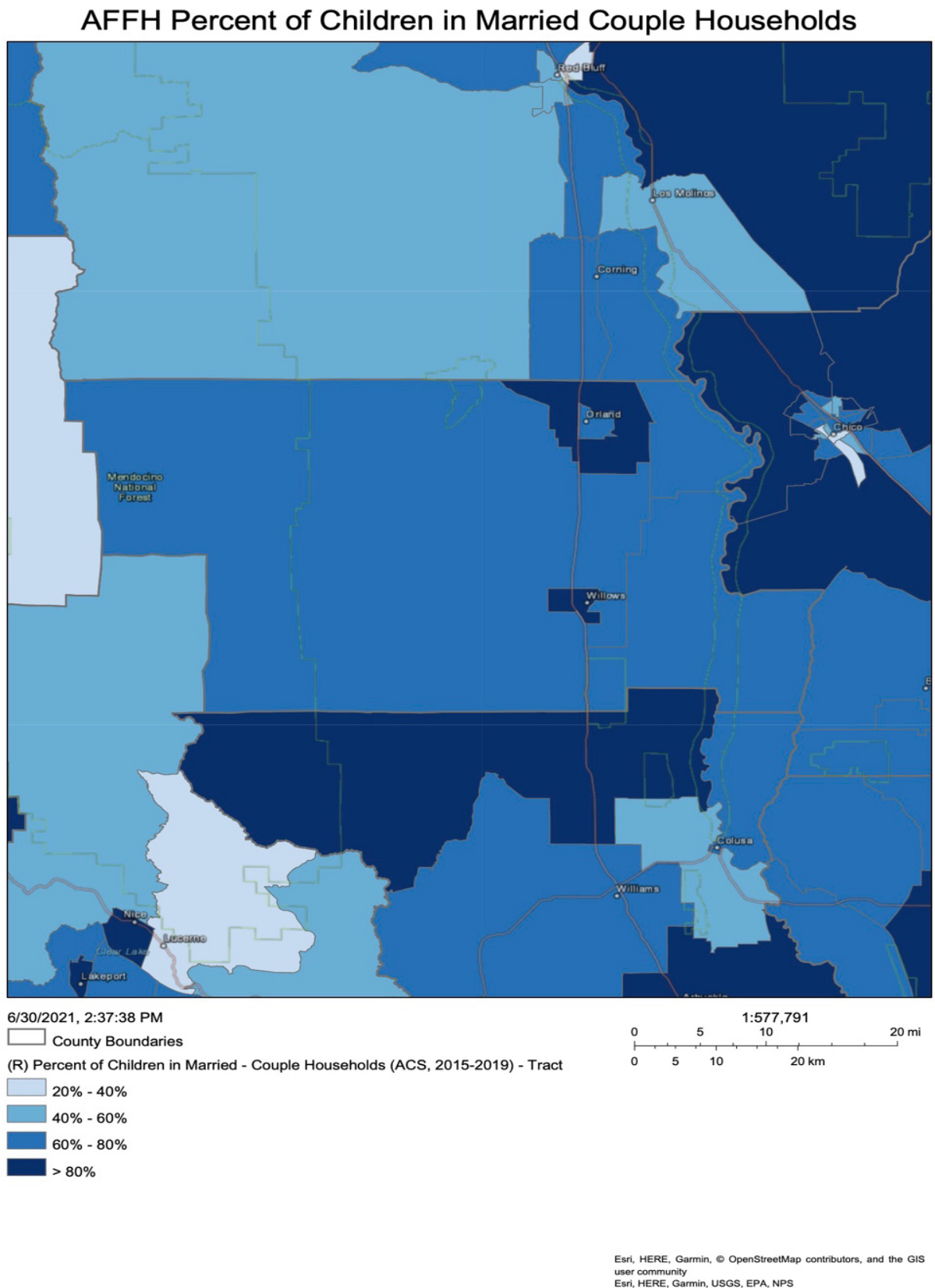


Figure 8: Glenn County, Percentage of Children in Married Couple Households Map, 2019

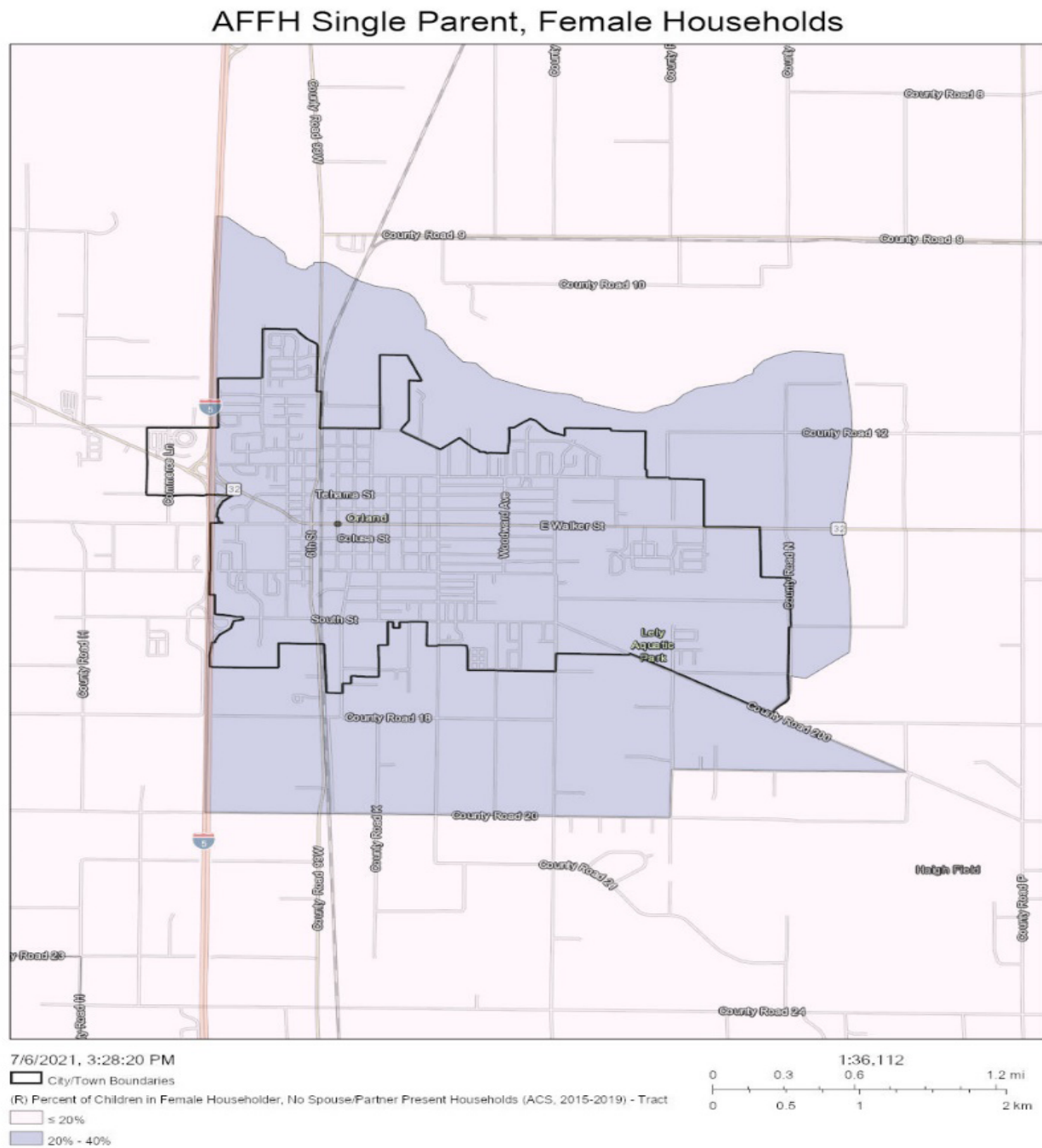


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Figure 9: City of Orland, Percentage of Children in Single Parent, Female Households Map, 2019 and **Figure 10: Glenn County, Percentage of Children in Single Parent, Female Households Map, 2019** indicate the percentage of children residing in female householder, no spouse/partner present households in the City of Orland and Glenn County.

The findings indicate that 20-40% of children reside in households headed by single mothers in the City of Orland, which is significantly higher than both the City of Willows and Glenn County. Less than 20-40% of children reside in households headed by single mothers in both the City of Willows and the majority of Glenn County (*HCD AFFH Data Resources and Mapping Tool: U.S. Census 2015-2019 American Community Survey*).

Figure 9: City of Orland, Percentage of Children in Single Parent, Female Households Map, 2019



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Figure 10: Glenn County, Percentage of Children in Single Parent, Female Households Map, 2019

Percent of Children in Single Parent, Female Households, Glenn County

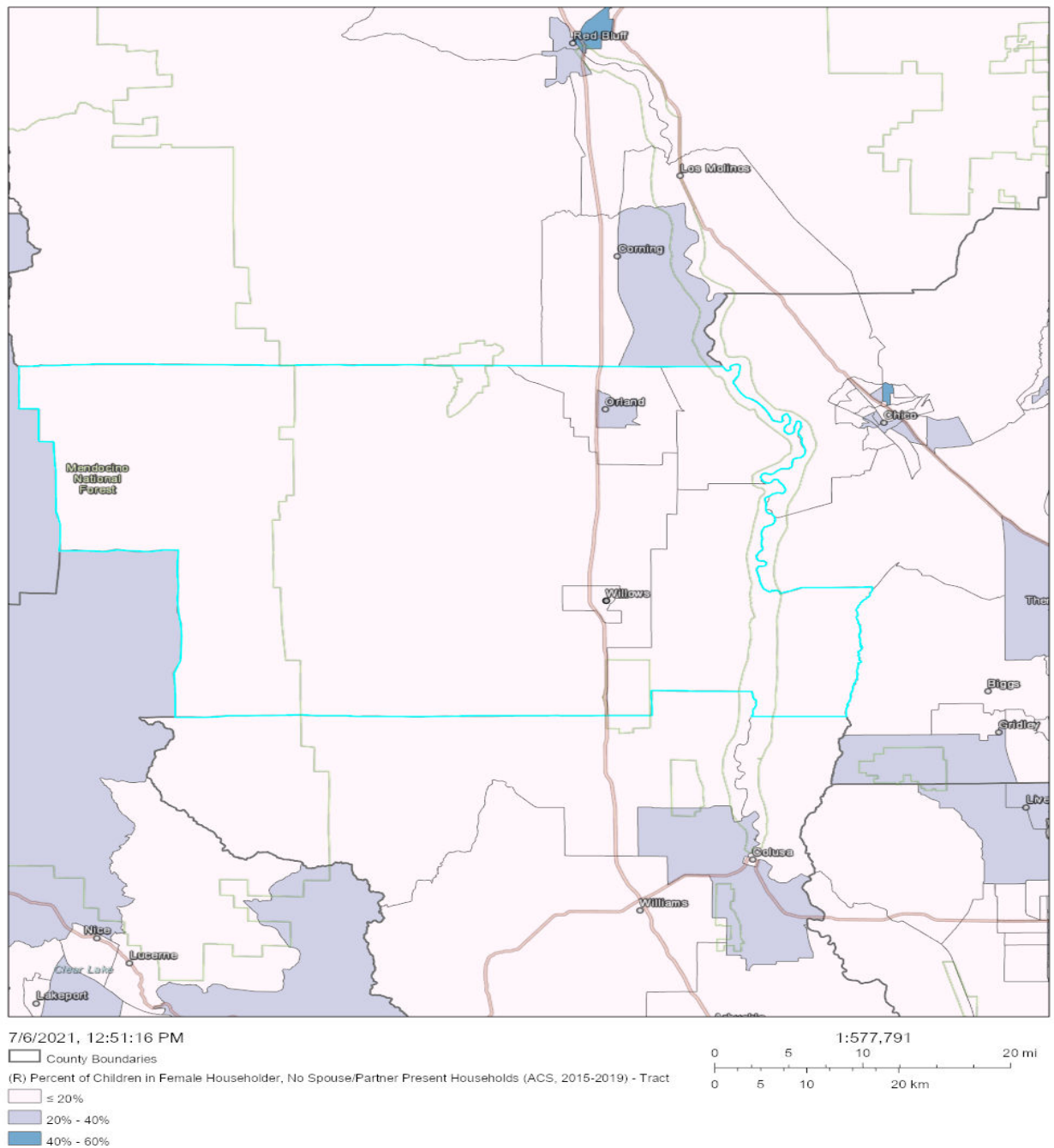


Figure 11: City of Orland and Glenn County, Percentage of Single Parent Female Households Living Below the Poverty Level, 2010 and 2019 shows the percentage of single parent female households whose income in the past 12 months is below the poverty level. In summary, over the past 10 years the City of Orland has experienced a much larger increase of single parent female householders living below the poverty level than the rest of Glenn County.

The City of Orland has experienced significant increases in single parent female households living below the poverty level in the past 10 years. From 2010 to 2019, the percentage of single parent female households living below the poverty level in the City of Orland increased from 8.6% in 2010 to 58.4% in 2019. Families that had related children under 18 years old of the single parent female householder and who were living below the poverty level increased from 14.3% in 2010 to 67.5% in 2019. In 2019, 100% of single parent female households with related children of the householder under 5 years old in the City of Orland were living below the poverty level. There is no data on this topic in 2010 to compare to the 2019 data.

Glenn County also saw increases in single parent female households living below the poverty level and those with related children of the householder under 18 years from 2010 to 2019. However, in 2010 the number of single parent female households with related children under 18 years in Glenn County was significantly greater than the City of Orland by almost 30%. Glenn County experienced a significant decrease of single parent female households with related children of the householder under 5 years old and who were living below the poverty level, from 73.8% in 2010 to 44.7% in 2019.

Figure 11: City of Orland and Glenn County, Percentage of Single Parent Female Households Living Below the Poverty Level Table, 2010 and 2019

Percentage of Families Whose Income in the Past 12 Months is Below the Poverty Level	City of Orland			Glenn County		
	2010	2019	2010 to 2019 Change	2010	2019	2010 to 2019 Change
Families with female householder, no spouse present	8.6%	58.4%	+49.8%	34.4%	38.4%	+4.0%
With related children of the householder under 18 years	14.3%	67.5%	+53.2%	44.0%	50.4%	+6.4%
With related children of the householder under 5 years only	N/A	100%	N/A	73.8%	44.7%	-29.1%

Source: U.S. Census, 2006-2010 and 2015-2019 American Community Survey

People with Disabilities

Figure 12: City of Orland, Percentage of Population with a Disability Map, 2019 and **Figure 13: Glenn County, Percentage of Population with a Disability Map, 2019** indicate the percentage of the population with a disability in the City of Orland and Glenn County. As illustrated below, 10-20% of the population in both the City of Orland and the City of Willows have a disability. These percentages are significantly less than Glenn County, where a larger portion of the geographic area of the County shows 20-30% of the population with a disability (*HCD AFFH Data Resources and Mapping Tool: U.S. Census 2015-2019 American Community Survey*).

Figure 12: City of Orland, Percentage of Population with a Disability Map, 2019

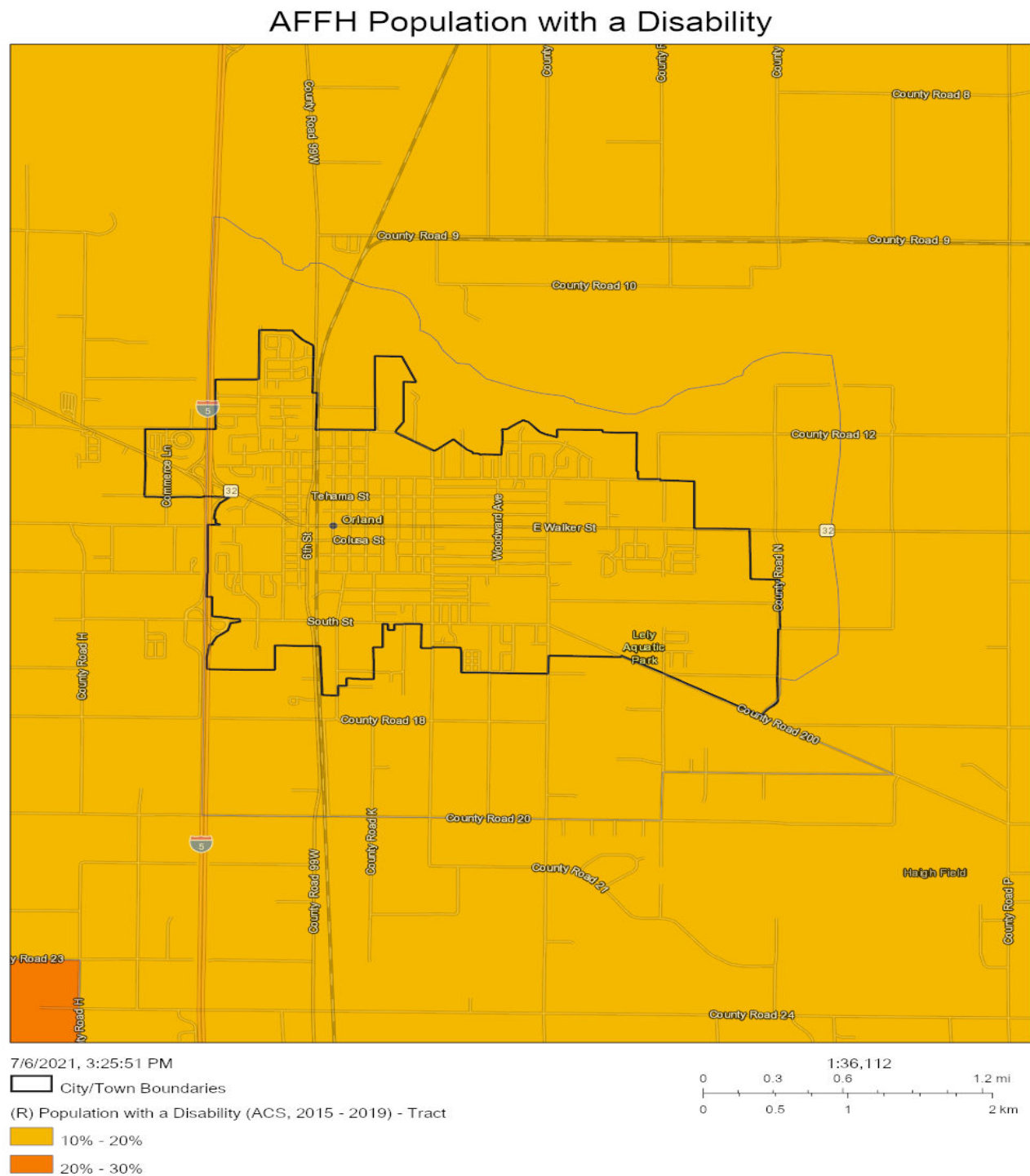
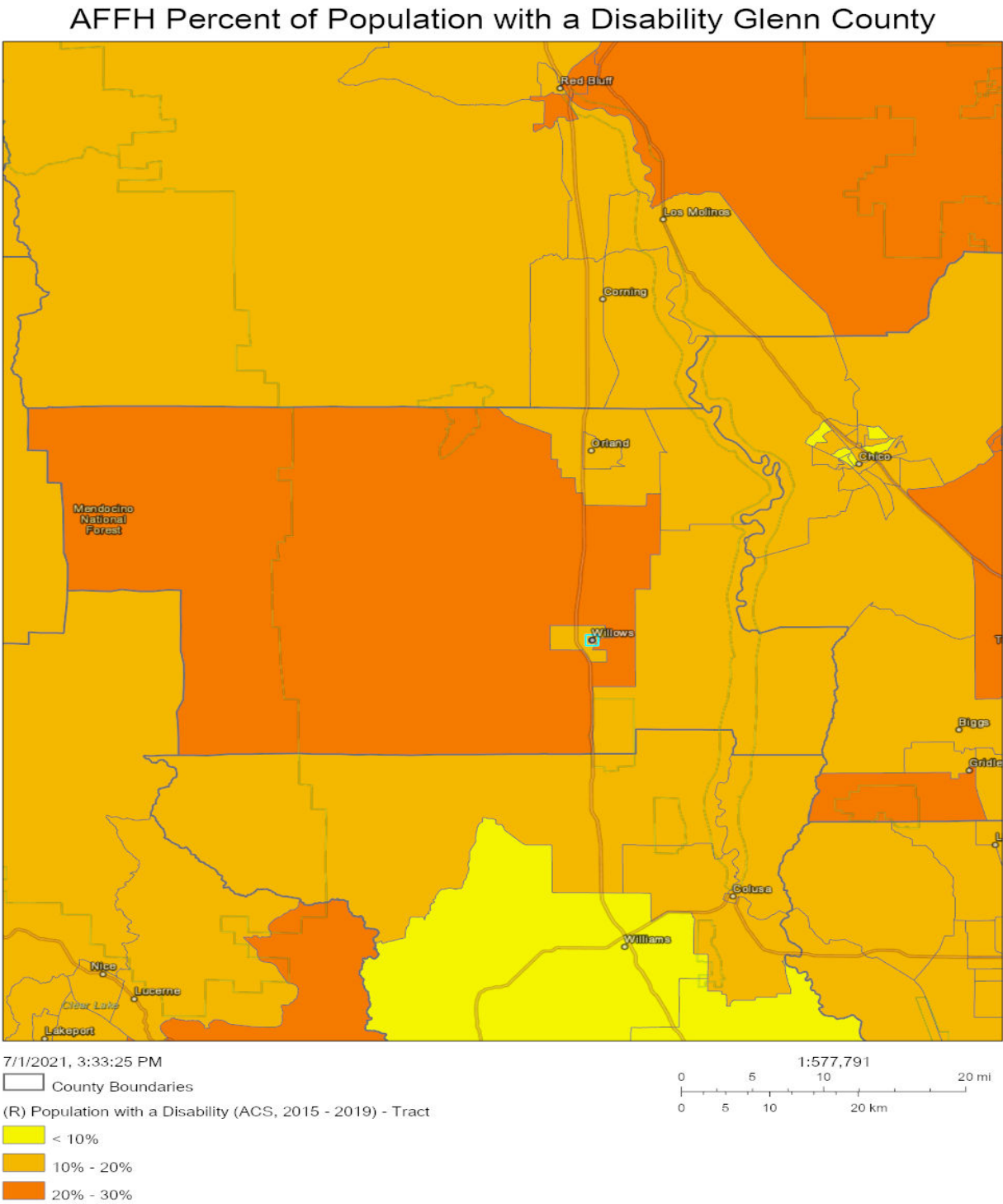


Figure 13: Glenn County, Percentage of Population with a Disability Map, 2019



Poverty

Figure 14: City of Orland, Glenn County and the State of California, Poverty, 2012 and 2019 compares data on individuals and families experiencing poverty for the City of Orland, Glenn County, and the State of California from 2012 to 2019. In this case, 2012 data was used instead of 2010 data because it was the oldest dataset available. The percentage of families experiencing poverty in Orland is more than double that of the State of California as a whole: 25.6% compared to 9.6%. One in every four families and one in every four individuals is experiencing poverty in the City of Orland.

From 2012 to 2019, the percentage of families and individuals experiencing poverty increased substantially in the City of Orland, by 10.1% and 3.4%, respectively. The City of Orland had large increases in the number of families and individuals experiencing poverty in comparison to Glenn County and the State of California. During that same time period, Glenn County experienced a 0.9% increase in the number of families experiencing poverty and a 2.0% decrease in the number of individuals experiencing poverty whereas the State of California had 1.9% and 1.9% decreases, respectively.

Figure 14: City of Orland, Glenn County, and State of California, Poverty, 2012 and 2019

Jurisdiction	Measure of Poverty	2012		2019		2012-2019
		Percent	Estimated Number	Percent	Estimated Number	Change
City of Orland	Families whose income in the past 12 months is below the poverty level	15.5%	282	25.6%	545	+10.1%
	Individuals whose income in the past 12 months is below the poverty level	22.4%	1,618	25.8%	1,953	+3.4%
Glenn County	Families whose income in the past 12 months is below the poverty level	13.7%	935	14.6%	1,079	+0.9%
	Individuals whose income in the past 12 months is below the poverty level	19.5%	5,383	17.5%	4,818	-2.0%
State of California	Families whose income in the past 12 months is below the poverty level	11.5%	983,254	9.6%	860,010	-1.9%
	Individuals whose income in the past 12 months is below the poverty level	15.3%	5,590,100	13.4%	5,149,742	-1.9%

Source: U.S. Census, 2007-2012 and 2015-2019 American Community Survey

Local Data and Knowledge

Local data and knowledge was collected through interviews with regional stakeholders whose service areas include the City of Orland.

Glenn County Community Action Department

As detailed above in Fair Housing Enforcement and Outreach Capacity, an interview was conducted with the Glenn County Community Action Department. The Community Action Department also provided its 2020-2021 Community Action Plan that drew data from a community needs assessment that surveyed residents in Glenn County. The survey was offered in English and Spanish, received 272 responses, and respondents had a variety of income, ethnic, occupational, and familial backgrounds. Residents in Glenn County identified these five main contributors for poverty: jobs are not available, substance abuse issues, lack of training or specialized skills, lack of childcare, and insufficient education.

Residents also expressed the need to increase available housing to everyone, such as families, seniors, and those experiencing mental health conditions and the need to increase support to children and families through after school programs, life skills training, and family resource centers. Furthermore, people experiencing homelessness in Trinity, Colusa, and Glenn Counties identified housing affordability and availability, income, domestic violence, affordable health care, and fires as the top five contributors to homelessness.

The top ten services and needs outlined in the report include needing assistance with paying utility bills, household chores or home repairs, locating affordable rental units, budgeting finances, or paying bills, obtaining rental subsidies, accessing financial benefits, accessing healthy food, locating high quality childcare, and mortgage payment assistance.

An analysis of data across the three counties identified two pressing issues, which are income or job instability and housing instability or affordability. The survey found that 79% of all surveyed residents found that there were not enough living wage job opportunities available in their community, when living wage was defined as \$15 per an hour.

The survey also noted that Glenn County has become a relocation area for survivors of the 2018 Camp Fire in Butte County, east of Glenn County.

Summary of Findings

The City of Orland is becoming an increasingly diverse community. Half, or 50.9% of the population is Hispanic or Latino, which is an 8.6% increase from 2010 to 2019. Of that population, 15.7% are not fluent in English. Poverty has increased substantially in the City of Orland. One in four families and one in four individuals are experiencing poverty. Approximately 26% of children live in single parent, female headed households, which is significantly greater than the rest of Glenn County.

In a community survey administered by the Glenn County Community Action Department, residents identified lack of jobs, childcare, training opportunities, and sufficient education as some of the main

contributors to poverty. Many residents also reported substance abuse issues. They indicated there is a need to increase available housing to families, seniors, and those experiencing mental health conditions as well as increase support to children and families through after school programs, life skills training, and family resource centers. Residents also reported needing assistance with paying utility bills, household chores or home repairs, and locating high quality childcare.

C. Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

The third section of the Assessment of Fair Housing addresses racially and ethnically concentrated areas of poverty (R/ECAP) by providing an analysis of geographic concentrations of affordable housing, low-income households, and people of color.

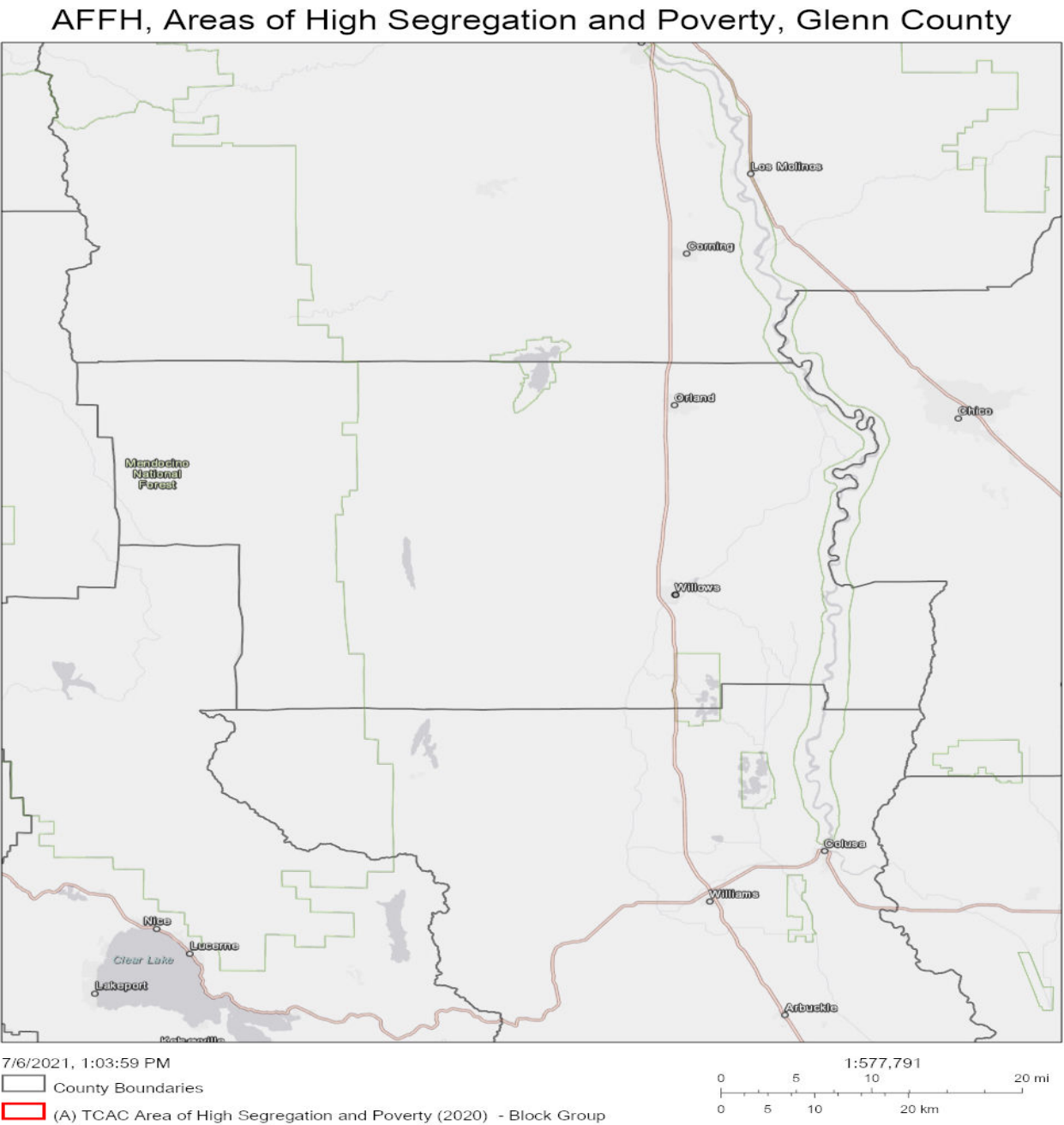
Local and Regional Patterns and Trends

The following data tables, narrative, and maps illustrate local and regional patterns and trends regarding racially and ethnically concentrated areas of poverty, concentrated areas of low- to moderate-income residents, and concentrated areas of racial and ethnic minorities.

R/ECAP Areas

Figure 15: Glenn County, Areas of High Segregation and Poverty Map, 2020 depicts block group data on areas of high segregation and poverty. Areas outlined in red experience high levels of segregation and poverty. As depicted below, Glenn County does not have any of these areas.

Figure 15: Glenn County, Areas of High Segregation and Poverty Map, 2020



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Low -to Moderate-Income Households

Figure 16: City of Orland, Low- to Moderate-Income Population Map, 2018 and **Figure 17: Glenn County, Low- to Moderate-Income Population Map, 2018** depict block group data on the percentage of the population that falls within the low- to moderate-income categories. Block Group 4 of Census Tract 101 has the highest concentration of low- to moderate-income residents, which make up 81% of the population. The percentage of residents that are low- to moderate-income in Block Group 1 is 57%, in Block Group 3 it is 51%, and in Block Group 2 it is 48%. Block Group 4 has a higher concentration of low- to moderate-income residents than any other block group within Glenn County.

In Glenn County, there are more low-to moderate-income populations residing in the northern parts of the county surrounding the City of Orland. In the City of Willows, concentrations of low-to moderate-income groups range from 16%-61% of block groups. Block Group 6 in the City of Willows has one of the lowest concentrations of low- to moderate-income groups within the entire county.

Figure 16: City of Orland, Low- to Moderate-Income Population Map, 2018

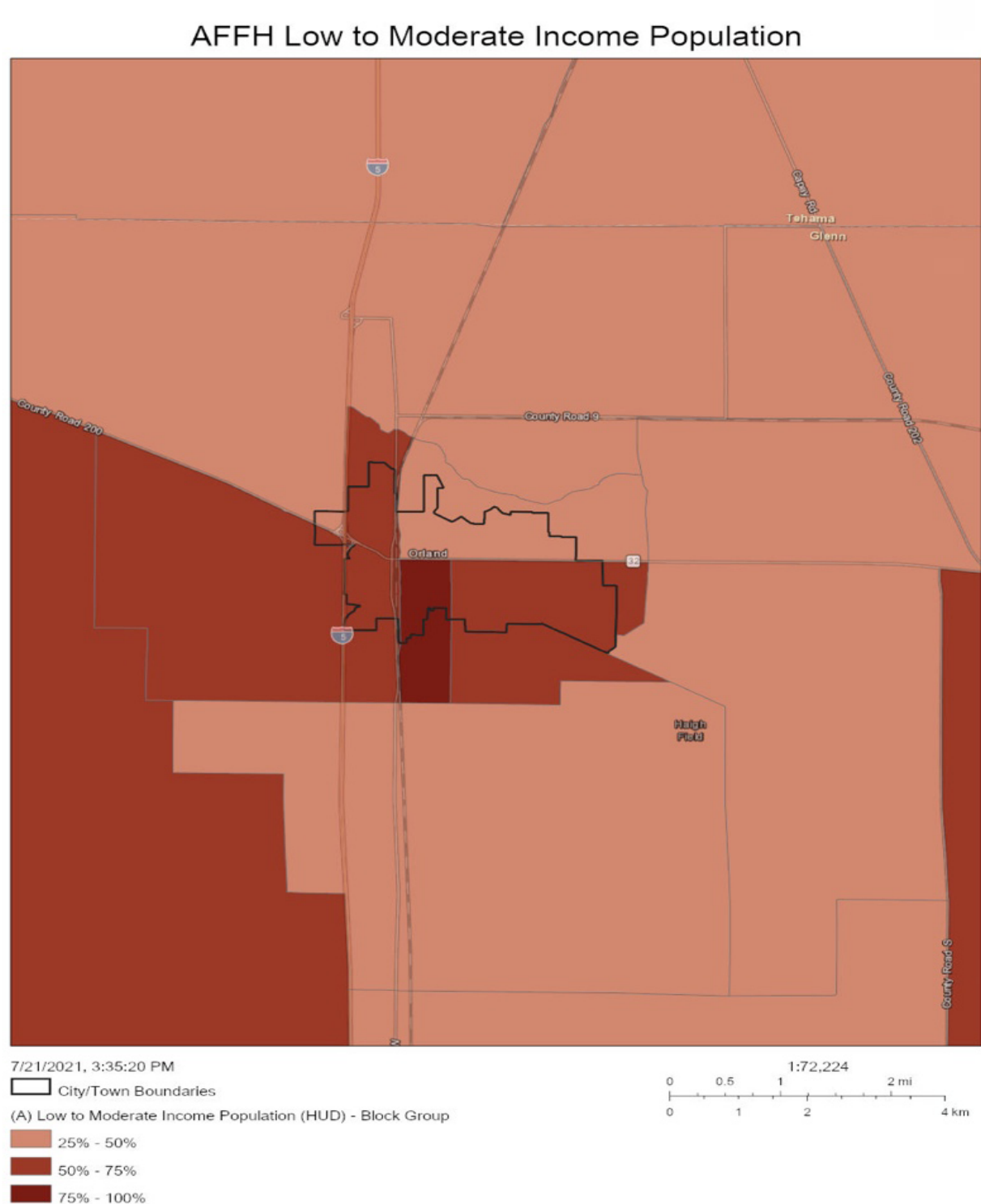
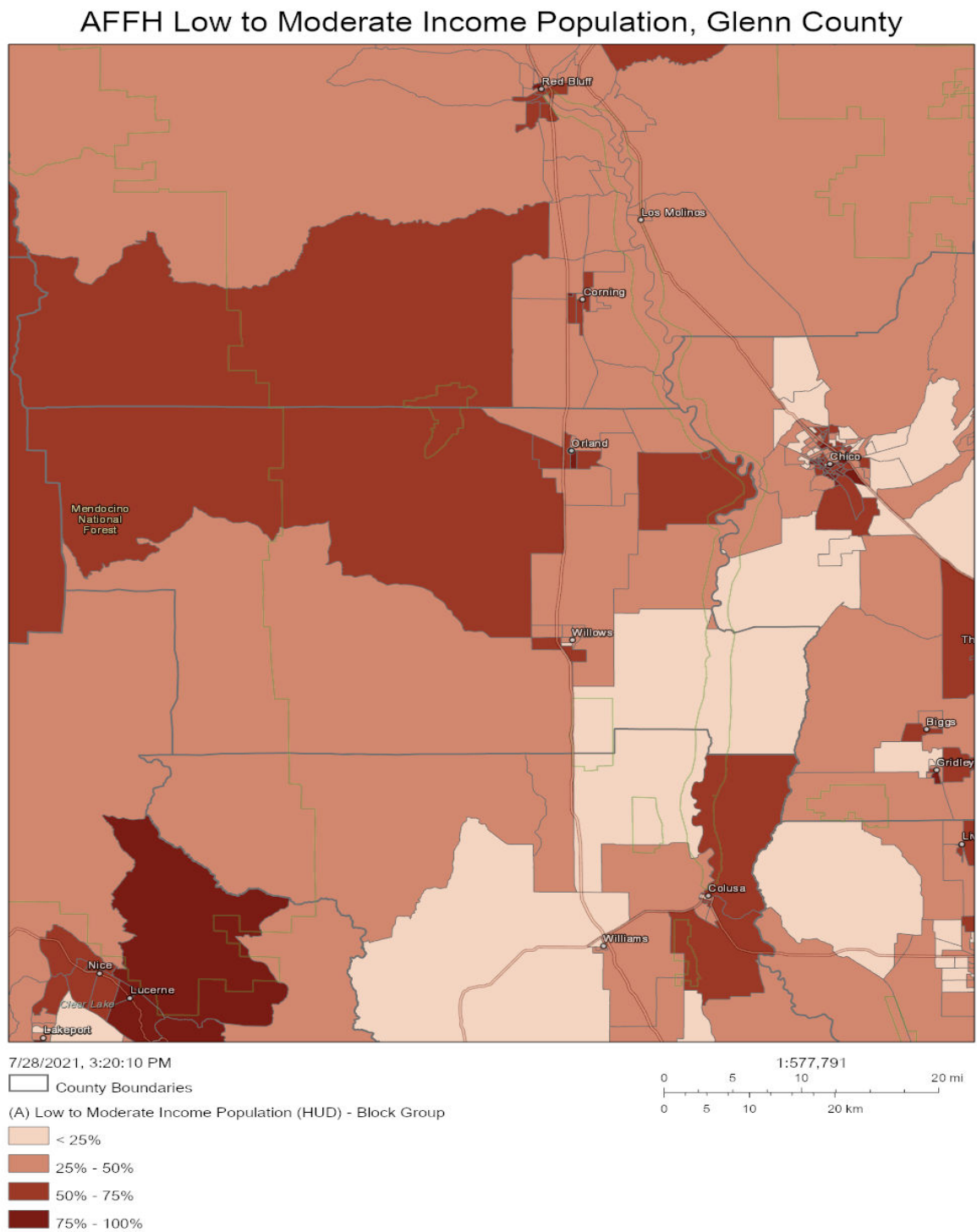


Figure 17: Glenn County, Low- to Moderate-Income Population Map, 2018



People of Color

Figure 18: City of Orland, Percent of Population that is Non-White Map, 2018, Figure 19: City of Orland, Percent of Population that is Non-White, 2010, Figure 20: Glenn County, Percent of Population that is Non-White, 2018, and Figure 21: Glenn County, Percent of Population that is Non-White, 2010 depict block group data on the total percentage of non-white population for residents in the City of Orland and Glenn County in 2010 and 2018. Figure 18 shows that approximately 62% of residents in Block Group 1 are non-white, 56% of residents are non-white in Block Group 2, 50% of residents are non-white in Block Group 3, and 49% of residents are non-white in Block Group 4. Most of the non-white population is Hispanic or Latino in Block Groups 1, 2, 3, and 4.

Block Group 1 has the largest concentration of non-white residents. Of the 2,644 individuals residing in that area, 1,449 of those individuals identify as Hispanic/Latino and 100 identify as Asian. The majority of Asian residents live in Block Groups 1 and 2 (100 and 99 individuals, respectively). The portion of non-white residents in Glenn County is significantly smaller, ranging from 20-60% of residents in unincorporated parts of the county.

From 2010 to 2018, the percentage of the total non-white population increased significantly in both the City of Orland and Glenn County.

Glenn County: In 2010, less than 20% of the population was non-white in most areas of Glenn County. In addition, less than 45% of the population was non-white in all areas of Glenn County. In contrast, all areas within Glenn County had a non-white population that was greater than 25% in 2018.

City of Orland: In 2010, Block Group 1 in the City of Orland had a non-white population of 38%, Block Group 2 had a non-white population of 33%, and Block Groups 3 and 4 had a non-white population of 28%. In 2018, these numbers increased by more than 20% for each block group. The maps below depict that diversity has substantially increased in all parts of Glenn County between 2010 and 2018.

Figure 18: City of Orland, Percentage of Population that is Non-White, 2018

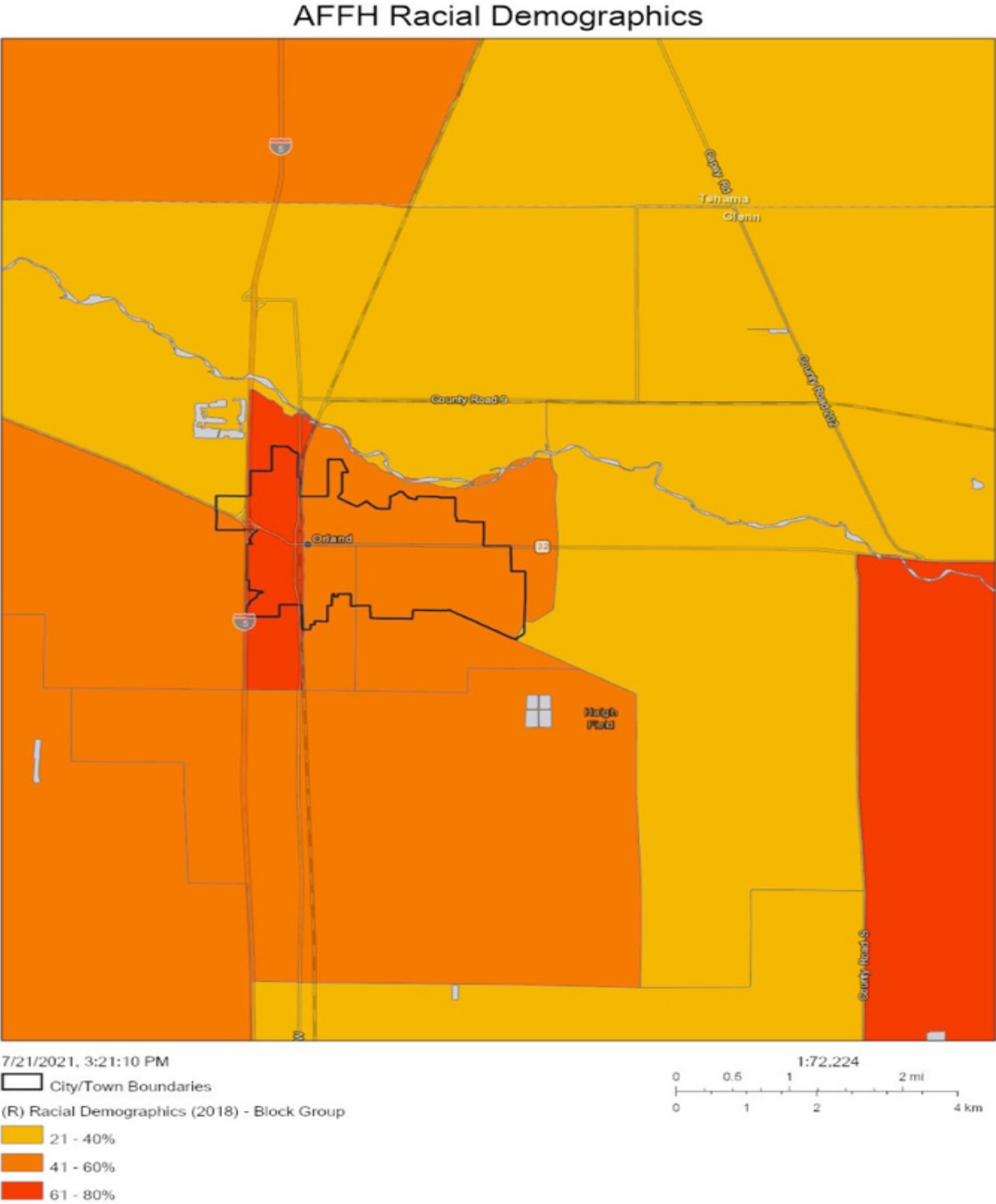
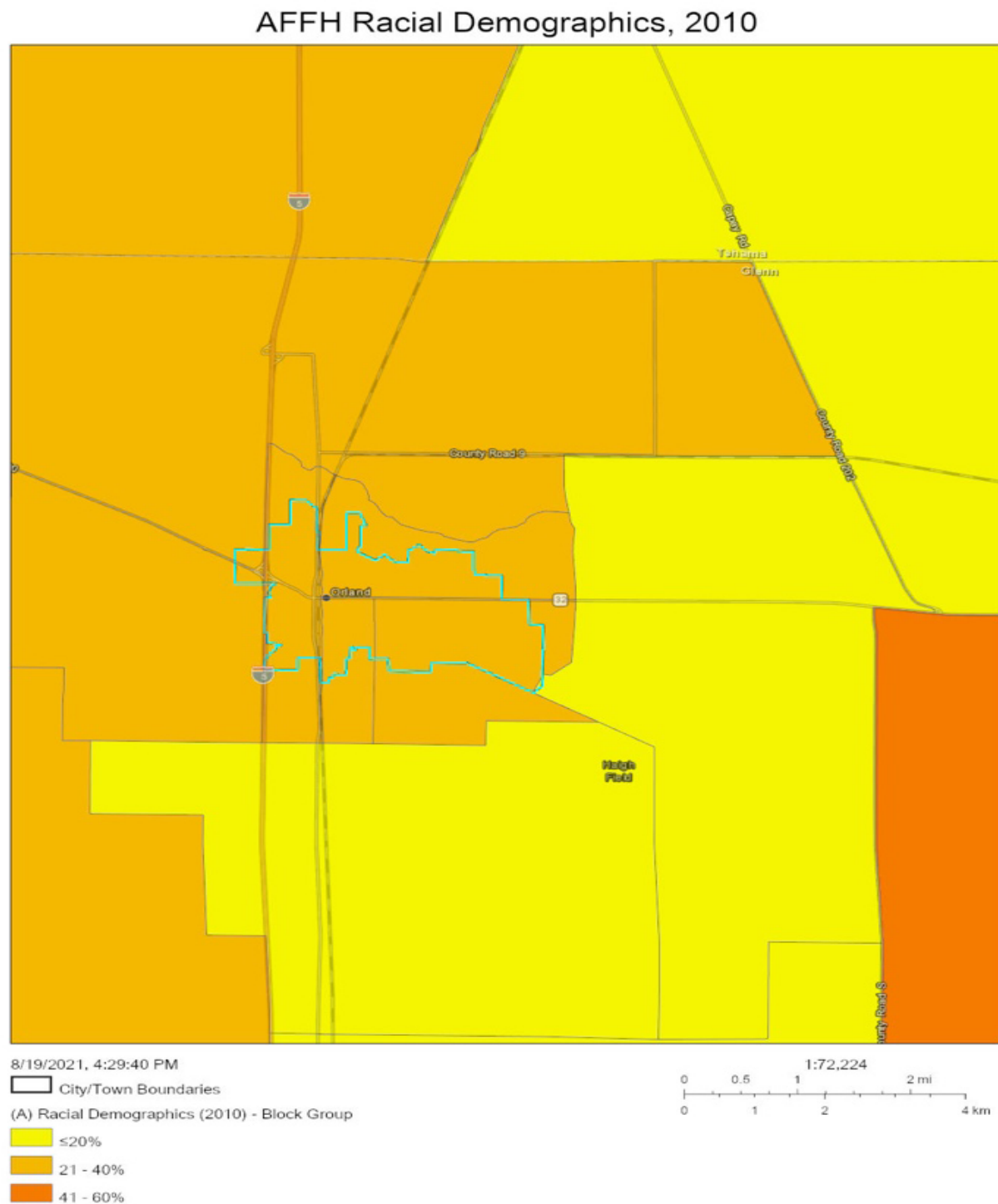


Figure 19: City of Orland, Percentage of Population that is Non-White, 2010



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Figure 20: Glenn County, Percentage of Population that is Non-White, 2018

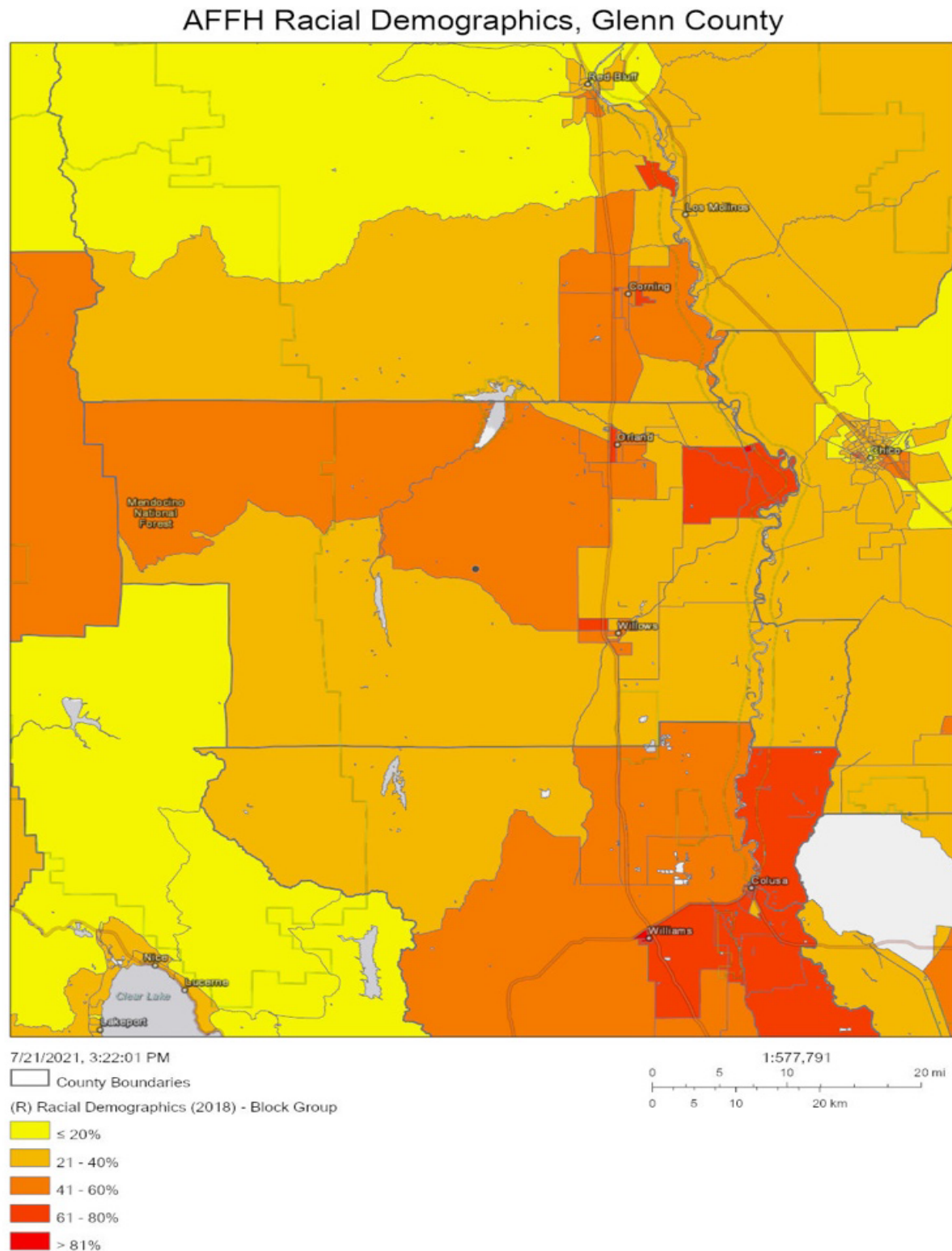
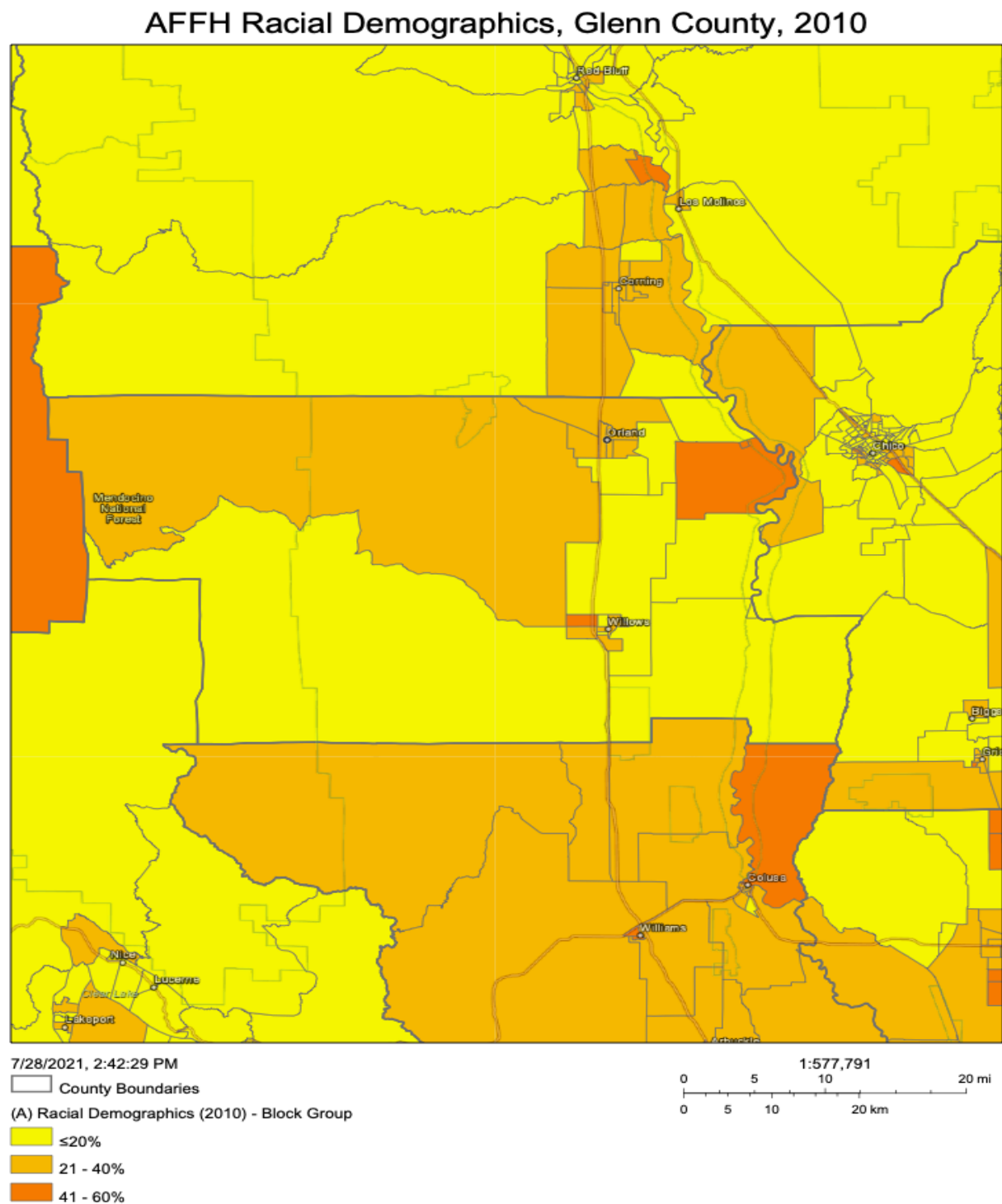


Figure 21: Glenn County, Percentage of Population that is Non-White, 2010



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Local Data and Knowledge

The following local data and knowledge was collected through interviews with regional stakeholders whose service areas include the City of Orland.

Glenn County Community Action Department

Staff at the Glenn County Community Action Department identified racially and ethnically concentrated areas of poverty within the City of Orland. Low-income families and Hispanic/Latino populations are concentrated on the west part of town. This where the City's subsidized apartments, farmworker housing, and a mobile home park in need of preservation and rehabilitation are located. Hispanic/Latino residents also live in Community Housing Improvement Program (CHIP) housing and an older subdivision by Fairview Elementary School at the southern part of the City. Staff noted that single individuals experiencing homelessness face the most significant barriers in finding housing.

Summary of Findings

There are two relevant trends in the geographic distribution of residents in the City of Orland. Block Group 1 has the highest concentration of non-white residents, which make up 62% of the population. Most of these residents identify as Hispanic or Latino. Block Group 4, which is adjacent to Block Group 1, has the highest concentration of low-to-moderate income residents in Glenn County, which make up 81% of the population residing in that area. This was corroborated by staff at the Community Action Department, who reported that Hispanic/Latino, low-income residents are located at the western and southern parts of the City, which is where Block Groups 1 and 4 are located. This area of town has older affordable and naturally occurring affordable housing stock in need of rehabilitation.

D. Disparities in Access to Opportunity

The fourth section of the Assessment of Fair Housing addresses disparities in access to opportunity.

This section provides an overview of the employment characteristics for City of Orland and Glenn County, which includes occupations and median earnings, work status, and weeks/hours worked.

Local and Regional Patterns and Trends

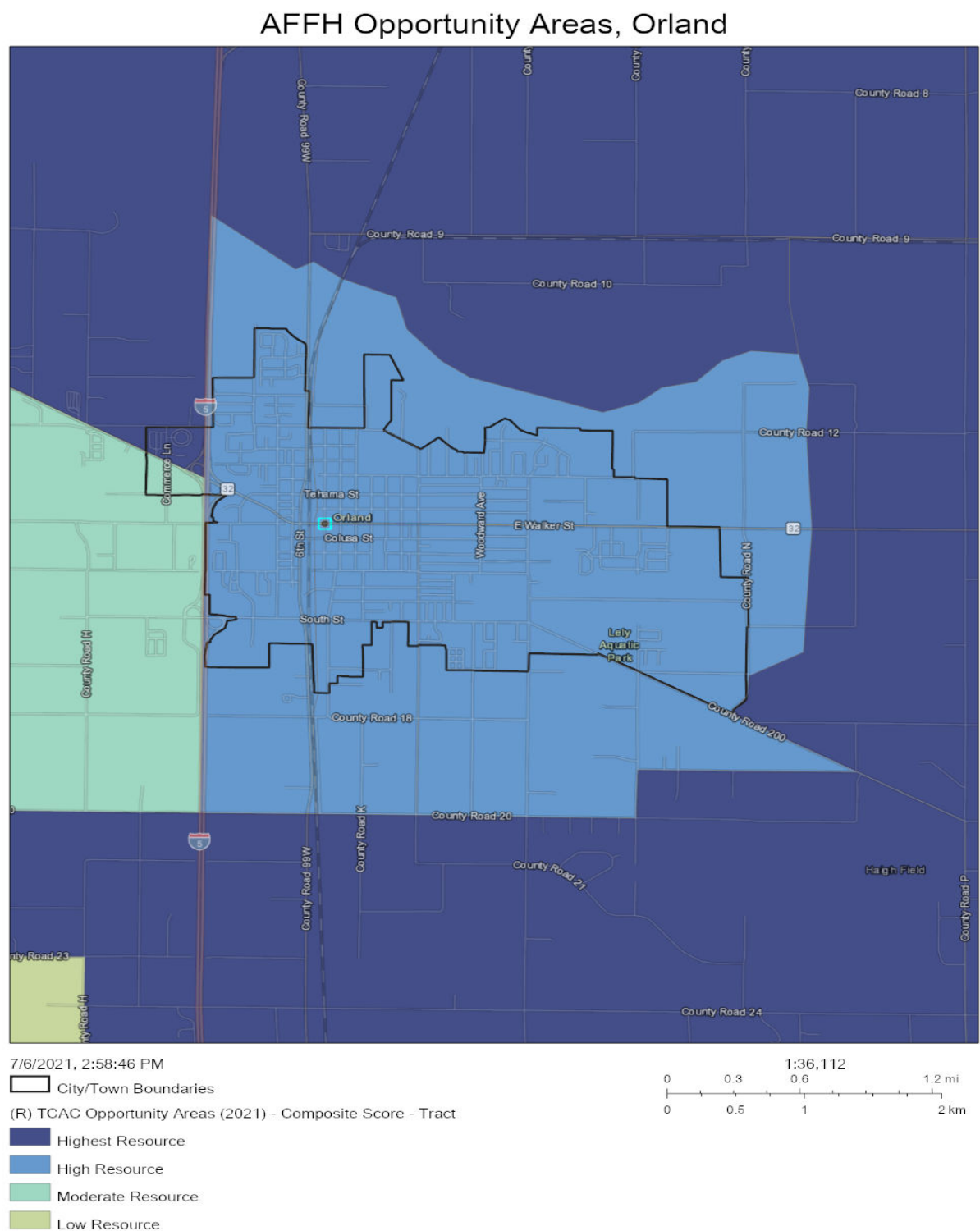
Data tables, narrative, and maps are used to illustrate local and regional patterns and trends regarding disparities in access to opportunity.

Access to Opportunity

Figure 22: City of Orland, Access to Opportunity Map, 2021 depicts block group level data on disparity in access to opportunity in the City of Orland. The California Fair Housing Task Force created an opportunity map to identify regions whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families, particularly long-term outcomes for children. The map provides composite scores for each block group based on economic scores, education scores, and environmental scores.

The map indicates that nearly the entire City of Orland is considered a high resource area. The City of Orland has high opportunity scores overall, but lower economic opportunity scores than surrounding Census Tracts. Three of the four block groups (060210102002, 060210102003, and 060210102004) bordering the City of Orland are considered the highest resource areas. Census Tract 060210102001 is considered a moderate resource area. The average economic score for the four block groups (Block Groups 1, 2, 3, and 4) that encompass the City of Orland is 0.34, which is associated with less positive economic outcomes (*HCD AFFH Data Resources and Mapping Tool: TCAC Opportunity Areas, 2021*).

Figure 22: City of Orland, Access to Opportunity Map, 2021



Proximity to Jobs

Figure 23: City of Orland, Job Proximity Index Map, 2017 depicts block group data on residents' proximity to jobs in the City of Orland. The Jobs Proximity Index scores the accessibility of a given neighborhood to all job locations within an area. The index weighs the distance to employment centers, the amount of employment opportunities, and the competition for jobs.

The map indicates that nearly all residents in the City of Orland have moderate access to jobs, with index scores ranging between 41-47 in Block Groups 1, 2, 3, and 4 which encompass the City of Orland. Within the City of Orland, residential location does not appear to affect proximity to jobs.

In comparison, **Figure 24: Glenn County, Job Proximity Index Map, 2017** illustrates that nearly half of Glenn County has the closest proximity to jobs with index scores of 80 and higher while the other half has moderate to higher proximity to jobs with index scores ranging between 40-80. On average, residents in the City of Orland have poorer access to jobs than the majority of Glenn County. It is important to note that the block groups that cover unincorporated areas of Glenn County, especially on the western portion of the County, are geographically larger than the block groups on the eastern portion of the County, which are closer to the Cities of Orland and Willows. Therefore, a resident may reside in a block group with a high index score but still have a significant commute to work.

Figure 23: City of Orland, Job Proximity Index Map, 2017

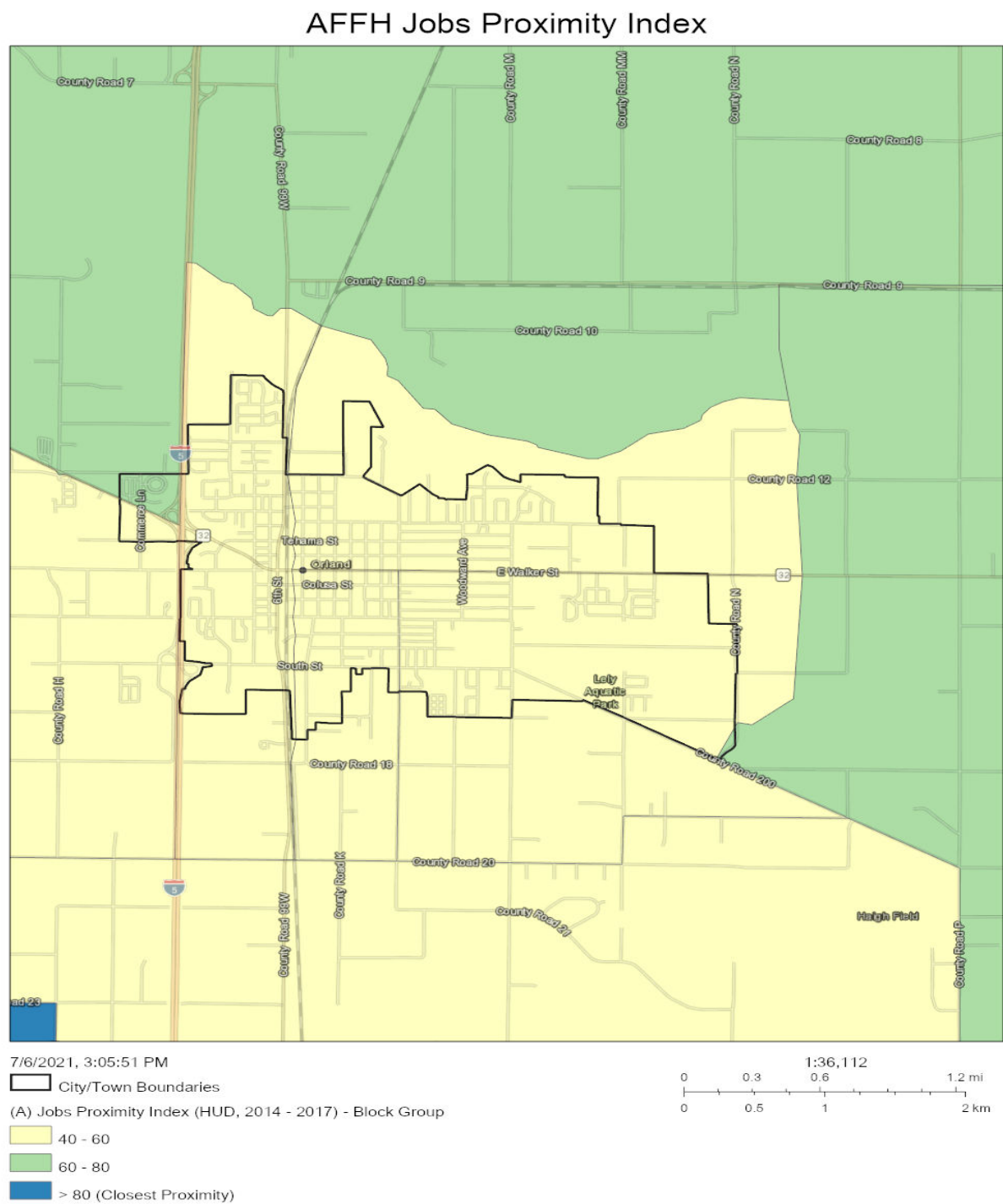
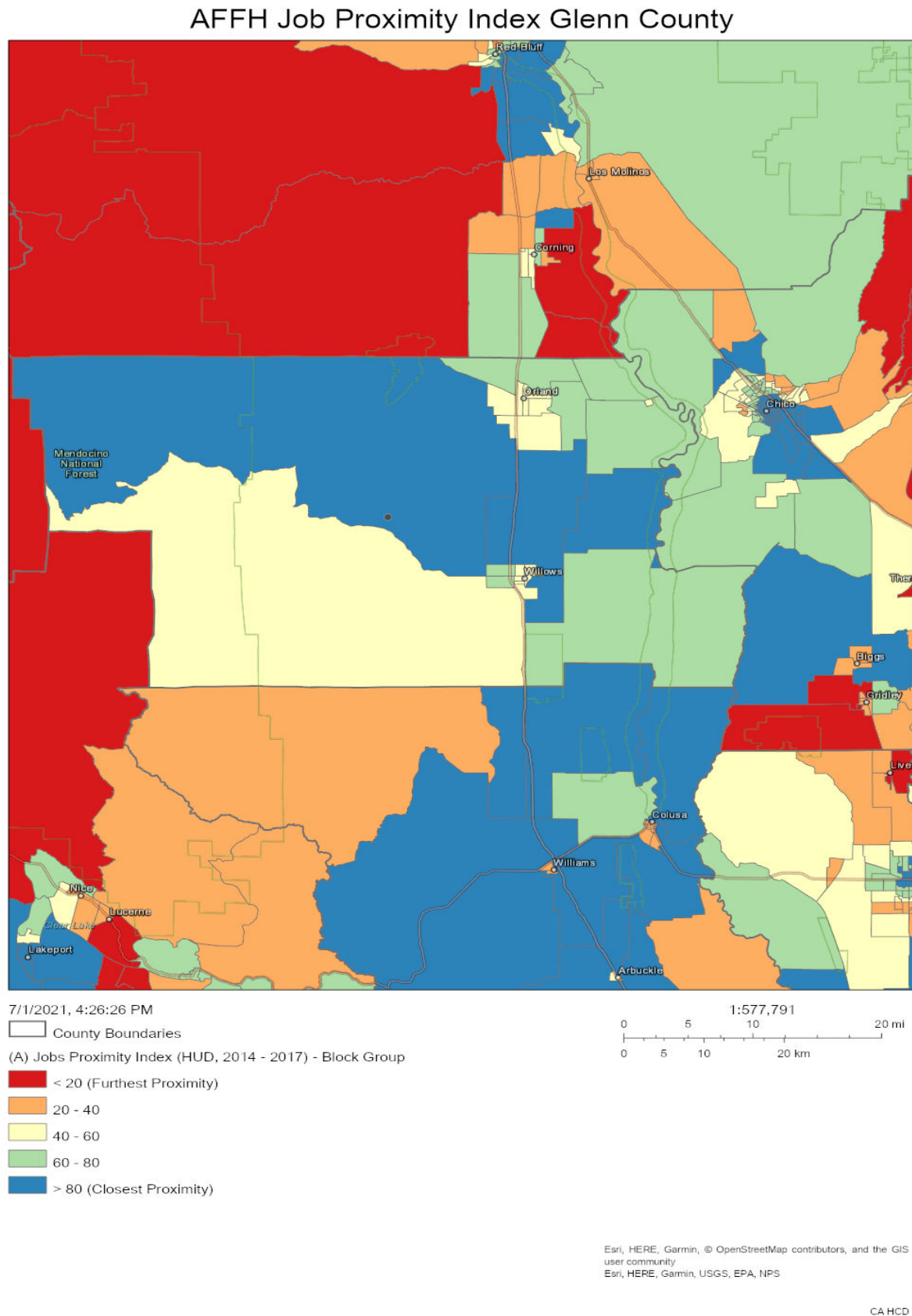


Figure 24: Glenn County, Job Proximity Index Map, 2017



Commuting Patterns

Figure 25: City of Orland and Glenn County, Commuting Data, 2019 depicts data on commuting patterns for residents in the City of Orland and Glenn County in 2019. In both the City of Orland and Glenn County, approximately 80% of the working population drove alone to work. Approximately 12.8% of workers carpooled in the City of Orland, which is similar to the number of residents that carpooled in Glenn County. Those that worked within their county of residence was significantly lower for the City of Orland than Glenn County (60.2% compared to 68.0% of working residents). In comparison, 78.8% of workers worked within their county of residence in the City of Willows.

The mean travel time to work is 27.5 minutes in the City of Orland, which is higher than the mean travel time to work in Glenn County, which is 22.2 minutes. Approximately 41.3% of residents in the City of Orland have a commute time of 19 minutes or less, whereas 50.7% residents in Glenn County have a commute time of 19 minutes or less. In Glenn County, 46.3% of workers live outside of a city, town, or census-designated place.

Figure 25: City of Orland and Glenn County, Commuting Data Table, 2019

	City of Orland	Glenn County
WORKERS 16 YEARS AND OVER	2,960	10,994
MEANS OF TRANSPORTATION TO WORK		
Drove alone in a car, truck, or van	76.1%	79.0%
Carpooled	12.8%	10.7%
PLACE OF WORK		
Worked in county of residence	60.2%	68.0%
Worked outside county of residence	37.2%	31.2%
Worked in place of residence	37.0%	20.0%
Worked outside place of residence	63.0%	33.7%
Not living in a city, town, or census-designated place	0.0%	46.3%
TRAVEL TIME TO WORK		
Mean travel time to work (minutes)	27.5	22.2
Less than 10 minutes	26.0%	28.0%
10 to 14 minutes	8.0%	13.1%
15 to 19 minutes	7.3%	9.6%
20 to 24 minutes	17.3%	12.7%
25 to 29 minutes	3.8%	5.7%
30 to 34 minutes	19.3%	13.8%
35 to 44 minutes	4.7%	6.7%
45 to 59 minutes	7.1%	6.2%
60 or more minutes	6.6%	4.1%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Occupations and Median Earnings

Figure 26: City of Orland and Glenn County, Occupations by Number of Persons and Median Earnings, 2015 and 2019 compares data on occupation and median earnings for the City of Orland and Glenn County from 2015 to 2019. In this case, 2015 data was used instead of 2010 data because it was the oldest dataset available. According to the U.S. Bureau of Labor Statistics, the rate of inflation increased by 7.7% from 2015 to 2019. As of 2019, Orland had 3,035 employed persons over 16 years of age with median earnings of \$26,144. Of the occupations listed in the table below, “management, business, science, and arts occupations” earned the highest median earnings at \$43,500 whereas “service occupations” earned the lowest at \$23,539. The category with the largest number of persons is “production, transportation, and material moving occupations” with 727 people and median earnings of \$27,519.

From 2015 to 2019, the total civilian employed population 16 years and over in the City of Orland increased and median earnings increased by \$1,924. Glenn County also observed an overall increase in median earnings of the employed population by \$1,534 and an increase in the number of employed individuals. The City of Orland experienced 11.8% growth in the employed population while Glenn County experienced 7.18% growth within that time period.

In the City of Orland, the “production, transportation, and material moving occupations” and “natural resources, construction, and maintenance occupations” experienced significant increases of the employed population while experiencing substantial decreases in median earnings, at \$6,010 and \$3,287, respectively. “Service occupations,” “management, business, science, and arts occupations,” and “sales and office occupations” experienced significant increases in median earnings of \$12,614, \$8,742, and \$3,262, respectively. Glenn County experienced gains in median earnings in all occupations except the “natural resources, construction, and maintenance occupations” and “production, transportation and material moving occupations,” which experienced moderate decreases in median earnings of \$577 and \$655, respectively. In comparison to Glenn County, the City of Orland experienced greater increases in median earnings, overall.

Figure 26: City of Orland and Glenn County, Occupations by Number of Persons and Median Earnings Table, 2015 and 2019

Occupation	City of Orland				Glenn County					
	2015		2019		2015-2019	2015		2019		2015-2019
	Number of Persons	Median Earnings	Number of Persons	Median Earnings	Total Change	Number of Persons	Median Earnings	Number of Persons	Median Earnings	Total Change
Civilian employed population 16 years and over	2,750	\$24,220	3,035	\$26,144	+\$1,924	10,523	\$27,118	11,279	\$28,652	+\$1,534
Management, business, science, and arts occupations	506	\$34,758	422	\$43,500	+\$8,742	2,300	\$48,842	2,555	\$54,250	+\$5,408
Service occupations	883	\$10,925	595	\$23,539	+\$12,614	2,225	\$14,409	2,090	\$19,662	+\$5,253
Sales and office occupations	371	\$21,525	644	\$24,788	+\$3,263	1,965	\$22,265	1,992	\$27,351	+\$5,086
Natural resources, construction, and maintenance occupations	451	\$33,005	647	\$26,995	-\$6,010	2,597	\$26,556	2,323	\$25,979	-\$577
Production, transportation, and material moving occupations	539	\$30,806	727	\$27,519	-\$3,287	1,436	\$30,117	2,319	\$29,462	-\$655

Source: U.S. Census Bureau, 2011-2015 and 2015-2019 American Community Survey

Work Status

Figure 27: City of Orland and Glenn County, Work Status in the Past 12 Months by Weeks Worked, 2010 and 2019 compares data on work status for the City of Orland and Glenn County from 2010 to 2019. As of 2019, about 51.3% of Orland residents ages 16 to 64 worked 50-52 weeks per year, and about 10.9% worked 27-49 weeks per year. About 30.2% of residents did not work.

From 2010 to 2019, the City of Orland experienced increases in the percentage of employed residents that work year-round positions and decreases in employed residents that work 39 weeks or less. The City of Orland saw an increase in the percentage of employed individuals who worked 50 to 52 weeks by 5.9%, which is significantly greater than the 0.5% increase for Glenn County. During that same period, employed individuals working 50 to 52 weeks increased substantially for the City of Orland by 414 individuals, while in Glenn County that number decreased by 127 individuals.

Figure 27: City of Orland and Glenn County, Work Status in the Past 12 Months by Weeks Worked Table, 2010 and 2019

	City of Orland				Glenn County			
	2010		2019		2010		2019	
	Number of Persons	Percent	Number of Persons	Percent	Change	Number of Persons	Percent	Change
Weeks Worked Persons 16-64								
Worked 50 to 52 weeks	1,920	45.4%	2,334	51.3%	+5.9%	8,351	48.0%	+0.5%
Worked 40 to 49 weeks	250	5.9%	249	5.5%	-0.4%	1,461	8.4%	-2.1%
Worked 27 to 39 weeks	355	8.4%	244	5.4%	-3.0%	1,200	6.9%	-0.6%
Worked 14 to 26 weeks	224	5.3%	117	2.6%	-2.7%	678	3.9%	-0.7%
Worked 1 to 13 weeks	300	7.1%	234	5.1%	-2.0%	1,009	5.8%	-0.3%
Did not work	1,184	28.0%	1,375	30.2%	+2.2%	4,697	27.0%	+3.1%

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey

Figure 28: City of Orland and Glenn County, Work Status in the Past 12 Months by Usual Hours

Worked, 2010 and 2019 compares data on work status for the City of Orland and Glenn County from 2010 to 2019. As of 2019, approximately 56.6% of Orland residents ages 16 to 64 worked full-time (35 or more hours per week). Approximately 11.6% worked 15-34 hours per week and about 1.6% worked 1-14 hours per week. Approximately 30.2% of residents did not work.

From 2010 to 2019, the number of individuals who worked 35 more hours a week increased by 2.7% for the City of Orland and the number of individuals who worked 15 to 34 hours per week decreased by 3.1%. A similar data trend is observed in Glenn County.

The findings indicate that individuals are working more hours per a week in both the City of Orland and Glenn County. As the previous data table indicates, the number of year-round positions significantly increased during that period and the number of positions 27 to 39 weeks a year decreased by 3.0% for the City of Orland. This indicates a significant increase in full-time, year-round positions. These findings indicate healthy employment growth for the City of Orland.

Figure 28: City of Orland and Glenn County, Work Status in the Past 12 Months by Usual Hours Worked Table, 2010 and 2019

	City of Orland				Glenn County			
	2010		2019		2010-2019		2010	
	Number of Persons	Percent	Number of Persons	Percent	Change	Number of Persons	Percent	Change
Hours Worked Persons 16-64								
Usually worked 35 or more hours per week	2,280	53.9%	2,579	56.6%	+2.7%	9,429	54.2%	+1.2%
Usually worked 15 to 34 hours per week	622	14.7%	528	11.6%	-3.1%	2,766	15.9%	-4.5%
Usually worked 1 to 14 hours per week	140	3.3%	71	1.6%	-1.7%	505	2.9%	+0.3%
Did not work	1,184	28.0%	1,375	30.2%	+2.2%	4,697	27.0%	+3.1%

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey

Local Data and Knowledge

Glenn County Housing Study, Housing Tools, 2020

Almost half of Glenn County's population lives in its two cities: the City of Orland and the City of Willows. The foundation of the economy is agriculture with over 1,188 farms including rice, almonds, and livestock. The largest employers in the City of Orland include Erick Nielsen Enterprises Inc., Sunsweet Dryers, Head Start, Lassen Land Co., Orland Unified School District, Olson Meat Co, and Omega Walnuts. Together, these organizations employ between 450 to 1,000 individuals. Total employment in Glenn County cycles through peaks and valleys due to significant portions of seasonal employment in agriculture.

In 2019, Glenn County was estimated to have 2,710 jobs in farming, which was greater than any other industry. The second largest industry was local government, with 1,850 jobs. In 2019, there were 19,240 low wage jobs (\$26,658-38,747) in Glenn County, while there were only 4,610 middle wage jobs (\$48,217- 57,201) and 2,280 high wage jobs (\$99,510-114,200).

City of Orland, Community Workshop #2

On August 5, 2021, an in-person meeting was held to solicit feedback from the community on housing goals, policies, and programs for the Housing Element. Eighteen residents from a variety of racial and ethnic, income, age, and occupational backgrounds attended the meeting. Community members indicated that employment opportunities are expanding in the region, but many residents may lack the skills and training to qualify for jobs. There is a need to increase educational and vocational skill training opportunities as local employers are having trouble finding qualified candidates for job openings.

Summary of Findings

The City of Orland is considered a high opportunity area, but scores relatively low scores in economic opportunity. On average, residents have poorer access to jobs in Orland than the rest of Glenn County. Commuting data indicates that 60% of workers work in their county of residence, and the mean travel time to work is approximately 28 minutes. The City experienced significant employment growth, with an increase in the employed population of 11.8% from 2015 to 2019, but most occupations had median earnings less than \$28,000. The City also saw increases in year-round positions and hours worked per a week and decreases in more seasonal positions and positions with less than 35 hours a week.

Local data and knowledge indicate that most of Glenn County's population is employed in agricultural, food processing, and governmental/educational positions. In a community meeting, residents reported that many do not have the skills, training, or education for new or upcoming jobs in the region.

E. Disproportionate Housing Needs and Displacement Risk

The fifth and final section of the Assessment of Fair Housing is disproportionate housing needs and

displacement risk. This part of the analysis considers how people with protected characteristics and households with low-incomes experience severe housing needs when compared to other populations.

Local and Regional Patterns and Trends

Data tables, narrative, and maps are used to illustrate local and regional patterns and trends regarding disproportionate housing needs and displacement risk.

Income Needed to Afford Rental Housing

Figure 29: Glenn County, Annual Income Needed to Afford Rental Housing, 2021 depicts the annual income needed to afford studio to four-bedroom rental units located in Glenn County. The annual income needed to afford a rental unit ranges from \$25,080 for a studio to \$50,240 for a four-bedroom unit. In 2019, the overall median household income for a renter-occupied unit was \$24,444. This indicates that many households cannot afford rental units in the City of Orland. This may lead to overcrowding, or unsafe housing conditions.

Figure 29: Glenn County, Annual Income Needed to Afford Rental Housing Table, 2021

Unit Size	Annual Income Needed to Afford Unit
Zero-bedroom (studio)	\$25,080
One-bedroom	\$28,120
Two-bedroom	\$37,040
Three-bedroom	\$46,080
Four-bedroom	\$50,240

Source: National Low-income Housing Coalition, 2021 Out of Reach

Housing Tenure

Figure 30: City of Orland, Race and Ethnicity, 2010 and 2019 depicts housing tenure (own versus rent) for the City of Orland in 2010 and 2019.

In 2019, White households made up 95.4% of owner-occupied housing units and 75.3% of renter-occupied housing units in the City of Orland. Furthermore, only 35.8% of residents that identified as Hispanic or Latino resided in owner-occupied units, and 62.6% of residents that do not identify as Hispanic or Latino resided in owner-occupied units. As mentioned in the previous data tables, 50.9% of the population of the City of Orland identifies as Hispanic or Latino. These findings suggest that Hispanic or Latino residents are significantly less likely to own a home than White, not Hispanic or Latino residents.

From 2010 to 2019, the number of owner-occupied units for Hispanic or Latino residents increased by 9.3% and the number of renter-occupied units increased by 10.7% in the City of Orland. In contrast to this trend, the number of owner-occupied units decreased for White populations by 3.4% and the number of renter-occupied units decreased by 20.0%. A similar trend is observed in Glenn County, where the number of owner-occupied units for Hispanic or Latino populations increased 9.2% and the number of renter-occupied units increased 0.2%. In addition, the number of owner-occupied units decreased for White, not Hispanic or Latino residents decreased 7.4% and the number of renter-occupied units decreased 2.4% in Glenn County.

Figure 30: City of Orland, Housing Tenure by Race and Ethnicity Table, 2010 and 2019

Race/Ethnicity	City of Orland									
	2010				2019				2010-2019	
	Owner-occupied Housing Units		Renter-occupied Housing Units		Owner-occupied Housing Units		Renter-occupied Housing Units		Owner-occupied	Renter-occupied
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Change	
One Race										
White	1,116	76.9%	680	87.0%	1,254	95.4%	932	75.3%	18.5%	-11.7%
Black or African American	22	1.5%	0	0.0%	0	0.0%	0	0.0%	-1.5%	0.0%
American Indian and Alaska Native	17	1.2%	0	0.0%	30	2.3%	0	0.0%	1.1%	0.0%
Asian	29	2.0%	0	0.0%	0	0.0%	65	5.3%	-2.0%	+5.3%
Native Hawaiian or Pacific Islander	9	0.6%	0	0.0%	0	0.0%	0	0.0%	-0.6%	0.0%
Some Other Race	170	11.7%	92	11.8%	30	2.3%	173	14.0%	-9.4%	+2.2%
<i>Two or More Races</i>	87	6.0%	10	1.3%	0	0.0%	68	5.5%	-6.0%	+4.2%
Ethnicity										
Hispanic or Latino Origin	385	26.5%	256	32.7%	470	35.8%	537	43.4%	+9.3%	+10.7%
White, not Hispanic/Latino	958	66.0%	526	67.3%	822	62.6%	586	47.3%	-3.4%	-20.0%

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey

Figure 31: County of Glenn, Housing Tenure by Race and Ethnicity Table, 2010 and 2019

		Glenn County									
		2010				2019				2010-2019	
		Owner-occupied Housing Units		Renter-occupied Housing Units		Owner-occupied Housing Units		Renter-occupied Housing Units		Owner-occupied	Renter-occupied
Race/Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Change		
	One Race										
White	5,488	84.2%	2,444	77.8%	5,448	91.0%	3,160	77.1%	+6.8%	-0.7%	
Black or African American	39	0.6%	72	2.3%	16	0.3%	36	0.9%	-0.3%	-1.4%	
American Indian and Alaska Native	104	1.6%	63	2.0%	130	2.2%	84	2.1%	+0.6%	+0.1%	
Asian	111	1.7%	35	1.1%	94	1.6%	143	3.5%	-0.1%	+2.4%	
Native Hawaiian or Pacific Islander	7	0.1%	0	0.0%	0	0.0%	0	0.0%	-0.1%	0.0%	
Some Other Race	626	9.6%	434	13.8%	260	4.3%	482	11.8%	-5.3%	-2.0%	
Two or More Races	143	2.2%	91	2.9%	40	0.7%	192	4.7%	-1.5%	+1.8%	
Ethnicity											
Hispanic or Latino Origin	1,251	19.2%	1,175	37.4%	1,701	28.4%	1,540	37.6%	+9.2%	+0.2%	
White, not Hispanic/Latino	4,921	75.5%	1,734	55.2%	4,077	68.1%	2,162	52.8%	-7.4%	-2.4%	

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey

Housing Problems

Figure 32: City of Orland, Housing Problems, 2010 and 2017 and Figure 33: Glenn County, Housing Problems, 2010 and 2017 compare the number of owners and renters with housing problems in the City of Orland and Glenn County in 2010 and 2017. Data from 2017 is used as it is the most recent available data as of June 2021.

As of 2017, of households in Orland that have at least 1 of 4 Housing Problems or Severe Housing Problems, the majority are renters at 74.7% and 78.8% respectively. A Housing Problem, as defined by HUD, is a unit that: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) Has more than 1 person per room; or 4) Has a housing cost burden over 30% of income. A Severe Housing Problem, as defined by HUD, is a unit that: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) Has more than 1.5 persons per room; or 4) Has a housing cost burden over 50% of income.

From 2010 to 2017, the percentage of households experiencing at least 1 of 4 Housing Problems in the City of Orland decreased by 34.4% for owners but increased by 34.4% for renters. Similarly, the percentage of households experiencing at least 1 of 4 Severe Housing Problems decreased by 32.6% for owners and increased by 32.6% for renters. In comparison to Glenn County, the percentage of renters experiencing Housing Problems in the City of Orland has substantially increased. These findings indicate that renters are more likely to experience Housing Problems than owners, and that the percentage of renters experiencing Housing Problems is increasing.

Figure 32: City of Orland, Housing Problems, 2010 and 2017

Housing Problems	2010						2017						2010-2017	
	Owners	Owner % of Total	Renters	Renter % of Total	Total	Owners	Owner % of Total	Renters	Renter % of Total	Total	Owner Change	Renter Change		
Household has at least 1 of 4 Housing Problems	615	59.7%	415	40.3%	1,030	225	25.3%	665	74.7%	890	-34.4%	+34.4%		
Household has at least 1 of 4 Severe Housing Problems	250	53.8%	215	46.2%	465	125	21.2%	465	78.8%	590	-32.6%	+32.6%		

Source: U.S. Department of Housing and Urban Development, 2006-2010 and 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) Data

Figure 33: Glenn County, Housing Problems Table, 2010 and 2017

Housing Problems	2010						2017						2010-2017	
	Owners	Owner % of Total	Renters	Renter % of Total	Total	Owners	Owner % of Total	Renters	Renter % of Total	Total	Owner Change	Renter Change		
Household has at least 1 of 4 Housing Problems	2,375	60.3%	1,565	39.7%	3,940	1,540	43.9%	1,965	56.1%	3,505	-16.4%	+16.4%		
Household has at least 1 of 4 Severe Housing Problems	1,020	52.6%	920	47.4%	1,940	775	37.1%	1,315	62.9%	2,090	-15.5%	+15.5%		

Source: U.S. Department of Housing and Urban Development, 2006-2010 and 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) Data

Local Data and Knowledge

Local data and knowledge provide insight on housing risks for protected classes (e.g. race, religion, sex, marital status, ancestry, national origin, color, familial status, and disability), low-income households, and people of color. This section also considers the impacts of the 2018 Camp Fire in Butte County, on displacement, disproportionate housing needs, and access to opportunity.

City of Orland

On August 5, 2021, an online interview was conducted with three members of City staff over Zoom. Staff indicated that the City of Orland is a bedroom community for the City of Chico in Butte County. Many residents who are employed in Chico are unable to afford homes in that area. Chico residents are willing to relocate to Orland, which increases the demand for single-family homes in Orland. The 2018 Camp Fire exacerbated the effects of an already limited housing supply. Vacancy rates are close to 0%. Ongoing fires in the region threaten to continue constraining housing stock.

Staff indicated that high-income residents are unable to purchase high-quality homes because they do not exist in the housing market, which can force high-income residents to relocate to Chico. Amazon's new delivery station and Butte-Glenn Community College has created educational and job opportunities, which the City believes will increase the demand for multi-family housing. However, it has been over 10 years since 2-3 bedroom, multi-family housing has been developed in the City. Staff observed there is a need for both market-rate, multi-family housing, and market-rate, single-family housing to both attract high-income residents to the area and incentivize existing high-income residents to stay.

The City has several programs for low-income residents. A significant barrier to owning a home for residents is gathering the funds for a down payment. Therefore, the City offers a down payment assistance program but housing prices are so high that residents are unable to utilize the program. Self-help housing has been effective, and many residents continue to live in the homes they built.

City of Orland, Community Workshop #2

As described previously, a community meeting was conducted in August 2021. Residents identified rising housing costs as a prevailing issue in the region. Community members reported that the median price for a single-family home has risen to \$330,000 and rent has risen to \$2,000. Apartment prices range from \$700 for a studio to over \$1,000 for a two-bedroom, two-bathroom unit. Single residents, seniors, fixed-income residents, and low-income residents are most impacted by rising housing costs. Residents report that individuals experiencing homelessness are living near the river and there is a need to connect them with available resources and services.

Residents reported that there have been no apartment complexes built in the City since 2011. Many developers are not aware of the high demand for housing in the region, and do not build there. Residents would like to see the promotion and construction of a variety of housing types including accessory dwelling units (small homes constructed on properties that already have an existing home), multi-family rental units, affordable units, senior housing, housing for individuals

experiencing homelessness, housing for those with disabilities, tiny homes, and market-rate or “move-up” housing. To facilitate this construction, residents would like to see streamlined permit and development processes, flexible allowances for small lots, changes in zoning codes to accommodate mixed-use and high-density zoning, and incentives for infill development.

Numerous individuals have been displaced as result of the Camp Fire and relocated to Orland, including an individual at the meeting. Additionally, some residents were displaced by property owners in Orland who accommodated Camp Fire survivors.

Glenn County Community Action Department

Staff indicated there is a shortage of housing in both the City of Orland and Glenn County that contributes to homelessness. There is a high need for multi-family units, apartments, and subsidized, rental units for low-income households. Any size of housing would be beneficial due to the significant shortage in housing stock, but residents typically need one- to three-bedroom units. The Community Action Department has been using COVID-19 funding to house approximately fifteen households in motels for over one year.

Housing appears to be directly linked to the ability to obtain and keep a job. Staff are working with several individuals who have a job but cannot find a place to live because there are very few rental units available in the City of Orland or Glenn County, including the nearby communities of the City of Willows and Hamilton City. Staff commented that market-rate rentals in the area are expensive and may be the same monthly rate as a household’s entire monthly income. Staff also noted if a resident was evicted once, that resident would have a much harder time finding housing in the City because landlords converse with one another about evicted tenants.

Stonewall Alliance Center

On August 4, 2021, an online interview was conducted over Zoom with a staff member from Stonewall Alliance Center (SAC), which is a nonprofit agency based in Chico that serves the Northern Sacramento Valley LGBTQ+ community by providing support, resources, advocacy, and education. LGBTQ+ is an acronym for lesbian, gay, bisexual, trans*, queer, questioning, and other identities. These terms are used to describe a person’s sexual orientation or gender identity. Trans* is an inclusive term that encompasses all people whose gender identity varies or is different from the sex they were assigned at birth (New York City’s Lesbian, Gay, Bisexual & Transgender Community Center, 2021; Stonewall Alliance Center, 2021).

Staff reported that the local LGBTQ+ community faces numerous barriers to accessing housing and homelessness services. There are no Trans or LGBTQ+ friendly shelters in Glenn County. The nearest shelters, which are the Oroville Rescue Mission and the Jesus Center, are faith-based shelters. The LGBTQ+ community in Glenn County often experiences harassment or denial of services. Studies show that about 70% LGBTQ+ people in the U.S. who access shelter services experience physical assault, sexual assault, or get kicked out of shelters. Furthermore, about 30% of Trans people experience homelessness at some point in their life.

LGBTQ+ residents, including the staff member interviewed, felt like they had to hide their identity to avoid harassment from a landlord or roommates. In both Glenn and Butte Counties, it is common for young, Trans people of color to get kicked out of their house and experience

homelessness, and unable to access the resources they need from shelters. LGBTQ+ community members have substantial difficulties getting or retaining jobs, with many reporting being fired, denied a promotion, or being mistreated due to gender or identity.

Local and Regional Patterns and Trends

2018 Camp Fire

Most data for this section are from two studies: 1. The Impacts of the Camp Fire Disaster on Housing Market Conditions and Housing Opportunities in the Tri-County Region produced by North Valley Community Foundation, a local community foundation; and 2. The Camp Fire Regional Economic Impact Analysis produced by 3CORE, a local economic development organization. These two studies, the former on housing impacts and the latter on economic impacts, focus on the tri-county region of Butte, Glenn, and Tehama Counties. This section also includes related data from a local non-profit.

The Impacts of the Camp Fire Disaster on Housing Market Conditions and Housing Opportunities in the Tri-County Region, North Valley Community Foundation, September 2020

Prior to the 2018 Camp Fire, the tri-county region of Butte, Glenn, and Tehama Counties was already experiencing housing challenges including rising housing costs, rising building costs, low vacancies, limited workforce housing, lack of affordable housing production, and limited types of housing, coupled with economic challenges of slow wage growth, limited number of higher paying jobs, and challenges attracting and retaining employees due to the cost of housing.

The COVID-19 pandemic has threatened the tri-county region in several ways. The medical system is overburdened, residents are spending less money, stores are closing, housing construction has reduced or slowed, and homelessness is increasing, which is adding to the number of residents in precarious economic conditions.

After the 2018 Camp Fire, the tri-county region experienced additional housing challenges including lack of available housing inventory, record high rental rates and housing costs, insufficient assistance for fire survivors, and lack of insurance or underinsurance for many residents. Disaster case management intake records from Butte-Glenn 211 and the Camp Fire Collaborative illustrate unmet needs for fire survivors experiencing homelessness or in precarious housing situations. A substantial surge in home prices and monthly rent rates in the tri-county region in the six months following the Camp Fire disproportionately affected senior households – single people and couples – who had lived in older, lower-cost housing in the burn scar of Concow, Magalia, Paradise, Yankee Hill, and surrounding communities. These households experienced challenges finding homes within their budgets that matched the needs of their families. Glenn County's limited housing inventory went to near record lows and home prices in the County went up 46.7% from November 2018 to September 2019.

There is a shortage of affordable and market-rate multi-family units in the tri-county region. The Housing Authority of the County of Butte (HACB) which also serves Glenn County, had a waitlist of 300 households for Butte and Glenn Counties combined prior to the Camp Fire. Openings for available affordable units are limited and the waitlist increased to over 2,800 households in August 2019. The Cities of Willows and Orland in Glenn County and Corning and Red Bluff in

Tehama County tend to attract more demand for market-rate single-family development activity rather than market-rate multi-family development activity.

There is site availability in the tri-county region for large-scale projects. However, developers express challenges for moving projects forward due to high development costs relative to household incomes, including the needed infrastructure required to build and the imbalance of what homes can be delivered and what homebuyers can afford. Additional housing solutions in the region include alternative building techniques such as modular options; manufactured homes; Accessory Dwelling Units (ADUs); tiny homes; better financing options for alternative housing types; and community land trusts, housing trusts, and private bonds.

The Camp Fire Regional Economic Impact Analysis, 3CORE, January 2021

The tri-county region of Butte, Glenn, and Tehama Counties is predominantly rural with an economy propelled by agriculture and related activities such as processing, packaging, and wholesale trade of row and field crops, orchard and tree products, and livestock. Short-term growth projections for Glenn County expect employment gains to be centered in agriculture, manufacturing, and leisure.

The 2018 Camp Fire resulted in substantial inter-regional and extra-regional population shifts. Residents displaced by the Camp Fire relocated primarily to Chico and Oroville in Butte County and to a lesser extent, Glenn and Tehama Counties. Unincorporated areas of Glenn County and the City of Orland experiences larger-than-average population increases and noted nominal increases related to housing demand, business activity, and traffic impacts.

The study concludes that based on available information, the Camp Fire resulted in the loss of many middle-income workers who are unlikely to return to the region. This may result in a demographic distribution that is skewed to lower- and higher-income groups. The study suggests the key to replacing workers and re-balancing income groups is the ability to produce new, affordable housing in the region.

Butte-Glenn 211 Informational and Referral Data, July 2021

Butte-Glenn 211 is an information and referral non-profit agency serving Butte and Glenn Counties by connecting people in need with services that offer help. The total number of calls from Glenn County residents to 211 from November 2018 to July 2021 was 261, and a portion of these calls were from Camp Fire survivors. **Figure 34: Glenn County 211 Information and Referrals Provided to Camp Fire Survivors, November 2018 to July 2021** depicts information and referrals provided to Camp Fire survivors residing in Glenn County who contacted Butte-Glenn 211 between November 2018 to July 2021. Information and referrals centered on basic needs, financial, housing, legal, and mental health assistance.

Figure 34: Glenn County, 211 Information and Referrals Provided to Camp Fire Survivors, November 2018 to July 2021

Time Period	November 2018 to July 2021
Zip Code Location	Glenn County
Caller Identification	Camp Fire survivor
Information and Referrals Provided (In alphabetical order)	Automobile payment assistance Camp Fire resource center Disaster case management Emergency shelter Financial assistance Food and clothing distribution Furniture and appliances HUD resource locator Legal assistance Letter of priority entitlement Mental health services Pet supplies Post disaster rebuilding assistance Rebuilding reimbursements Rental deposit assistance Rural home loans Transportation

Summary of Findings

A significant portion of the population, or 34% of households, have four or more persons, but the median income for a four-person household is only \$36,000. Therefore, most households of four persons cannot afford three-bedroom and four-bedroom rental units in the City of Orland. This may lead to overcrowding, or unsafe housing conditions.

The most significant increase in owner-occupied units based on race/ethnicity was for White residents, despite significant decreases in the overall White population that resides in the City of Orland. Like other jurisdictions, renters are increasingly more likely to have severe housing problems than homeowners. From 2010 to 2017, the number of renters experiencing one of four severe housing problems increased by more than 30% and the number of owners experiencing one of four housing problems increased by more than 30%. These findings indicate significant decreases in the quality of housing stock in the City.

Interviews with local community organizations indicated that there is a shortage of housing all over Glenn County that contributes to homelessness. The Community Action Department has been housing approximately 15 households in motels for over a year. There are no homeless shelters, public showers, or laundry services in Glenn County, and no LGBTQ+ friendly shelters in the region. LGBTQ+ residents often face discrimination in the form of denial of housing, access to shelters, and jobs.

Interviews with the City indicate there is a fear that high-income residents are relocating to Chico due to the lack of housing supply. Prior to the Camp Fire, the tri-county region experienced high building costs, low vacancies, lack of affordable housing production, and limited types of housing. The shortage of housing in the City of Orland was exacerbated by the Camp Fire, which destroyed naturally occurring affordable housing in the tri-county region of Butte, Tehama, and Glenn County and disproportionately impacted seniors. Many residents have relocated to Orland, but many more residents are still unable to find housing, which is resulting in increases in overcrowding and displacement. Some residents were displaced by property owners who took in Camp Fire survivors. Rents and housing costs reached record highs after the Camp Fire, which added to the number of households experiences precarious housing conditions. Housing prices in Glenn County have increased by more than \$100,000 since the Camp Fire.

Community members indicated that single residents, seniors, fixed-income residents, and low-income residents are most impacted by rising housing costs. Residents would like to see the City take an active role in promoting and facilitating that development of mixed-density, mixed-use, market-rate, and affordable housing as well as housing that meets the needs of protected classes, especially those experiencing homelessness, mental health conditions, or disabilities. Residents requested improved permitting and development processes, such as flexible allowances, mixed-use and high-density zoning, and incentives for infill development.

DEMOGRAPHICS

As of January 1, 2021, the population of Orland was estimated at 8,527 by the California Department of Finance. Orland is the largest city in Glenn County. **Figure 35: Population Growth, 2016-2021** shows that the population of Orland has steadily increased at an average annual rate of just under 2% over the past six years, with a net increase of 904 persons and an average annual increase of 181 persons between 2016 and 2021. By comparison, the population of Glenn County increased at an annual rate of just under 1% over the past six years, with a net increase of 1,504 persons and an average annual increase of 352 persons between 2016 and 2021. Most of the population growth in Glenn County over this span has occurred in Orland, which has accommodated about 60% of the population increase. Glenn County experienced a spike in population from 2018 to 2020 of 1,106 persons, while Orland saw an increase from 2018 to 2020 of 547 persons. These population increases are likely tied to population shifts from the Camp Fire of 2018 in neighboring Butte County.

Figure 35: Population Growth, 2016-2021

	2016	2017	2018	2019	2020	2021	Average Annual Change
Orland	7,623	7,744	7,827	8,105	8,374	8,527	1.98%
Glenn County	28,175	28,328	28,476	28,661	29,582	29,679	0.98%
Orland-Yearly Change		121	83	278	269	153	181
Glenn-Yearly Change		153	148	185	921	97	352

Source: California Department of Finance, 2020

Figure 36: Population Forecast, 2016-2026 shows the population forecast for Glenn County. While this projection is not available for Orland, this data provides a general idea of the projected rate of growth. Glenn County population is projected to grow by 1,368 between 2016 and 2026, an overall increase of 4.5% and an average annual growth rate of 0.45%.

Figure 36: Population Forecast, 2016-2026

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Glenn County	28,352	28,481	28,614	29,072	29,507	29,185	29,212	29,310	29,405	29,510	29,628

Source: California Department of Finance, 2020

Figure 37: Population by Age, 2019 breaks down the distribution of the population by age for Orland. The largest 10-year age cohort is 25 to 34 years, with 16.4%, followed by under 10 years, with 16.0%. The median age of the Orland population as of 2019 was 28.1, which was much lower than the State of California median age of 36.5.

Figure 37: Population by Age, 2019

Age	Persons	Percent of Total
Under 5 years	849	11.1%
5 to 9 years	373	4.9%
10 to 14 years	737	9.7%
15 to 19 years	616	8.1%
20 to 24 years	663	8.7%
25 to 34 years	1247	16.4%
35 to 44 years	822	10.8%
45 to 54 years	644	8.4%
55 to 59 years	274	3.6%
60 to 64 years	435	5.7%
65 to 74 years	600	7.9%
75 to 84 years	248	3.3%
85 years and over	114	1.5%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

EMPLOYMENT

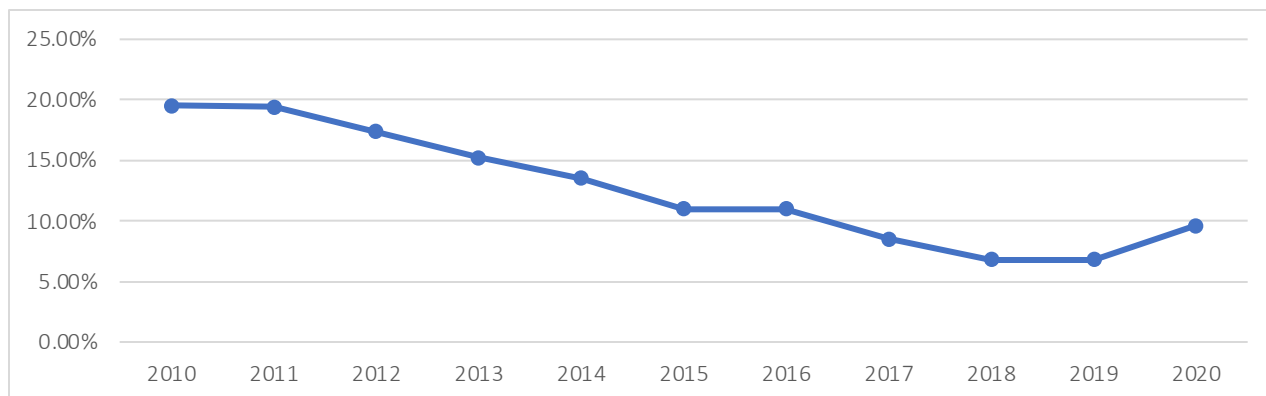
Employment in Orland has steadily increased over the past 10 years, increasing by 490 over that period, as shown in **Figure 38: Total Employment and Unemployment, 2010-2020** and **Figure 39: Unemployment Rate Chart, 2010-2020**. Over the same period, the labor force has increased only incrementally by 190. The unemployment rate has decreased by almost 10% over this period.

Figure 38: Total Employment and Unemployment, 2010-2020)

	Labor Force	Employment	Unemployment	Unemployment Rate
2010	3,220	2,590	630	19.5%
2011	3,220	2,600	630	19.4%
2012	3,210	2,640	570	17.4%
2013	3,180	2,700	480	15.2%
2014	3,140	2,710	420	13.5%
2015	3,170	2,820	350	11%
2016	3,760	3,340	410	11%
2017	3,630	3,320	310	8.5%
2018	3,640	3,390	250	6.8%
2019	3,520	3,280	240	6.8%
2020	3,410	3,080	330	9.6%
Ave. Annual Percent Change				-0.9%

Source: Employment Development Department, 2021

Figure 39: Unemployment Rate Chart, 2010-2020



Source: Employment Development Department, 2021

The three industries with the largest employment in Orland are Retail trade (17.8% of all employment), Agriculture, forestry, fishing and hunting, and mining (17.3%), and Educational services, and health care and social assistance (16.3%). None of the other industries listed in **Figure 40: Employment by Industry, 2019** have more than 10% of the City's employment.

Figure 40: Employment by Industry, 2019

Industry	Estimate	Percent
Civilian employed population 16 years and over	3,035	
Agriculture, forestry, fishing and hunting, and mining	525	17.3%
Construction	110	3.6%
Manufacturing	197	6.5%
Wholesale Trade	0	0.0%
Retail Trade	539	17.8%
Transportation and warehousing, and utilities	262	8.6%
Information	25	0.8%
Finance and insurance, and real estate and rental and leasing	67	2.2%
Professional, scientific, and management, and administrative and waste management services	119	3.9%
Educational services, and health care and social assistance	496	16.3%
Arts, entertainment, and recreation, and accommodation and food services	282	9.3%
Other services, except public administration	286	9.4%
Public Administration	127	4.2%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

HOUSEHOLD CHARACTERISTICS

Figure 41: State Income Categories, 2020 shows household incomes by category and percentage of area income for Glenn County, as calculated by HCD. The income categories are referenced in the RHNA Sites Inventory that is part of this Housing Element and are also used in setting target rents for affordable housing programs and projects.

Figure 41: Glenn County, State Income Categories, 2020

Income Category	% of Area Median Income	Maximum Income by Persons in the Household				
		1	2	3	4	5
Extremely Low	0-30%	\$14,700	\$17,240	\$21,720	\$26,200	\$30,680
Very Low	31-50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750
Low	51-80%	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400
Median	100%	\$49,500	\$56,550	\$63,650	\$70,700	\$76,350
Moderate	81-120%	\$59,400	\$67,900	\$76,350	\$84,850	\$91,650

Source: California Department of Housing and Community Development, 2020 State Income Limits

Figure 42: Household Income, 2019 provides a breakdown of the number of households within each income category. About 42% of households in Orland earn less than \$35,000 annually and 33% of households earn less than \$25,000 annually.

Figure 42: Household Income, 2019

	Number of Households	% of Total
Less than \$15,000	509	19.95%
\$15,000 to \$24,999	342	13.40%
\$25,000 to \$34,999	227	8.89%
\$35,000 to \$49,999	299	11.72%
More than \$50,000	1,175	46.04%
Total Households	2,552	100%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Figure 43: Household Income by Housing Tenure, 2019 provides a breakdown of households by income category for households occupying owner-occupied units, and households occupying renter-occupied units. The income category with the largest number of households overall is \$50,000-\$74,999 with 586 households. Over one-quarter of households in owner-occupied units (26.4%) earn between \$50,000 and \$74,999 annually, which is the largest owner-occupied income category. Over one-third of households in renter-occupied units (34.6%) earn less than \$15,000 annually. The median household income for households in owner-occupied units is more than double the median household income for households in renter-occupied units.

Figure 43: Household Income by Housing Tenure, 2019

Household Income (in past 12 Months)	Owner-occupied Housing Units	Percentage Owner-occupied	Renter-occupied Housing Unit	Percentage Renter-occupied
Less than \$5,000	30	2.30%	121	9.80%
\$5,000 to \$9,999	8	0.60%	33	2.70%
\$10,000 to \$14,999	43	3.30%	274	22.10%
\$15,000 to \$19,999	86	6.50%	65	5.30%
\$20,000 to \$24,999	37	2.80%	154	12.40%
\$25,000 to \$34,999	141	10.70%	86	6.90%
\$35,000 to \$49,999	136	10.40%	163	13.20%
\$50,000 to \$74,999	348	26.40%	239	19.30%
\$75,000 to \$99,999	118	9.00%	103	8.30%
\$100,000 to \$149,999	312	23.70%	0	0.00%
\$150,000 or more	56	4.30%	0	0.00%
Median household income (dollars)	59,836		24,444	
Occupied housing units	1,314		1,238	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Figure 44: Households by Tenure Chart illustrates that occupied housing units within Orland are almost equally split between owner-occupied and renter-occupied units. The State of California has a slightly higher percentage of owner-occupied housing units than Orland, with 54.8%.

Figure 44: Households by Tenure Chart

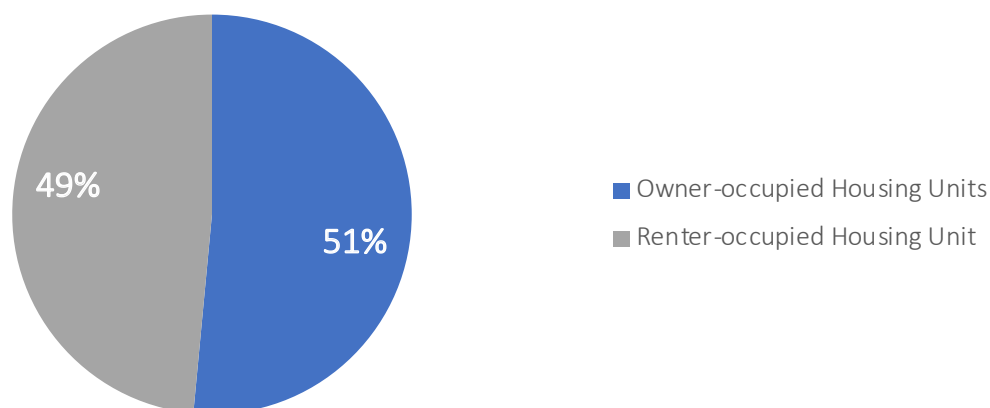


Figure 45: Tenure by Age of Householder, 2019 shows that renter householders tend to be much younger than owner households. Of renter householders, 60.5% are under 45 years old. Comparatively, 42.5% of owner householders are under 45 years old. Of owner householders, 67.9% are over 64 years old. Comparatively, 17.8% of renter householders are over 64 years old.

Figure 45: Tenure by Age of Householder, 2019

Householder	Owner-occupied	Owner-occupied Percent of Total	Renter-occupied	Renter-occupied Percent of Total	Total	Percent of Total
Under 35 years	197	15.0%	475	38.4%	672	26.3%
35 to 44 years	140	10.7%	274	22.1%	414	16.2%
45 to 54 years	265	20.2%	191	15.4%	456	17.9%
55 to 64 years	285	21.7%	78	6.3%	363	14.2%
65 to 74 years	218	16.6%	184	14.9%	402	15.8%
75 to 84 years	127	9.7%	25	2.0%	152	6.0%
85 years and over	82	6.2%	11	0.9%	93	3.6%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

HOUSING STOCK CHARACTERISTICS

Number and Type of Units, Persons Per Household

There were an estimated 3,122 housing units in Orland as of 2021, as shown in **Figure 46: Housing Units by Type, 2010 and 2021**. This was an increase of 463 units, or 17.4%, from 2010. Single-family units accounted for most of the increase over that period, with 266 units. As of 2021, 70.9% of units were single-family, 23.1% were multi-family, and 6.0% were mobile homes. The number of households increased by 1,236 from 7,280 in 2010 to 8,516 in 2021, with persons per household declining slightly from 2.90 to 2.86.

Figure 46: Housing Units by Type, 2010 and 2021

Year	Total Housing Units	Single Family Detached Units	Multi-Family Units	Mobile Homes	Occupied Housing Units	Vacant Units	Vacancy Rate	Persons Per Household
2010	2,659	1,946	635	78	2,515	144	9.4%	2.90
2021	3,122	2,212	722	188	2,975	147	4.7%	2.86
Change	463	266	87	110	460	3	-4.7%	-0.0%
Percent Change	17.4%	13.7%	13.7%	141.0%	18.3%	2.1%	-50.0%	-1.4%

Source: California Department of Finance, 2020, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020 with 2010 Census Benchmark

Figure 47: Year Built depicts the year in which structures were built. As of 2019, the City of Orland had 2,656 housing structures. The City has a significant number of older structures. About 35% of structures

were built in 1969 or earlier, and 37.7% of structures were built between 1970 to 1989, whereas 16.9% of structures were built between 1990-2009 and only 10% of structures were built after 2010. No new structures were built between 2014 to 2019. An estimated 58.7% (1,562) of the total structures were built in 1979 or earlier. These structures are at a higher risk for lead-based paint and rehabilitation needs.

Figure 47: Year Built

	Units	Percentage
Built 2014 or later	0	0%
2010 to 2013	270	10%
2000 to 2009	168	6.3%
1990 to 1999	282	10.6%
1980 to 1989	374	14.1%
1970 to 1979	628	23.6%
1960 to 1969	281	10.6%
1950 to 1959	354	13.3%
1940 to 1949	157	5.9%
1939 or earlier	142	5.3%
Total	2,656	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Figure 48: Population and Housing Units, 2021 and **Figure 49: Population and Housing Units Chart, 2021** show housing units by type of structure: single detached, single attached or 2-4 units, 5+ units, and mobile homes. After single detached structures, the next largest number of units by type of structure is single attached and 2-4 units, followed closely by 5+ unit structures.

Figure 48: Population and Housing Units, 2021

Population	Persons in Households	Persons in Group Quarters	Total Housing Units	Single Detached Units	Single Attached, Two to Four Units	5 Plus Units	Mobile Homes	Occupied	Vacancy Rate	Person per Household
8,527	8,516	11	3,122	2,212	413	309	188	2,975	4.7%	2.86

Source: California Department of Finance, 2021

Figure 49: Population and Housing Units Chart, 2021

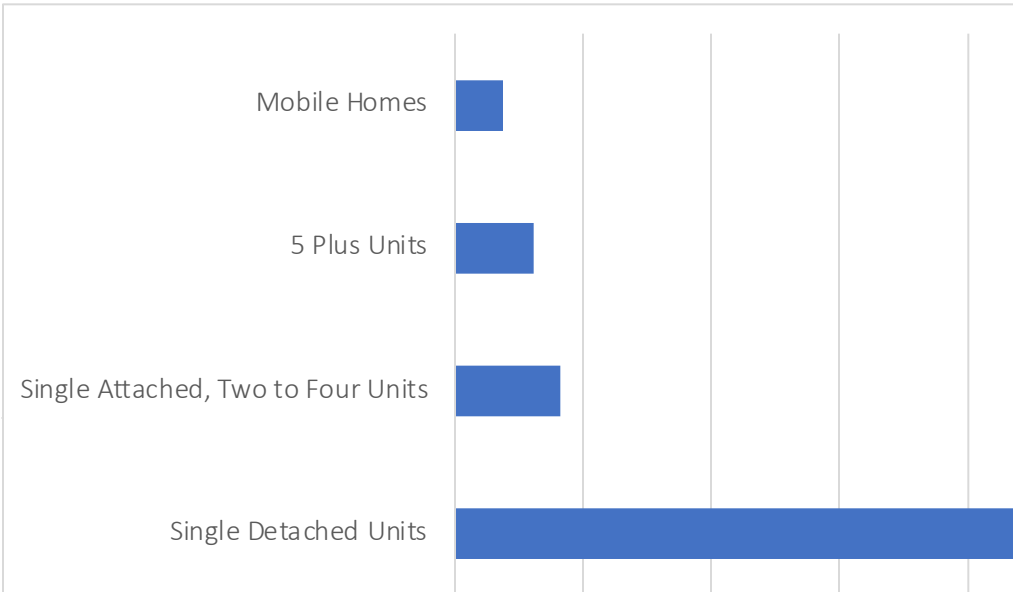


Figure 50: City of Orland, Code Enforcement Cases Regarding Structures, May 2020-2021 depicts code enforcement cases regarding structures from May 2020 to May 2021. The City of Orland maintains a Building Department that enforces applicable codes and laws adopted by the City and State of California. Most of these cases involve unpermitted structures like awnings, carports, and other structures, whereas three cases involve blighted or dilapidated structures.

Figure 50: City of Orland, Code Enforcement Cases Regarding Structures, May 2020-2021

Number of Cases	Month	Description
1	May 2020	Unpermitted carport
2	August 2020	Dilapidated tent/cover
3	August 2020	Unpermitted structure
4	September 2020	Unpermitted awning
5	November 2020	Unpermitted structure
6	November 2020	Unpermitted structure
7	December 2020	Blighted building
8	February 2021	Unpermitted structure
9	February 2021	Unpermitted structure
10	March 2021	Unpermitted structure
11	March 2021	Dilapidated barn
12	March 2021	Unpermitted structure
13	April 2021	Unpermitted structures
14	April 2021	Unpermitted structure
15	April 2021	Unpermitted structure

Source: City of Orland, May 2021

Figure 51: City of Orland, Foreclosures, 2014-2020 provides data on the number of foreclosures from 2014 to 2020. The number of short sales has steadily decreased overall, from a high of 8 in 2015 to 0

for 2019 and 2020. The number of real estate owned properties has also decreased from a high of 21 in 2014 to 0 in 2020. The largest number of standard sales was in 2019, likely affected by a migration of residents from neighboring Butte County following the 2018 Camp Fire. Apart from 2014 which had only 70 sales, sales in 2015 to 2020 range from 114 to 132 per year.

Figure 51: City of Orland, Foreclosures, 2014-2020

Year	All Sales	Number of Standard Sales	Number of Short Sales	Number of Real Estate Owned (REO)
2014	98	70	7	21
2015	140	115	8	17
2016	129	120	4	5
2017	132	117	3	12
2018	135	127	1	7
2019	136	132	0	4
2020	114	114	0	0
Total	884	795	23	66

Source: Sierra North Valley Realtors, May 2021 Multiple Listing Service

Overcrowding

Overcrowding is an important measure to help determine if there is adequate housing stock for the population. **Figure 52: Occupants per Room by Tenure, 2019** identifies the number of units that are considered by the federal government as Overcrowded (more than one occupant per room) and Severely Overcrowded (1.5 or more occupants per room). In 2019, there were an estimated 50 Overcrowded housing units in Orland, which was 2.0% of all units, and 42 Severely Overcrowded units, which was 1.6% of all units. All of the Overcrowded units are owner-occupied, while all of the Severely Overcrowded units are renter-occupied. (Note that the 2,552 estimated total number of housing units is for a different year (2019) and from a different source (U.S. Census Bureau) than the estimated number of housing units shown in **Figure 46: Housing Units by Type, 2010 and 2020**.)

Figure 52: Occupants per Room by Tenure, 2019

Occupants per Room	Owner-Occupied	Renter-Occupied	Total
0.50 or less occupants per room	806	377	1,183
0.51 to 1.50 occupants per room	458	819	1,277
1.01 to 1.50 occupants per room	50	0	50
1.51 to 2.00 occupants per room	0	42	42
2.01 to more occupants per room	0	0	0
Total	1,314	1,238	2,552
Overcrowded (1.01 or more)	50	0	50
Severely overcrowded (1.5 or more)	0	42	42

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Rental Market

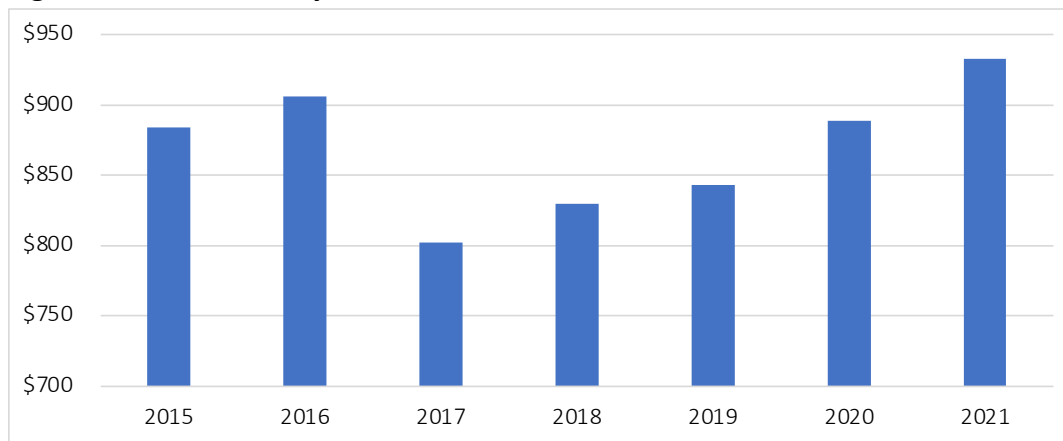
Figure 53: Glenn County Fair Market Rent, 2015-2021 and **Figure 54: Glenn County Fair Market Rent Chart, 2015-2021** shows Fair Market Rents by unit size for Glenn County, as calculated by the U.S. Department of Housing and Urban Development. Average Fair Market Rent has increased at a gradual rate over the past seven years, falling more than \$100 from 2016 and 2017, then increasing again to \$933 in 2021. Rents for one-bedrooms and two-bedrooms have increased more rapidly than other unit sizes over this timeframe.

Figure 53: Glenn County Fair Market Rent, 2015-2021

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Average
2015	\$570	\$574	\$777	\$1,121	\$1,376	\$884
2016	\$611	\$615	\$823	\$1,144	\$1,336	\$906
2017	\$537	\$583	\$775	\$1,049	\$1,068	\$802
2018	\$558	\$611	\$813	\$1,060	\$1,107	\$830
2019	\$569	\$632	\$836	\$1,047	\$1,130	\$843
2020	\$597	\$670	\$883	\$1,100	\$1,196	\$889
2021	\$627	\$703	\$926	\$1,152	\$1,256	\$933

Source: U.S. Department of Housing and Urban Development, Fair Market Rents 2015-2021

Figure 54: Glenn County Fair Market Rent Chart, 2015-2021



In December of 2019, Housing Tools, a housing consultant, did a survey of all multifamily rental complexes in Glenn County, including all of the complexes in Orland. The survey found that all the market rate complexes, which totaled 77 units, had a vacancy rate of 0%. Of the six market rate properties that were surveyed, one is located in Orland. For all the affordable rental complexes, with a total of 423 units, there was a vacancy of 3.3%. Of the eleven affordable complexes surveyed countywide, five were located in Orland. As a rule of thumb, a healthy rental market is defined as having a vacancy rate of 5%.

The Glenn County rental market survey included asking rents for the six market rate complexes and 77 units, consisting of 5 one-bedroom/one-bath units, 36 two-bedroom/one-bath units, 34 two-bedroom/1.5-bath units, and 2 three-bedroom/one-bath units. **Figure 55: Glenn County, Average Asking Rent by Unit Size** shows the average rents from this survey. Rents at the Orland market rate complex were \$675-\$850 for two-bedroom/one-bath units. The overall average rent for all properties

in the Glenn County survey was \$836, which was much lower than the average rent of \$1,104 in nearby Chico by comparison.

Figure 55: Glenn County Average Asking Rent by Unit Size, 2019

Unit Size	Average Rent
1 Bedroom/1 Bath	\$770
2 Bedroom/1 Bath	\$719
2 Bedroom/1.5 Bath	\$961
3 Bedroom	\$1,000

Source: Glenn County Housing Study, Housing Tools, 2019

For-Sale Market

The number of homes sold each year is a good indicator of market demand for homes, as well as the availability of homes for sale. **Figure 56: City of Orland, Number of Homes Sold by Type, 2014-2020** illustrates fairly consistent levels of home sales after a marked increase from 2014 to 2015. While there was a spike in home sales between 2018 and 2019 in Willows, most likely due to the Camp Fire, there was not a similar increase between those years in Orland. The number of sales in Orland dropped moderately from 2019 to 2020, from 136 to 114 homes sold. Almost all of the sales were single-family homes, with 3-8 manufactured homes sold each year.

Figure 56: City of Orland, Number of Homes Sold by Type, 2014-2020

	Single-Family	Manufactured	Townhome	Other	Total
2014	91	6	0	1	98
2015	132	7	0	1	140
2016	120	8	0	1	129
2017	129	3	0	0	132
2018	128	6	0	1	135
2019	130	5	1	0	136
2020	106	6	0	2	114

Source: Sierra North Valley Realtors, May 2021 Multiple Listing Service

The median sale price of homes has increased dramatically over the last six years. The 2014 median sale price of \$175,500 grew by 82% to \$320,000 in 2020. The proportion of sales that are Short Sales have dropped significantly since 2018.

Figure 57: City of Orland, Median Sale Price by Type of Sale Chart, 2015-2020

	All	Standard	Short Sale	Real Estate Owned (REO)
2014	\$175,500	\$189,750	\$150,000	\$140,000
2015	\$205,000	\$214,900	\$134,300	\$165,000
2016	\$225,000	\$225,000	\$181,750	\$175,500
2017	\$232,767	\$238,000	\$169,950	\$134,935
2018	\$259,000	\$260,000	\$155,000	\$180,000
2019	\$283,000	\$286,500	\$0	\$208,750
2020	\$320,000	\$320,000	\$0	\$0

Source: Sierra North Valley Realtors, May 2021 Multiple Listing Service

Housing Production

The number of residential building permits pulled for new construction by RHNA affordability level is shown in **Figure 58: City of Orland, Residential Building Permits by Affordability, 2014-2020**. Over the seven-year period, all units constructed were affordable to Low and Moderate Income households and exceeded the 2014-2021 RHNA target for those categories by 65 and 43 units, respectively. No units affordable to Very Low and Above Moderate incomes were constructed over that span, leaving a deficit of 20 and 36 units, respectively.

Figure 58: City of Orland, Residential Building Permits by Affordability, 2014-2020)

City of Orland Permits Issued and RHNA Progress										
RHNA Category	2014	2015	2016	2017	2018	2019	2020	Total	RHNA	Remaining RHNA
VLI	0	0	0	0	0	0	0	0	20	20
LI	0	0	39	0	33	3	0	75	10	-65
Mod	0	10	5	7	13	22	0	57	14	-43
Above Mod	0	0	0	0	0	0	0	0	36	36

Source: California Department of Housing and Community Development Annual Progress Report, May 2021

At-Risk Units

Below market-rate, or affordable, housing usually has long-term rental assistance contracts that pay the difference between 30% of tenant incomes and Fair Market Rents. HCD requires that Housing Elements identify affordable projects with rental assistance contracts that will expire within the next Housing Element planning period. **Figure 59: At-risk Assisted Housing Projects, 2020** lists one project that has an expiring contract over the next Housing Element period- the Orland Apartments. This is a project funded by the United States Department of Agriculture (USDA) with 82 units serving low-income families that has a contract that will expire on July 28, 2023.

Figure 59: At-risk Assisted Housing Projects, 2020

Project Name	Address	Number of At-risk Units	Target Population	Subsidy Source	Expiration Date*
Orland Apartments	817 Newport Ave	82	Family	LIHTC/USDA	07/28/23

*Expiration Date is the first day that these projects could end their affordability. It does not necessarily mean that these projects have opted out.

Source: National Housing Preservation Database, May 2021

HOUSING AFFORDABILITY

Overpayment

Housing affordability can be measured by the percent of income paid toward housing costs. HUD considers households that pay over 30% of their income to housing as *rent burdened*. Households that pay over 50% of their income to housing are considered *severely rent burdened*. This metric indicates the extent of household *overpayment*.

Figure 60: Glenn County, Market Rent Compared to Affordable Rent, 2021 shows market rent compared to affordable rent by income level. A three-person Very Low-income household earning 50% of Area Median Income can afford rent at \$785, which is \$141 less than the Fair Market Rent for a two-bedroom unit in Glenn County. An Extremely Low-income Household earning 30% of Area Median Income can afford rent at \$549, which is \$377 less than the Fair Market Rent for a two-bedroom unit in Glenn County.

Figure 60: Glenn County, Market Rent Compared to Affordable Rent, 2021

Affordability Category	Affordable Rent	Income (3 Person Households)	Affordability Gap
Glenn County 2-bdrm Fair Market Rent	\$926	\$37,040	
Low-income Household	\$1,255	\$50,200	
Very Low-income Household	\$785	\$31,400	\$141
Extremely Low-income Household	\$549	\$21,960	\$377

Source: U.S. Department of Housing and Urban Development, 2021 Fair Market Rent and Section 8 Income Limits

Availability of Affordable Units

Figure 61: City of Orland, Publicly Subsidized Rent-Restricted Units, 2021 lists all of the publicly subsidized rent-restricted units in Orland. There are approximately 182 households on the waiting list for the 272 total units. In addition to these units, there are 29 households utilizing Housing Choice Vouchers administered by the Housing Authority of the County of Butte in Orland, which pay the difference between 30% of household income and the Fair Market Rent.

Figure 61: City of Orland, Publicly Subsidized Rent-Restricted Units, 2021

Project Name	Tenancy Restricted / Target Population	1 BR	2 BR	3 BR	4 BR	Total Assisted Units	Rent	Number on Wait List
Orland Apartments	38 Units are Seniors or Persons with a Disability/ All Units 60% Area Median Income (AMI)	53	23	5		80	\$647 1 BR \$716 2 BR \$850 3 BR	11
Newport Village Apartments	Seniors or Persons with a Disability/60% AMI	39	1			40	30% of income	60
Paigewood Village	Section 515 Rural Rental Housing/60% AMI		24	41	8	72	\$363	
Rancho de Soto Apartments	Farmworkers/60% AMI		14	14	4	32	\$548 2 BR avg \$800 3 BR avg \$940 4 BR avg	6
Shasta Garden Apartments	Section 515 Rural Rental Housing	20	21	8		48	30% of income	105
Total		112	83	63	12	272		182

Source: Glenn County Housing Study, survey conducted by Housing Tools, 2019; PolicyMap, 2021

Figure 62: Low-income Households and Subsidized Units Chart compares the number of subsidized rent-restricted units and households with Housing Choice Vouchers to the number of low-income households in need of such housing. There are 301 affordable rent-restricted units and Housing Choice Vouchers available to house an estimated 1,078 low-income households earning less than \$35,000 in Orland, which is a shortfall of 777 affordable units.

Figure 62: Low-income Households and Subsidized Units Chart, 2019 and 2021

	Number of Households
Earning < \$35,000	1,078
Paying > 30% of Income to Rent	718
Subsidized Housing Units	301
Unmet Need	777

Source: Housing Authority of the County of Butte, 2021; U.S. Census Bureau, 2015-2019 American Community Survey

For-Sale Home Affordability

Figure 63: For-Sale Home Affordability, 2020 calculates the price of a home that is affordable to a household earning the four-person household median income in Orland. That price exceeds the median home price, and the estimated price for a new 1,200 square-foot starter home. That price is less than the estimated price of a new mid-range 2,000 square foot home. The estimated price of the 2,000 square foot home is 32% more than the 2020 median home price. The current assumed mortgage interest rate of 3.25% helps make home prices affordable to households in the median income range.

Figure 63: For-Sale Home Affordability, 2020

	Median Income Affordable Home Price	Typical New Starter Home Price (1,200 sq. ft.)	Median Home Price	Starting Mid- Range New Home Price (2,000 sq. ft.)
Household Income	\$70,700	\$48,307	\$62,618	\$80,283
Affordable Monthly Housing Payment	\$2,062	\$1,409	\$1,826	\$2,342
Subtract Taxes, MI, and Property Insurance	\$496	\$362	\$503	\$597
Mortgage Payment	\$1,547	\$1,047	\$1,323	\$1,745
Affordable Mortgage	\$355,363	\$240,540	\$304,000	\$400,900
Down Payment	\$18,703	\$12,660	\$16,000	\$21,100
Affordable Home Price	\$374,066	\$253,200	\$320,000	\$422,000

Assumes affordable housing payment at 35% of monthly income, 3.25% interest rate, 30-year fixed-rate mortgage, 5% down payment, property taxes at 1.1%, monthly mortgage insurance payments of \$80-\$130, monthly property insurance payments of \$50-\$80. Per square foot cost of \$211 per square foot based on average per square foot cost for 2020 sales.

Source: Sierra North Valley Realtors, May 2021 Multiple Listing Service, California Department of Housing and Community Development, April 2020

EXTREMELY LOW-INCOME HOUSEHOLDS

Income and Poverty

Extremely Low-income (ELI) households earn less than 30% of the Area Median Income, as defined by federal and state governments. In Glenn County, 30% of Area Median Income ranges from \$14,700 for a one-person household to \$30,680 for a five-person household. As of 2019, the U.S. Census estimated that there were 851 households in Orland earning less than \$25,000 annually, which was one-third of all households, as shown in **Figure 64: Annual Household Income, 2019**. Almost all households in this income range fall into the ELI category. In addition, most households with four or more persons in the \$25,000 to \$34,999 income range fall into the ELI category. The percent of all Orland households that are ELI has increased slightly from the 2010 data included in the 2014 Housing Element update.

Figure 64: Annual Household Income, 2019

	Number of Households	% of Total
Less than \$15,000	509	19.95%
\$15,000 to \$24,999	342	13.40%
\$25,000 to \$34,999	227	8.89%
\$35,000 to \$49,999	299	11.72%
More than \$50,000	1,175	46.04%
Total Households	2,552	100%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

The Federal Poverty Threshold is a measure of material need used by federal agencies to determine eligibility for certain programs and benefits. For 2021, the Federal Poverty Threshold ranged from \$12,880 for a one-person household to \$31,040 for a five-person household, which closely aligns with ELI incomes for Orland. In 2019, there were an estimated 546 households living below the Poverty Threshold in Orland according to the U.S. Census, which was about one of five households. Most of the households living below the Poverty Threshold, an estimated 321, have single female householders.

Figure 65: Households Living Below the Poverty Threshold, 2019

	Number of Households	% of Total
Income below poverty	546	21%
Income below poverty, nonfamily, female householder	321	12.5%
Income below poverty married-couple family	225	8.8%
Total Households	2,552	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Overpayment

Most ELI households are rent burdened, many live in overcrowded conditions, and many are at-risk of becoming homeless. **Figure 66: Renter Households Paying Over 30% of Income Toward Housing Costs** shows that 733 households, which is 59% of all renter households in Orland, earn less than \$35,000 annually. An estimated 93% of those renter households earning less than \$35,000 pay 30% or more of their income toward housing costs.

Figure 66: Renter Households Paying Over 30% of Income Toward Housing Costs

Household Income	Less than 30% of Income Toward Housing Cost	30% or More Toward Housing Costs	Total Renter Occupied Housing Units
Less than \$35,000	55	678	733
\$35,000-49,999	123	40	163
\$50,000-74,999	239	0	239
\$75,000 or more	103	0	103
Zero or Negative Income, No Cash Rent	X	X	0

Source: US Census, 2015-2019 American Community Survey

Figure 67: Renters Paying Over 50% of Income Toward Housing Costs depicts the number of households in the City of Orland that are paying more than 50% of their household income towards housing costs. There are 502 households making less than \$35,000 that are paying more than 50% of their income toward housing costs. Approximately 40% of renter households are paying 50% or more of income toward housing costs in the City.

Figure 67: Renters Paying Over 50% of Income Toward Housing Costs

Household Income	50% or More of Income Toward Housing Costs	Total Renter Occupied Housing Units
Less than \$35,000	502	733
\$35,000-49,999	0	163
\$50,000-74,999	0	239
\$75,000 or more	0	103
Total	502	1,238

Source: US Census, 2015-2019 American Community Survey

Figure 68: Owner Households Paying Over 30% of Income Toward Housing Costs depicts the amount of households that pay more than 30% of their income toward housing costs. Approximately 35% of owner-occupied households earning less than \$35,000 and 62% of households earning \$35,000-49,999 pay more than 30% of their income towards housing costs.

Figure 68: Owner Households Paying Over 30% of Income Toward Housing Costs

Household Income	Less than 30% of Income Toward Housing Cost	30% or More of Income Toward Housing Costs	Total Owner Occupied Housing Units
Less than \$35,000	256	89	345
\$35,000-49,999	52	84	136
\$50,000-74,999	337	10	347
\$75,000 or more	486	0	486
Zero or Negative Income, No Cash Rent	0	0	0

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Overcrowding

As defined by HUD, an “Overcrowded” household is defined as a household living in a unit with more than one occupant per room. A “Severely Overcrowded” household is defined as a household living in a unit with more than 1.5 occupants per room. **Figure 69: Occupants per Room by Tenure, 2019** shows that there 50 Overcrowded households in Orland in 2019. There were 42 Severely Overcrowded households estimated in this data set. Given the limited purchasing power of ELI households, and the large proportion of ELI households that are rent burdened, it is likely that a large proportion of Overcrowded households are ELI.

Figure 69: Occupants per Room by Tenure, 2019

Occupants per Room	Owner-Occupied	Renter-Occupied	Total
0.50 or less occupants per room	806	377	1,183
0.51 to 1.50 occupants per room	458	819	1,277
1.01 to 1.50 occupants per room	50	0	50
1.51 to 2.00 occupants per room	0	42	42
2.01 to more occupants per room	0	0	0
Total	1,314	1,238	2,552
Overcrowded (1.01 or more)	50	0	50
Severely overcrowded (1.5 or more)	0	42	42

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Available Units, Resources, and Policies

The Regional Housing Needs Allocation for Orland estimates a need for the production of 62 units affordable to Very Low-income households, half of which should be affordable to ELI households, over the 2021-2029 Housing Element planning period. The provision of ELI affordable housing usually requires significant public subsidy for capital costs as well as operations. The very low ELI affordable rents usually necessitate rental assistance such as Section 8 Project Based Vouchers to cover operating expenses. This type of rental assistance pays the landlord the difference between 30% of tenant income and Fair Market Rents as set by HUD. In addition to financing, various local policies can help facilitate the production of ELI housing. These are listed below:

- Allowance for Single-Room Occupancy (SRO), group homes, and/or tiny home projects as permitted uses in the zoning code;
- Allowance for Transitional and Supportive Housing in all residentially zoned districts, with no restrictions beyond what would apply to any other types of residential development;
- Impact fees with sliding scales based on unit size so as not to place an undue financial burden on projects with small units; and
- Impact fee waivers or deferrals for projects with low-income or ELI affordable rents.

The City of Orland permits Transitional and Supportive Housing, as well as Community Care Facilities with six or fewer persons, in all of its residentially zoned districts. These housing types assist ELI households, as well as households with special needs. SROs and Rooming and Boarding houses are permitted in the R-3 Residential Multiple Family-Professional Zone. These uses are permitted with a Conditional Use Permit in the commercially zoned districts. Orland does not have sliding scale impact fees based on unit size, or impact fee deferrals.

SPECIAL NEEDS HOUSEHOLDS

Seniors

Per the U.S. Census American Community Survey dated 2019, there were an estimated 962 people 65 years and older in Orland. This was approximately 13% of the population. Of the estimated 647 households with the householder 65 years or older in Orland, about 43% earn less than \$30,000, and about 16% earn less than \$15,000. This points to a need for affordable housing for seniors. Almost half of senior households have extremely low or very low-incomes, and most have fixed incomes because they are no longer employed. Seniors with limited fixed incomes require restricted affordable rents that provide predictability, security, and stability.

Figure 70: Income for Householders 65 Years and Over, 2019

	Number of Households	% of All Senior Householders
Less than \$15,000	104	16.07%
\$15,000 to \$29,999	175	27.05%
\$30,000 to \$44,999	72	11.13%
\$45,000 to \$59,999	118	18.24%
\$60,000 to 74,999	40	6.18%
\$75,000 to \$99,999	27	4.17%
Over \$100,000	111	17.16%
Total	647	100%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

As shown in **Figure 71: Persons with a Disability by Age, 2019**, almost half of the civilian noninstitutionalized population in Orland age 65 and over (46%) has a disability. This is a higher proportion than the State of California as a whole for the same age group.

Figure 71: Persons with a Disability by Age, 2019

	Persons with a Disability	% of Total
Total population w/ a disability	901	11.82%
Under 18 years	0	0.00%
Age 18 to 64	458	6.01%
65 years and over	443	5.81%
Total Population	7620	100%

Source: U.S. Census Bureau, 2015-2019 American Community Survey (civilian noninstitutionalized population)

Seniors will benefit from a continuum of housing options that accounts for mental and physical disabilities, and restricted mobility challenges that may change over time. Publicly subsidized affordable housing typically helps seniors live independently and age in place for as long as possible. The physical

design incorporates ADA units and ADA adaptable features, in addition to full accessibility to units and common areas for wheelchair users. Semi-independent retirement communities and nursing facilities are other residential models that meet critical needs for seniors.

There are two low-income, publicly subsidized senior housing complexes in Orland:

- Newport Village has 40 affordable apartments. Rent is 30% of income, regardless of income.
- Orland Senior Apartments has 53 affordable apartments, all with rents under \$700 per month.

There are seven state-licensed assisted living care facilities for the elderly in Glenn County, with all but one of them located in Orland. (State of California Community Care Licensing Division, 2021).

Persons with a Disability

Persons with disabilities have particular housing needs depending on their situation. Public funding sources for housing typically require that 5%-10% of units are fully accessible for persons with physical disabilities per the American with Disabilities Act, and that 2% are accessible to persons with sensory disabilities. In addition, publicly assisted affordable housing often offers resident services that connect tenants with local peer support and advocacy organizations, health services, and transportation assistance. A number of federal and state sources fund Permanent Supportive Housing for persons with mental disabilities, which include individualized case management and mental health services.

There were an estimated 901 persons with a disability in Orland in 2019 according to the U.S. Census. This was about 12% of the total Orland population. This is similar to the proportion of persons with a disability statewide, which was about 11%. The proportion of persons 65 years and older with a disability in Orland was significantly higher than the proportion statewide, at 49% compared to 35% in the state as a whole. **(See Figure 71: Persons with a Disability by Age, 2019)**

Figure 72: Disability Characteristics, 2019 shows estimates for persons with a disability by type of disability, or type of “difficulty” as termed by The U.S. Census. One individual may have multiple types of disability. Ambulatory difficulty is the largest category by a significant margin, followed by cognitive difficulty, hearing difficulty, and independent living difficulty. This distribution is fairly consistent with the state as a whole.

Figure 72: Disability Characteristics, 2019

Disability Characteristic	Persons	% Of Population by Category
With a hearing difficulty	287	3.80%
With a vision difficulty	64	0.80%
With a cognitive difficulty	290	4.30%
With an ambulatory difficulty	567	8.40%
With a self-care difficulty	87	1.30%
With an independent living difficulty	216	4.10%

Source: U.S. Census Bureau, 2015-2019 American Community Survey (civilian noninstitutional population)

State Housing Element law also requires jurisdictions to specifically analyze needs for persons with developmental disabilities. The California State Department of Developmental Services provides data on Regional Center and Early Start consumers by zip code. As of the end of June 2021, there were 250 consumers (151 under 18 years old and 99 over 18 years old) with developmental disabilities in the 95963 zip code which encompasses the City of Orland and surrounding rural areas that do not include Hamilton City or any other cities. In terms of type of residence of consumers in this zip code, 204 live in the home of parent, family or guardian, 22 are in a community care facility, 16 have independent/supportive living situations, and 8 are in a foster/family home.

The City of Orland has a program within this Housing Element to incorporate a reasonable accommodation policy into its zoning and building codes. This means that non-discretionary variances can be made to zoning and building code requirements if the request is made on behalf of a person with disabilities. More detail is provided in the Constraints chapter.

Female-Headed Households

About one in four families in Orland are female-headed households with no spouse present, which is an estimated 550 families. These families have a much lower median income than married-couple families, and families in general, as shown in **Figure 73: Family Median Income, 2019**. The median income for female-headed families is just one-third of the median income for married-couple families. Another indicator of economic well-being is the number of families with income below the poverty level. A much larger proportion of female-headed families has income below the poverty level (58%) than families overall (26%). The proportion of female-headed families with income below the poverty level has grown dramatically since 2010, when it was 8.6%.

Figure 73: Family Median Income, 2019

	Median Income
Families	\$44,825
Married-couple families	\$57,869
Female householder, no spouse present	\$18,750
Male householder, no spouse present	\$58,289

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Figure 74: Female Householder Families Below Poverty Level, 2019

Percent of Families Whose Income in the Past 12 Months is Below the Poverty Level	City of Orland			Glenn County		
	2010	2019	2010 to 2019 Change	2010	2019	2010 to 2019 Change
Families with female householder, no spouse present	8.6%	58.4%	+49.8%	34.4%	38.4%	+4.0%
With related children of the householder under 18 years	14.3%	67.5%	+53.2%	44.0%	50.4%	+6.4%
With related children of the householder under 5 years only	N/A	100%	N/A	73.8%	44.7%	-29.1%

Source: U.S. Census, 2006-2010 and 2015-2019 American Community Survey

Female-headed households can benefit from a number of features offered by publicly subsidized housing. Most importantly, this type of housing offers affordable restricted rent. In addition, many of these types of housing projects offer after-school programs and youth recreation programs. Many also have amenities such as computer labs, community rooms for youth activities and adult education, and playgrounds. Affordable childcare is also a critical need for these families.

Large Households

A breakdown of the number of households by household size for Orland is shown in **Figure 75: Household Size, 2019**. Most households fall into the size categories of two persons per household, and four or more persons per household, each with about one-third of all households.

Figure 75: Household Size, 2019

	Households	% of Total
1-person	305	12%
2-persons	820	32.10%
3-persons	554	21.70%
4+ persons	873	34.20%

Source: U.S. Census, 2006-2010 and 2015-2019 American Community Survey

Figure 76: Median Family Income by Family Size, 2019 shows median family income by family size. Families with five persons and families with two persons have the highest median income in terms of family size. Families with three persons and families with four persons have significantly lower median incomes. There was inadequate data to calculate median income for families with six persons or more.

Figure 76: Median Family Income by Family Size, 2019

	Median Income
2-persons	\$55,104
3-persons	\$19,475
4-persons	\$37,135
5-persons	\$83,550
6-persons or more	0

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Large households have higher housing costs, and face challenges securing housing that is not overcrowded. The Fair Market Rent for a four-bedroom unit in Glenn County is \$1,256, which would not be affordable to a family earning the median income of \$37,135. This rent is affordable to a five-person household earning the median income of \$83,550, but not to a five-person household earning less than 50% of median income.

People Experiencing Homelessness

The Dos Rios Continuum of Care completes a Point-in-Time Homeless Census every 1-2 years. In 2019, 20 of the 47 homeless individuals surveyed countywide were in Orland. Individuals experiencing homelessness responded to questions on a survey form; responses were not provided by the surveyor. Below is a list of findings from the 2019 Point-In-Time Homeless Census for individuals surveyed in Orland.

- Habitation: 11 individuals lived in a temporary shelter, motel, or other temporary arrangement, 7 individuals lived outside, and 2 individuals lived in a vehicle
- 7 of the 20 individuals reported that this was the first time they had experienced homelessness.
- Age: 19-70 years old
- Gender: 18 males; 2 females
- Ethnicity: None reported Hispanic or Latino
- Race: 16 White; 4 Native American
- Veteran Status: One individual reported being a veteran
- Disability: 3 individuals reported receiving disability benefits such as SSI, SSDI, or Veterans Disability

As the Point-in-Time Census is a survey on one day in late January every 1-2 years, it is a representative sample and not comprehensive, since not all individuals experiencing homelessness that are living in Glenn County are surveyed. Many individuals experiencing homelessness are not publicly visible or easy to find, and staff and volunteers do not always have adequate time or resources to locate them.

School district data can help round out the picture of homelessness. The California Department of Education, in coordination with school districts, collects data on housing insecurity for its students.

Figure 77: Homelessness in Public School Students by Nighttime Residence, 2018 shows how many

students in Glenn County were living in various homeless situations in 2018. This data provides a broader picture than the Point-In-Time Homeless Census of the number of families that are experiencing homelessness or that are at risk of experiencing long-term homelessness. In the data collection process, a student may have been recorded as homeless in more than one school, school district, or county during a school year. As a result, this data may include duplicate counts of some students. An estimated 82% of students that were recorded as experiencing homelessness were doubled up with friends or relatives. This is consistent with accounts of rural and small city homelessness in other places as well due to the lack of temporary shelter options.

Figure 77: Homelessness in Public School Students by Nighttime Residence, 2018

Local Educational Agency	Doubled-Up	Hotel/ Motel	Sheltered	Unsheltered	Total
Glenn County Office of Education	9	1	1	2	13
Capay Joint Union Elementary	0	0	0	0	0
Lake Elementary	0	0	0	0	0
Plaza Elementary	0	0	0	0	0
Princeton Joint Unified	0	2	1	0	3
Stony Creek Joint Unified	24	0	1	0	25
Willows Unified	137	19	37	0	193
Orland Joint Unified	108	2	7	0	117
Hamilton Unified	70	0	0	1	71
	348	24	47	3	422

Source: California Department of Education, Coordinated School Health and Safety Office custom tabulation, 2018

Figure 78: Homelessness in Public School Students, City of Orland, 2019-2021 provides information on services that were provided to public school students from 2019 through the first quarter of 2021. The number of students in Orland that received temporary housing benefits was 33 in 2019 and 35 in 2020. The number of students receiving temporary housing benefits appears to be increasingly significantly in 2021, with 19 families already served in the first quarter of 2021.

Figure 78: Homelessness in Public School Students, City of Orland, 2019-2021

Number of Households Served During Time Period				
Program Assistance Type		2019	2020	1st Quarter 2021
Homeless Assistance Requests	Temporary Housing Benefits	14	24	10
	Permanent Housing Benefits	12	17	3
	Both Temporary and Permanent Housing Benefits	8	14	1
Days Authorized for Temporary Shelter		837	1,579	461
Housing Support Program (HSP)- # of families served		33	35	19

Source: Glenn County Community Action Department, Homeless Assistance Requests by Program and Year, 2019-2021

Another information source that helps provide a more complete picture of homelessness is Mental Health Services Act (MHSA) data, collected by the Glenn County Department of Health and Social Services. **Figure 79: Mental Health Services Act Data, 2020-2021** shows that 28 children in Glenn County are being served by the Full Service Partnership program, which provides wrap around supportive services for families. The 60 clients listed as homeless or couch surfing is a larger number of individuals than identified in the 2018 Point-In-Time Homeless Census countywide.

Figure 79: Mental Health Services Act Data, 2020-2021

Glenn County MHSA Program Participants	Number of participants
Children who are FSP	28
Clients listed as homeless or couch surfing	60
Dual Diagnosis clients served in MH and SUDS	15
Clients served in specialty mental health services	45

Source: Glenn County Department of Health and Social Services, MHSA custom tabulation, 01/01/2020 to 5/19/2021

The State of California has dedicated significant new funding toward addressing homelessness in recent years. These new programs are described in the Resource Inventory chapter, Financial Resources section.

Federal and state policies and programs have coalesced around a “Housing First” approach that seeks to eliminate barriers to entering permanent housing. Housing First prioritizes the stability and safety of permanent housing as key to opening up avenues for people to effectively address mental illness, substance abuse, and other issues that are exacerbated by homelessness. Most federal and state programs target homeless funding for the development of Permanent Supportive Housing that has a Housing First approach, has a referral process that is coordinated among government and social service agencies, and provides individualized case management and supportive services for tenants.

In recent years, the City of Orland has made revisions to the zoning code in order to facilitate the production of housing for people experiencing homelessness, as mandated by State law. This has included:

- Allowance of emergency shelters as a use by-right in at least one zoning district; and
- Allowance for transitional and supportive housing, and group care homes, in residential districts with no additional requirements other than what would be required of any residential use.

Farmworkers

There are an estimated 525 Orland residents employed in the agriculture, forestry, fishing and hunting, and mining industries. This is about 17% of the total employed population. This is slightly lower than the percentage of persons employed in these industries countywide. It is a much higher proportion than for the state as a whole, in which just 2% of all employed residents are employed in these industries.

Figure 80: Agriculture and Related Occupations, 2019

	Number of People Employed in Agriculture, Forestry, Fishing and Hunting, and Mining Industry	% of Total Employed Population
City of Orland	525	17.3%
Glenn County	2,506	22.2%
State of California	415,545	2.2%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

The Census of Agriculture is conducted every five years by the U.S. Department of Agriculture (USDA), and is a count of U.S. farms and ranches and the people who operate them. This data is available at the county level but not on the city level. This data provides additional information about farmworkers and housing need. **Figure 81: Farm and Labor Characteristics, 2017** shows that as of 2017 in Glenn County there were an estimated 3,135 workers, including 2,087 migrant workers, on farms with hired labor. Migrant workers travel from their permanent place of residence to find work at one or more agricultural employers. A portion of these workers may be in need of temporary or permanent housing.

Figure 81: Farm and Labor Characteristics, 2017

Jurisdiction	Number of Farms	Number of Farms with Hired Labor	Number of Workers on Farms with Hired Labor	Total Migrant Workers on Farms with Hired Labor
Glenn County	1,173	534	3,135	2,087

Source: U.S. Department of Agriculture, 2017 Census of Agriculture

The federal and state governments have specialized funding programs for farmworker housing. This includes the USDA housing programs, and the Joe Serna, Jr. Farmworker Housing Grant Program administered by HCD. These programs support the new construction and rehabilitation of owner-occupied homes and rental units for agricultural workers, with a priority for lower income households.

RESOURCE INVENTORY

This chapter will describe the various resources that can be employed to produce a variety of housing types to meet the needs described in Chapter 4. The principal resources required are adequate appropriately zoned land, and financing. There are opportunities to use these resources to not only produce housing, but also further energy conservation, as residential structures are a major energy user. This chapter will explore available resources in the following sections:

- Adequate Sites Inventory
- Financial Resources
- Energy Conservation Opportunities

ADEQUATE SITES INVENTORY

As laid out in the Introduction Chapter, State Housing Element Law requires local governments to plan for housing needs based on future growth projections through the Regional Housing Needs Allocation (RHNA). The RHNA establishes goals for the production of housing affordable to various income levels—Above Moderate-, Moderate-, Low-, and Very Low-income. The goals are generally set every 7.5 years and correspond with Housing Element planning periods.

Government Code Section 65583.2 requires each community to ensure that there is adequate appropriately zoned land within its jurisdiction to accommodate its RHNA. This process is implemented through the Adequate Sites Inventory.

RHNA Housing Need

The 2021-2029 RHNA for the City of Orland is shown below. The Adequate Sites Inventory must demonstrate that there is adequate land within the city jurisdiction to accommodate the RHNA unit goals by income level. The land must be vacant or have adequate capacity for redevelopment. In addition, the land must be appropriately zoned, meaning that residential must be a permitted use on the land.

Figure 82: Regional Housing Needs Allocation, 2021-2029

Affordability Tier	Number of Units Allocated	Percentage
Very-Low	62	25%
Low	31	13%
Moderate	44	18%
Above Moderate	110	44%
Total	247	100%

Source: State of California Department of Housing and Community Development, Final RHNA Allocation, 08/05/20

Per State Housing Element Law, the Adequate Sites Inventory must not only identify developable land that is zoned for residential use, but it must also ensure that zoning allows densities, defined as units per acre, that will facilitate housing that is affordable to all income levels. In general, housing developed at higher densities allows for the production of housing that is affordable to lower income groups, while lower densities tend to produce housing for higher income groups. Government Code Section 65583.2(c) (3) requires that the Housing Element establish a reasonable baseline density to feasibly develop low-income housing for the Adequate Sites Inventory. A reasonable baseline density is demonstrated by analyzing the densities of low-income affordable housing developments that have been recently produced within the jurisdiction.

Figure 83: Low-income Density Analysis lists all three low-income affordable housing projects that have been built within the City of Orland. The zoning, number of units, property size in acreage, and density in units per acre is provided for each housing project. These projects were built in 1990, 2003, 2005. Two properties are zoned R-3 and one is zoned P-D. The number of units range from 33 to 82, while the property sizes range from 2.72 to 4.05 acres. The densities range from 12.1 units per acre to 20.2 units per acre, and the average density is 15.2 units per acre. From this data we can extrapolate that low-income housing can be built at a minimum of 16 units per acre.

Figure 83: Low-income Density Analysis

Project	Address	Zoning	Units	Acreage	Density
Newport Village Apartments	1011 Newport Avenue	P-D	40	3	13.3
Rancho De Soto Apartments	1003 Newport Ave	R-3	33	2.72	12.1
Orland Apartments	817 Newport Ave	R-3	82	4.05	20.2
Average			51.67	3.3	15.2

Source: City of Orland, July 2021

Analysis of Realistic Capacity

Government Code, Section 65583.2(c)(1&2) requires that the Housing Element establish a realistic capacity for the zoning district associated with each parcel used in the Adequate Sites Inventory. **Figure 84: Lower Income Sites Capacity Analysis** shows R-3 and P-D zoned sites that have been developed, or are in the process of being developed, with multifamily housing. Newport Village Apartments, Rancho De Soto Apartments, and Orland Apartments are currently operating low-income affordable projects. Sacramento Street Apartments is a currently operating market rate multifamily property. Liberty Bell Courtyards and Woodward Family Apartments are low-income affordable projects that are currently in the entitlements and development process. The average density for these six sites is 18 units per acre, which is what has been assumed as realistic capacity for Lower Income sites that are included in the Sites Inventory. For Moderate and Above Moderate-Income sites, R-1 has a maximum density of 6 units per acre and this density was used as a default to meet the Moderate and Above Moderate RHNA requirements.

Figure 84: Lower Income Sites Capacity Analysis

Project	Address	Zoning	Units	Acreage	Density
Newport Village Apartments	1011 Newport Avenue	P-D	40	3	13.3
Rancho De Soto Apartments	1003 Newport Ave	R-3	33	2.72	12.1
Orland Apartments	817 Newport Ave	R-3	82	4.05	20.2
Sacramento Street Apartments	725 Sacramento Street	R-3	8	0.31	25.8
Liberty Bell Courtyards	N 6th Street	R-3	32	2.34	13.7
Woodward Family Apartments	E. Tehama Street	R-3	36	1.57	22.9
Average			38.50	2.3	18.0

Source: City of Orland, July 2021

Availability of Utilities

The City of Orland provides water, sewer, and storm drain service to parcels within its jurisdiction. Water service costs \$61.35 every two months for a 15,000-gallon allotment, while sewer service costs \$59.70 every two months. The parcels included in the sites inventory are within the City's jurisdiction on infill lots that are served by current infrastructure. Development of these parcels will not require significant expansion of water or sewer infrastructure. Other utilities available to parcels in the sites inventory are Pacific Gas & Electric, AT&T telephone and internet, Comcast cable television and internet, and Waste Management trash collection. The City coordinates with these utility providers to plan for services and assess development proposals, which includes the project entitlement review and building permit processes.

Identified Sites

The sites identified for inclusion in the Adequate Sites Inventory are listed in (*Table X: Sites Inventory*). A summary description of the sites by income level follows.

Lower Income Sites

APN 040-281-015— This is a vacant 2.40-acre site located in the downtown area of Orland. It is owned by an affordable housing developer who is planning to build low-income housing on the site.

APN 045-100-131 – This is a 1.22 acre vacant site. This parcel and APN 045-100-097 are part of a project in the development process that will result in 32 affordable housing units.

APN 045-100-097 – This is a .69 acre vacant site. This parcel and APN 045-100-131 are part of a project in the development process that will result in 32 affordable housing units.

APN 041-081-002 – This is a 1.47 acre vacant site. This site is in the development process for the construction of a 36-unit affordable housing complex.

Moderate Income Sites

APN 041-230-008 – This is a 4.85 acre site in the eastern portion of town. It is zoned for the development of single-family housing.

APN 045-102-057– This is a 5.84 acre site in the eastern portion of town. It is zoned for the development of single-family housing.

Above Moderate Income Sites

APN 041-210-001– This is a 16.48 acre site in the eastern portion of town. It is zoned for the development of single-family housing.

APN 041-240-006– This is a 3.23 acre site in the eastern portion of town. It is zoned for the development of single-family housing.

Figure 85: Site Inventory

APN	General Plan Designation	Zoning District	Maximum Density	Assumed Density	Parcel Size (Acres)	Lower Income Capacity	Moderate Income Capacity	Above Mod Income Capacity	Total Capacity
040-281-015	C	PD	25	18	2.40	43	0	0	43
045-100-131	R-H	R-3	25	17	1.22	20	0	0	20
045-100-097	R-H	R-3	25	18	0.69	12	0	0	12
041-081-002	R-H	R-3	25	25	1.47	36	0	0	36
041-210-001	R-L	R-1	6	6	16.48	0	0	99	99
041-240-006	R-L	R-1	6	6	3.23	0	0	19	19
041-230-008	R-L	R-1	6	6	4.85	0	29	0	29
045-102-057	R-L	R-1	6	6	5.84	0	35	0	35
Total					36.18	111	64	118	293

Figure 86: RHNA and Sites Inventory shows the RHNA targets compared to the units identified in the Adequate Sites Inventory. This demonstrates that the City of Orland has adequate site inventory to exceed each of the RHNA goals for each income level. The RHNA has established a need for a total of 247 units, while the Sites Inventory identified land that is appropriately zoned and developable for the production of 293 units, resulting in a surplus of 46 units. The status of the Sites Inventory will be assessed and updated each year in compliance with State No Net Loss Law (SB 166). This will involve monitoring of rezones and development conditions of the included sites and tracking the development of residential units.

Figure 86: RHNA and Sites Inventory

Income Level	RHNA	Sites Inventory	Surplus (Deficit)
Lower Income (Very Low and Low-income)"	93	111	18
Moderate Income	44	64	20
Above Moderate Income	110	118	8
Total	247	293	46

Source: California State Department of Housing and Community Development, 2020 Final Regional Housing Need Determination

Affirmatively Furthering Fair Housing: Sites Inventory

In this section, sites included in the Site Inventory are identified, mapped, and evaluated on their capacity to Affirmatively Further Fair Housing. The sites are evaluated on segregation and integration, racially and ethnically concentrated areas of poverty, access to opportunity, and disproportionate housing needs.

Isolation of RHNA

The **Figure 87: City of Orland, Site Inventory Map** depicts 10 sites which the City has identified for future development to meet the Regional Housing Needs Allocation (RHNA) requirements. The map is divided into quadrants for reference. Quadrants 1, 3, and 4 are shown in more detail in the **Figure 84: City of Orland, Quadrant 1, 2021 Map**, **Figure 85: City of Orland, Quadrant 3, 2021 Map** and **Figure 86: City of Orland, Quadrant 4, 2021 Map**. The yellow circles identify moderate and above moderate-income sites, while the blue circles identify low and very income sites. The circles represent approximate locations and are not a numerical representation of the sites included in the Site Inventory.

The sites identified in this analysis have the potential to bring 68 units for very low-income households, 43 units for low-income households, 64 units for moderate income households, and 118 units for above

moderate households, which surpasses the RHNA by 46 units. There are 18 surplus units zoned for low and very low-income households and 28 surplus units for moderate and above moderate-income households.

The **Figure 88: City of Orland, Quadrant 1 Map** shows the location of three sites for development at the Northwest corner of the City that are within Block Group 1. This quadrant contains two sites zoned for low-income and very low-income households, and one site zoned for moderate and above moderate-income households. The City is currently working with a developer to build affordable housing at one of these locations. Quadrant 2 contains one site which is zoned for low-income and very low-income households and the City is working with an affordable housing developer to build housing at this site. The **Figure 89: City of Orland, Quadrant 3 Map** shows the location of three sites for development at the Southeast corner of the City that are within Block Group 3. This quadrant contains three sites which are zoned for moderate and above moderate households. The **Figure 90: City of Orland, Quadrant 4 Map** shows the location of three sites for development at the Southwest corner of the City that are within Block Group 1. This quadrant contains three sites which are zoned for very low-income and low-income households.

There are six multi-family residential and planned development district sites within the City for low and very income households consist of a total of 5.78 acres and 111 units. Five sites are in Block Group 1 and one site is in Block Group 3. There are four single family residential sites in areas of new growth for moderate and above moderate households consisting of a total of 24.56 acres and 182 units. These sites are in Block Group 3.

Site locations were chosen based on availability, zoning, and access to infrastructure. Areas of new growth are at the east end of the city, located within Block Group 3. New growth is zoned as single-family development, which naturally concentrates areas of affluence. Areas that are zoned for multi-family development are located closer to the city center, near naturally older and affordable housing stock such as the west end of the city, within Block Group 1. Block Group 1 also has limited land for development, better access to infrastructure, and is more feasible for affordable housing development. This encourages higher density developments, such as apartments, which can naturally concentrate areas of less affluence.

Figure 87: City of Orland, Site Inventory Map, 2021

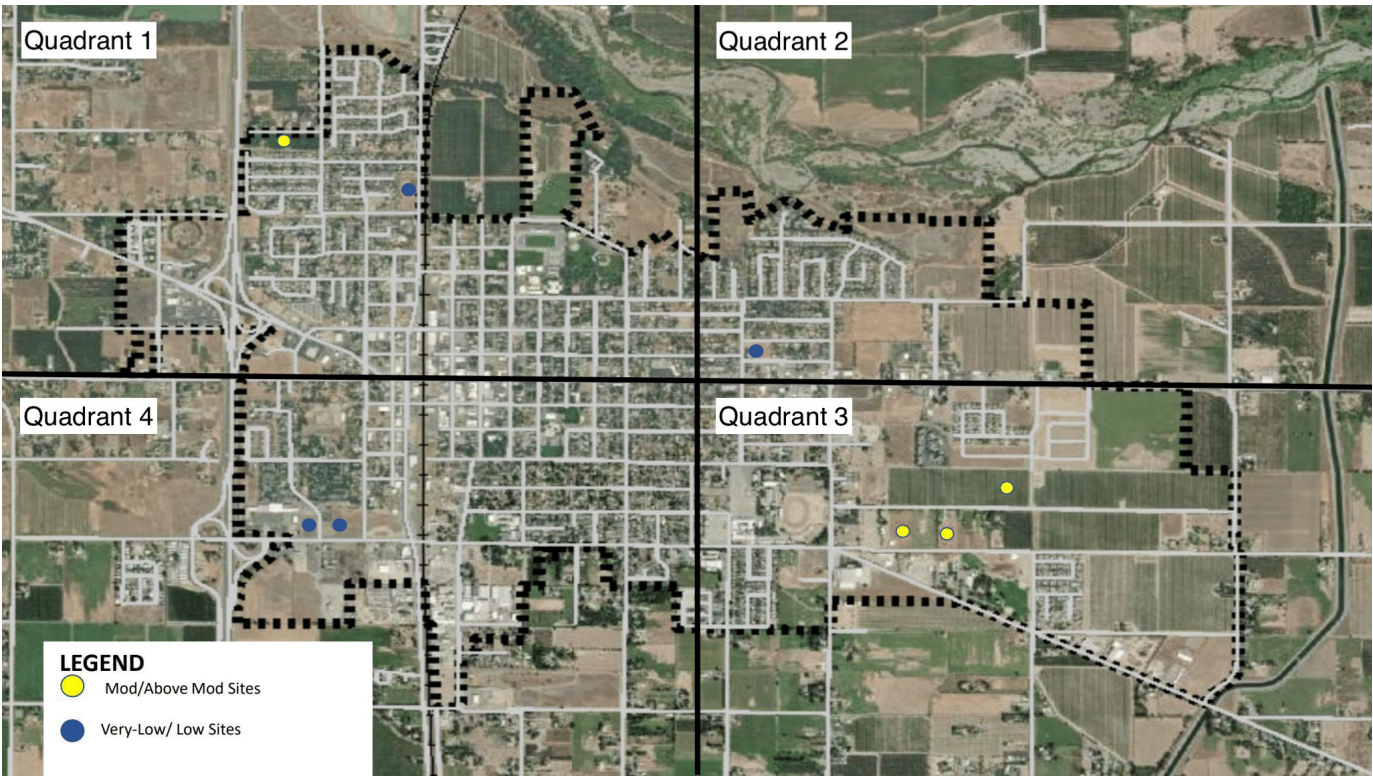


Figure 88: City of Orland, Quadrant 1 Map, 2021

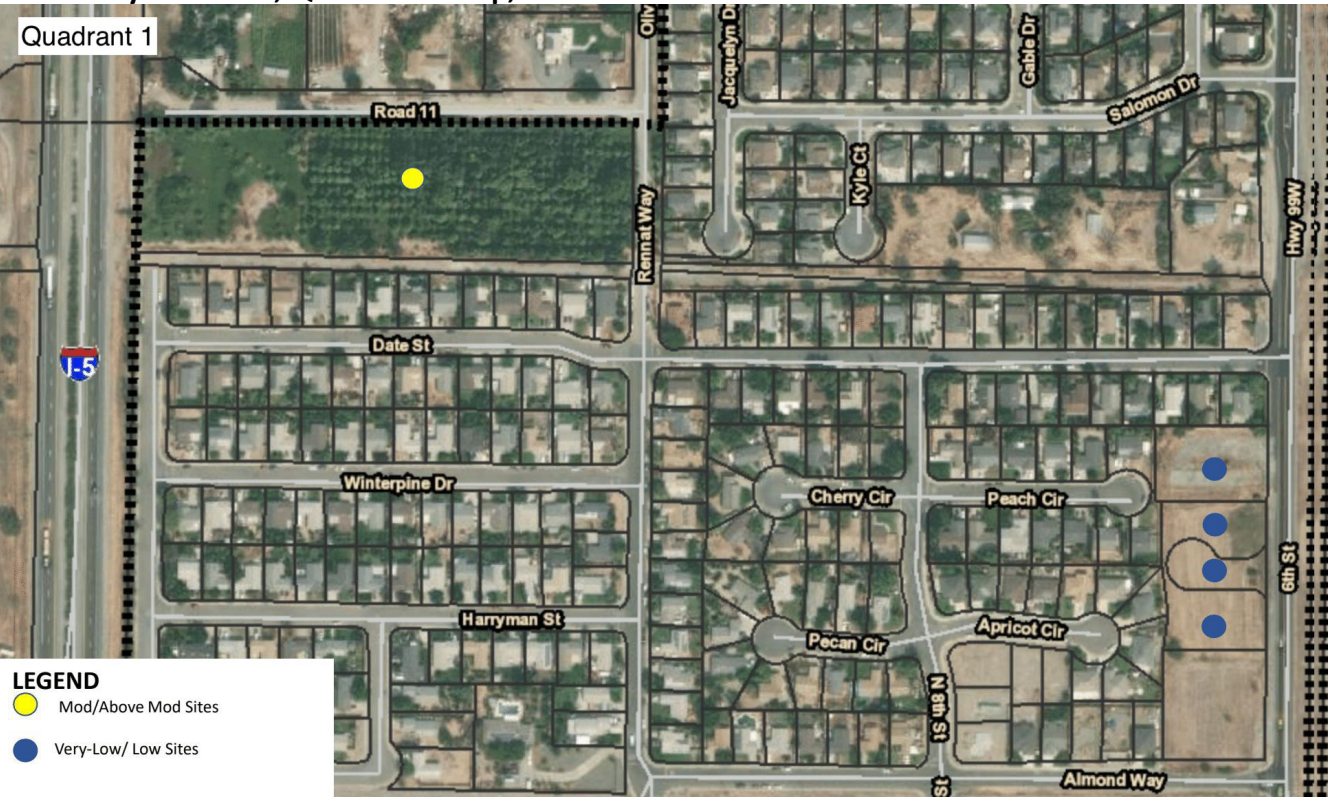


Figure 89: City of Orland, Quadrant 3 Map, 2021



Figure 90: City of Orland, Quadrant 4 Map, 2021



Improved Conditions

This section explores racially and ethnically concentrated areas of poverty and access to opportunity.

Racially or Ethnically Concentrated Areas of Poverty

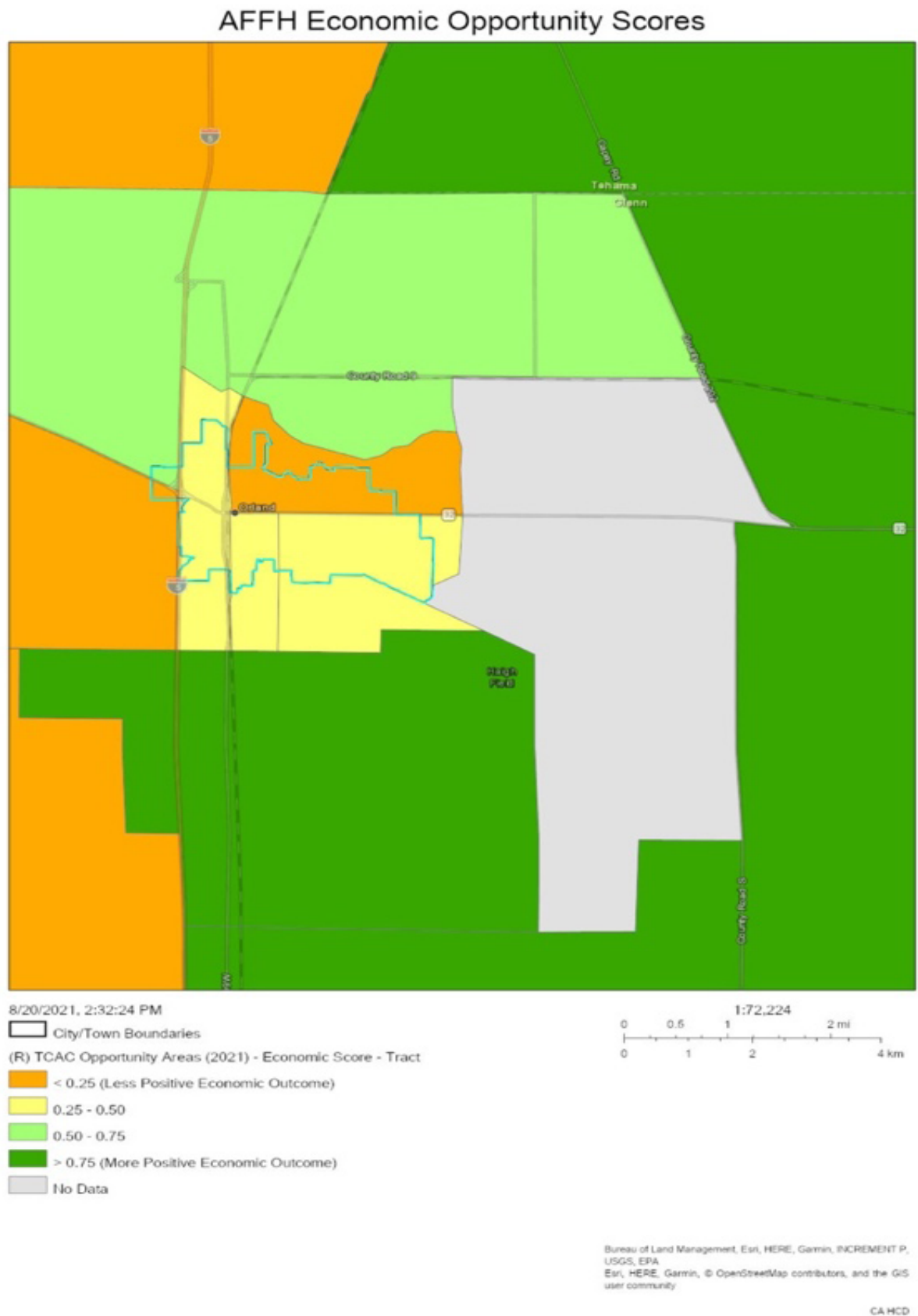
As mentioned earlier, there are no HUD (Department of Housing and Urban Land Development) defined racially or ethnically concentrated areas of poverty (R/ECAP) in the City of Orland nor in Glenn County. Racially or ethnically concentrated areas of poverty rely on a racial or ethnic concentration threshold and a poverty test. A racially or ethnically concentrated area of poverty is defined as an area that: 1) has a non-white population of 50% or more, and 2) 40% or more of the population lives below the poverty line (or those where the poverty rate is three times the average poverty rate of the metropolitan area).

Access to Opportunity

As mentioned earlier, **Figure 22: City of Orland, Access to Opportunity Map, 2021** depicts that nearly the entire City of Orland is considered a high resource area. For reference, Figure 4 is a map that shows the block groups in the City of Orland. Each block group has high scores in education and health outcomes, but relatively low economic outcome scores. The location of sites in relation to economic opportunity is analyzed below.

Figure 91: City of Orland, Economic Opportunity Map, 2021 depicts the economic opportunity scores of the four block groups that encompass the City of Orland. Of the four block groups, Block Groups 2 and 4 have the lowest economic opportunity scores at 0.24 and 0.29 respectively. Scores below 0.25 are considered to have the least access to economic opportunity. Block Group 1 has an economic opportunity score of 0.33 and Block Group 3 has the highest economic score of 0.48.

Figure 91: City of Orland, Economic Opportunity Map, 2021



There are two upcoming developments in the City of Orland that will bring substantial jobs to the area. Butte-Glenn Community College is in the process of building a new accessory campus in Block Group 1, near the Interstate 5 highway. The five low-income sites located in Block Group 1 have the potential to benefit from the close proximity in jobs and education due to the construction of the Butte-Glenn Community College campus. The three sites in Quadrant 4, which are also in Block Group 1, are adjacent to a shopping center which includes a grocery store, restaurants, and Orland Unified School District. New development in this area would help revitalize Block Groups 1 and 4.

As of September 2021, Amazon has built a warehouse southeast of the City, closest to Block Group 3 and east of the Orland Haigh Airport. This development will bring a significant number of entry-level part-time jobs to the region. Block Group 3, which includes three moderate and above moderate-income sites, are in closest proximity to this development. However, all residents will benefit from this development. The City of Orland is a very small jurisdiction and residents in the three other Block Groups are only 1-2 miles further from the Amazon warehouse. The introduction of the Butte-Glenn Community College Campus and Amazon warehouse will bring significant job opportunities to all economic segments of the population. Because the City of Orland is a very small jurisdiction, job proximity does not vary substantially within its block groups.

Disproportionate Housing Needs and Displacement Risk

Local data and knowledge identified the risk of displacement for very low-income and low-income residents as well as high income residents. Interviews with the City indicated that high income residents are at risk of leaving to Chico in search of high quality housing. An interview with the Glenn County Community Action Department indicated that low-income residents are leaving the region altogether due to the shortage of rental units or affordable homes.

Both quantitative and qualitative data indicate that there is a significant population of high income and low-income residents, but fewer middle-income residents. Similarly, household sizes tend to be very small or very large. The proposed sites meet the requirements of residents in the region by providing a sufficient number of developments to meet the needs of each income group. In addition, new developments in traditionally low-income areas and or areas which will plan to improve access to education and jobs will help revitalize neighborhoods.

Exacerbated Conditions

Segregation and Integration

This considers whether all the sites will receive the same amenities, whether the units are any combination of affordable, market-rate, rental, for-sale, multi-family, or single-family. It analyzes the opportunities for all income levels to reside in an area of new growth to improve fair housing choice and equitable access to opportunity.

Figure 92: City of Orland, Block Group 1 by Race and Ethnicity, 2018 depicts the racial and ethnic makeup of residents who lived in Block Group 1 in 2018. Block Group 1 has the highest concentration of

Hispanic or Latino residents and the lowest concentration of White residents within the City. This part of town is anecdotally known to have the largest concentration of Hispanic or Latino residents. The median household income is \$38,979. The median home value is \$179,221. These findings suggest that Block Group 1 is an area of relatively low access to resources.

Figure 92: City of Orland, Block Group 1 by Race and Ethnicity Table, 2018

Race/Ethnicity	Number of Residents	Percent of Residents
White (not Hispanic or Latino)	1,021	35.7%
Hispanic or Latino	1,643	57.5%
All Other Races and Ethnicities	194	6.8%
Total	2,858	100%

Source: California Department of Housing and Community Development, AFFH Data Viewer, Racial Demographics-Block Group (2018)

Figure 93: City of Orland, Block Group 3 by Race and Ethnicity, 2018 depicts the racial and ethnic makeup of residents who lived in Block Group 3 in 2018. Block Group 3 has a significantly lower concentration of non-white residents, which make up approximately 50.3% of the residents living in that area and a significantly higher concentration of White residents, which make up 49.6% of residents living in that area. The median household income is \$50,523, which is approximately \$12,000 higher than Block Group 1. The median home value is \$214,368, which is approximately \$35,000 higher than home values in Block Group 1. These findings indicate that Block Group 3 is an area of relatively high access to resources.

Figure 93: City of Orland, Block Group 3 by Race and Ethnicity Table, 2018

Race/Ethnicity	Number of Residents	Percent of Residents
White (not Hispanic or Latino)	1,089	47.0%
Hispanic or Latino	1,106	47.7%
All Other Races and Ethnicities	123	5.3%
Total	2,318	100%

Source: California Department of Housing and Community Development, AFFH Data Viewer, Racial Demographics-Block Group (2018)

Block Group 1 has a significantly large Latino/Hispanic population, significantly low median income, and relatively low property values. Block Group 3 has a significantly large White population, significantly high

median income, and relatively high property values. To encourage income diversity and more balanced living patterns, the next Housing Element Update should consider future moderate and above-moderate sites in Block Group 1, and low-income and very low-income sites in Block Group 3.

Local Data and Knowledge

City of Orland

The City is most interested in increasing housing stock and rental unit supply by incentivizing development. Open irrigation canals, which crisscross throughout the city, create an obstacle to housing development. The City has a policy which requires canals to be covered for housing development to occur, which can be very costly. This limits the locations available for housing development.

Summary of Conclusions and Approach to Policies and Programs

This section on Affirmatively Furthering Fair Housing in the Site Inventory focuses on improving fair housing choice and equitable access to opportunity. The low-income, very-low-income, moderate, and above moderate-income sites proposed by the City surpass the RHNA requirements by 46 units. Economic development in the region encourages equitable access to job opportunities. In the future, the City will consider developing affordable housing in Block Group 3 to encourage more balanced and integrated living patterns. Other approaches to improve fair housing choice and opportunity are reflected in the Goals, Policies, and Programs section.

FINANCIAL RESOURCES

Financial resources are available for the production of affordable housing and related housing supports (emergency shelter, rental assistance, etc.) at the local, state and federal levels. At the time of the writing of this update, the financial resources landscape is an ever-changing and somewhat unpredictable one. At both the State and Federal levels, the respective administrations propose to devote more financial resources to addressing the affordable housing shortage than perhaps at any time in history. This section describes funding sources that the City of Orland can apply for directly, those that an affordable housing developer can apply for, and those that other local housing agencies provide to support the residents of Orland. These resources are subject to change over the period covered by the Housing Element update.

State Resources

Small Cities Community Development Block Grant (CDBG)

Government Administrator/Application Process: City applies to State HCD

Eligible Uses: Housing— Single-Family Housing Rehabilitation, Homebuyer Assistance, Infrastructure in Support of Housing, Multi-family Housing Rehabilitation.

Community Development— Infrastructure improvements in low-income neighborhoods.

Current Status: This is federal pass-through funding for non-entitlement jurisdictions. The Biden Administration proposes to increase the funding for this program by 8% in the 2021 budget. The State generally issues one NOFA each year. Activities to be funded by the State can vary from year to year. Jurisdictions can apply jointly if they intend to share a program (e.g. Housing Rehabilitation shared by the County and City). The applicant must have a compliant Housing Element.

State Recipient Home Investment Partnership Program (HOME)

Government Administrator/Application Process: City applies to State HCD alone or in partnership with developer

Eligible Uses: New rental affordable housing; rehabilitation of existing rental affordable housing; down payment assistance programs to promote home ownership; owner-occupied housing rehabilitation; tenant-based rental assistance to prevent homelessness.

Current Status: This is federal pass-through funding for non-entitlement jurisdictions. The Biden Administration proposes to increase the funding for this program by 8% in the 2021 budget. The State generally issues one NOFA each year. Activities to be funded by the State can vary from year to year. Jurisdictions can apply jointly if they intend to share a program (e.g. Housing Rehabilitation shared by the County and City). The applicant must have a compliant Housing Element.

Permanent Local Housing Allocation (Formula Funds)

Government Administrator/Application Process: City/County applies to State HCD

Eligible Uses: A wide range, which includes but is not limited to—affordable rental housing for households below 80% AMI; affordable rental and ownership housing, including

Accessory dwelling units (ADUs), for households earning up to 120 percent of AMI; or capital costs for navigation centers and emergency shelters, as well as permanent and transitional housing for people experiencing homelessness.

Current Status: On-going funding provided through SB2 Building Homes and Jobs Act. Funding will fluctuate based on revenues taken in by the State. As allowed by PLHA guidelines, the City of Orland joined with Glenn County and the City of Willows to pool their PLHA formula funds for the first 5-year funding cycle (2020-2025). Funds can be spent on eligible projects within any of the jurisdictions, subject to agreed-upon criteria. In future funding cycles, the City can apply on their own, if they wish, or continue to pool funds with the other jurisdictions.

Permanent Local Housing Allocation (Competitive Funds)

Government Administrator/Application Process: State HCD/City applies to HCD in partnership with developer

Eligible Uses: New multi-family housing or rehabilitation of existing multi-family housing that is affordable to households at 60% AMI or less; permanent or transitional rental housing for those at risk of or experiencing homelessness.

Current Status: On-going funding provided through SB2 Building Homes and Jobs Act. The State issues one NOFA each year.

Multifamily Housing Program (MHP)

Government Administrator/Application Process: State HCD/Developer can apply

Eligible Uses: Deferred payment loan for housing developments with rents affordable to low-income households.

Current Status: State funding for this program is expected to be exhausted in 2021, but may be renewed in subsequent years through General Fund allocations and/or new bonds.

No Place Like Home (NPLH)

Government Administrator/Application Process: State HCD/Counties and Developers co- apply

Eligible Uses: Deferred payment loan for housing developments that target a portion of units to homeless individuals with mental illness. An operating reserve is also provided to awardees based on the number of NPLH-assisted units. In order to be eligible, counties must prepare a plan to address homelessness and commit to provide supportive services to tenants in NPLH-assisted units.

Current Status: A 2018 housing bond and revenue generated from the Mental Health Services Act (MHSA) funded \$2 billion for this program, with funding allocated through four different NOFAs released 2018-2021. The final 2021 Round 4 NOFA is expected to be released in the fall of 2021, with applications due in early 2022. The program may be refunded through State allocations and/or a new housing bond in future years.

Affordable Housing and Sustainable Communities Program (AHSC)

Government Administrator/Application Process: State HCD/Developer applies jointly with local

transportation agency

Eligible Uses: Grants for infill low-income affordable housing, and infrastructure that encourages reductions in vehicle trips and greenhouse gas emissions.

Current Status: State program funded by greenhouse cap-and-trade program. Recent revisions to regulations encourage greater participation from rural communities.

Infill Infrastructure Grant Program (IIG)

Government Administrator/Application Process: State HCD/City or developer applies

Eligible Uses: Gap funding for infrastructure improvements necessary for specific residential or mixed-use infill projects.

Current Status: This is funding from Proposition 1, the Veteran's and Affordable Housing Bond Act, therefore this funding will sunset when all bond proceeds are disbursed. The State generally issues one NOFA each year.

Low-income Housing Tax Credit Program (LIHTC)

Government Administrator/Application Process: State of California/Developer applies

Eligible Uses: New construction or rehabilitation of affordable housing; tax credits are purchased by investors that provide equity to projects

Current Status: Each state receives an allocation of federal tax credits for low-income housing. The California Tax Credit Allocation Committee administers allocations to affordable housing projects through a competitive application process. Most low-income affordable projects require the use of tax credits, as it typically provides the largest amount of funding.

Tax Exempt Revenue Bond Authority

Government Administrator/Application Process: State of California/Developer applies

Eligible Uses: New construction or rehabilitation of affordable housing; banks purchase bonds and make loans with below-market terms to projects

Current Status: Each state receives an allocation of debt from the federal government with interest earnings that are exempt from federal taxes. The California Debt Limit Allocation Committee administers allocations to affordable housing projects through a competitive application process.

Federal Resources

Housing Choice Vouchers (HCV)

Government Administrator/Application Process: Housing Authority of the County of Butte (HACB), which receives HCV allocations from HUD; HACB functions as the Housing Authority for Glenn County)/Tenants apply

Eligible Uses: Rental assistance for low-income households

Current Status: Local housing authorities receive funding for HCV (Section 8 of the United States Housing Act of 1937) from the Federal Government. HACB currently administers 29 vouchers within the City of Orland. While funding has been cut in recent years, the Biden Administration proposes to fully fund the program so that all eligible households may receive a voucher.

Project Based Section 8 Vouchers

Government Administrator/Application Process: Housing Authority of the County of Butte (HACB), which receives HCV allocations from HUD; HACB functions as the Housing Authority for Glenn County)/Developers apply

Eligible Uses: Rental assistance for low-income households tied to units, which can be underwritten by loans that finance housing projects

Current Status: Housing authorities may dedicate a portion of their Housing Choice Vouchers as Project Based Vouchers. HACB has committed a total of 56 Project Based Vouchers to two projects that are expected to be leased up in late 2022. The Biden Administration is seeking to increase the number of Project Based Vouchers available to Housing Authorities.

HUD VASH Vouchers

Government Administrator/Application Process: Housing Authority of the County of Butte (HACB), which receives HCV allocations from HUD; HACB functions as the Housing Authority for Glenn County)/Tenants apply

Eligible Uses: Rental assistance and supportive services for homeless veterans

Current Status: This federally funded program is managed through a partnership between housing authorities and the U.S. Dept. of Veterans Affairs. Homeless veterans receive a rental subsidy from the housing authority and case management from the VA. HACB currently administers one VASH voucher in Willows. Funding for this program has been increasing in recent years with strong bipartisan support in Washington D.C.

Continuum of Care (CoC) Programs

Government Administrator/Application Process: Dos Rios Continuum of Care, administered by the Colusa-Glenn-Trinity Community Action Program

Eligible Uses: Rental subsidies, rapid re-housing, emergency shelter, homeless prevention

Current Status: The Dos Rios Continuum of Care is currently accessing State resources available to them (Emergency Solutions Grant, Homeless, Homeless Housing Assistance and Prevention, Homeless Emergency Aid Program, etc.) and the planning allocation of Federal CoC funding through HUD; they plan to begin accessing federal CoC funds from this program with increased staff capacity. Funds are passed through to service providers at the County level.

ENERGY CONSERVATION OPPORTUNITIES

As the rapid depletion of nonrenewable resources persists and energy costs continue to rise, community members have become more aware of energy conservation measures, primarily as an effort to offset these rising costs. Typically, the use of alternative energy sources is most advantageous in new housing development. However, there are many energy-conserving measures that can be retrofitted onto older, existing housing which may conserve the ongoing use of nonrenewable fuels, which in turn, may reduce related costs.

Pacific Gas and Electric (PG&E), the utility company that serves the City of Orland, provides a plethora of energy conservation services for residents. In addition, PG&E offers energy assistance programs for lower-income households to help community members conserve energy and reduce utility costs. Programs currently administered in the City of Orland by PG&E include the California Alternate Rates for Energy Program (CARE) and the Family Electric Rates Assistance (FERA). The CARE program, administered by PG&E provides a monthly discount of 20% or more on gas and electricity to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified group living facilities. Participants qualify through income guidelines or if enrolled in certain public assistance programs. The FERA program, also administered by PG&E, offers monthly discount of 18% on electricity to households with three or more people. Participants qualify through income guidelines.

Other Energy Conservation programs available to residents of the City of Orland include:

- LIHEAP (Low-income Home Energy Assistance Program)
- AHSC (Affordable Housing for Sustainable Communities)
- DAC-SASH (Disadvantaged Communities and Single-Family Solar Homes Program)
- BUILD (Building Initiative for Low Emissions Development)

Glenn County Community Action Department

One of the key providers of energy conservation services in Glenn County is the Glenn County Community Action Department (Glenn County CAD). Glenn County CAD is dedicated to helping people help themselves and each other. The Community Action Department manages a variety of grant-funded

programs, including emergency services, housing services, income and employment, and community services and development for vulnerable, low-income seniors, youth, and families. The Department serves as the Lead Agency for the Colusa-Glenn-Trinity Community Action Partnership and the Dos Rios Continuum of Care, which serves Colusa, Glenn, and Trinity counties.

Glenn County CAD administers a weatherization program (WAP) for low-income homeowners in the City of Orland. Weatherization services offered through this program include attic insulation and venting, door weather-stripping, glass replacement, low-flow showerheads, and gas appliance replacement. Glenn County also administers the Low-Income Home Energy Assistance Program (LIHEAP) program, described below.

Low-Income Home Energy Assistance Program (LIHEAP)

LIHEAP is a federally funded program that services the City of Orland through Glenn County Community Action Department (Glenn County CAD). The goal of the program is to assist eligible, low-income households with managing and meeting their immediate home heating and/or cooling needs and providing home weatherization upgrades. Qualified households may receive assistance in paying their utility costs. This may include electric, natural gas, propane, heating oil, cord wood or wood pellets. There are specific emergency services for clients who have received shut-off notices from their utility provider. LIHEAP is designed assist low-income households that pay a high portion of their income to meet their energy needs.

Below is data on individuals who been serviced in the City of Orland through LIHEAP since 2014:

- Homes weatherized between 2014 – 2020: 51
- January – June 2021: 0
- Heating, Cooling, and/or Water Heater replacements made between 2014 – 2020: 68
- January – June 2021: 6
- Utility Assistance for help with electric bills between 2014 – 2020: 1,743
- Number of payments made as of June 2021: 79

To apply for the weatherization and utility allowance program, residents must qualify through the income guidelines. Residents and community members can learn more about energy services administered by Glenn County CAD on their website at <https://www.countyofglenn.net/dept/community-action/welcome>.

Affordable Housing for Sustainable Communities (AHSC)

Administered by the Strategic Growth Council and implemented by HCD, the AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas (“GHG”) emissions. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

Disadvantaged Communities and Single-Family Solar Homes Program (DAC-SASH)

DAC-SASH is a ratepayer-funded program through the California Public Utilities Commission that provides up-front rebates to help low-income homeowners access the benefits of solar power. The DAC-SASH low-income solar program runs through 2030 in PG&E utility territory. In Orland, communities identified as “DACs” or disadvantaged communities in the state’s CES 4.0 map will be eligible for the solar program based on geography. Households must still qualify based on income, owner occupancy and be connected to PG&E’s electric grid.

Under the original SASH fund, GRID Alternative installed systems on over 5,200 homes in California. GRID is a leading voice in low-income solar policy and one of the nation’s largest nonprofit solar installer, serving families throughout California, Colorado, the Mid-Atlantic region, and tribal communities nationwide. GRID also offers single-family, multifamily and community solar installation services, project development and technical assistance, along with multiple levels of workforce development and service-learning opportunities, from volunteerism to in-depth solar training and paid internships. GRID’s mission is to build community-powered solutions to advance economic and environmental justice through renewable energy.

DAC-SASH goals include:

- Maximize financial savings for low-income households in economically and environmentally disadvantaged communities.
- Enhance long-term economic self-sufficiency in low-income communities by providing community members with access to green jobs training and solar employment opportunities.
- Provide education on energy efficiency and existing programs that can provide further benefits to families.

Building Initiative for Low Emissions Development (BUILD)

Authorized by State of California Senate Bill 1477, the Building Initiative for Low-Emissions Development (BUILD) Program will provide incentives for the deployment of near-zero emissions building technologies in low-income residential buildings emissions significantly beyond what otherwise would be expected to result from the implementation of the prescriptive standards described in Part 6 of Title 24 of the California Code of Regulations (California Energy Code).

The BUILD Program is currently under development, with program goals to raise awareness of near-zero-emission building technologies and applications, test program and policy designs, and gain practical implementation experience and knowledge. The program is designed to be a market transformation program. Through outreach, technical support, and education, BUILD hopes to promote all electric building decarbonization. The first two years of the program is expected to be focused on affordable housing. In the City of Orland, there may be incentive funding for disadvantaged communities. BUILD program guidelines will be finalized by the Fall 2021 and launched by the end of 2021.

Assessment and Recommendations

The City of Orland recognizes the opportunity to take advantage of County and State programs to improve energy conservation throughout its housing stock. In particular, promotion of the County's WAP and LIHEAP programs that make improvements to homes for low-income homeowners while improving energy efficiency would be beneficial, as these programs are currently undersubscribed within the City of Orland. The City can also promote the DAC-SASH and BUILD programs to expand solar and zero-emission building technologies. There are also opportunities for the City to incorporate more sustainable systems and energy efficient components into housing when it accesses State CDBG or HOME funds to rehabilitate homes.

HOUSING CONSTRAINTS

GOVERNMENTAL CONSTRAINTS

Governmental policies and practices can constrain the production of housing through land use regulations, building codes, permit fees, review procedures, and funding limits. Not all of these constraints are controlled by the City. State and Federal laws sometimes create constraints that the City has to enforce. An assessment of potential governmental constraints on the production of housing is provided below.

Land Use Controls

The City's land use policy is laid out in the City's General Plan and the Municipal Zoning Code. The General Plan guides the City's growth over a period of approximately 20 years. It includes land use designations for housing, commercial, office and industrial. The Municipal Zoning Code establishes design and development standards for all properties within the City. These standards include allowable land uses, minimum lot size, setbacks, lot coverage, building height, and parking requirements. The Zoning Code has three zoning designations for residential uses. Some residential uses are also allowed in certain commercial zoning districts as well. The City's Zoning Code establishes minimum lot sizes and dimensions and maximum families per structure, rather than units per acre. In addition, the City's General Plan also regulates the number of units allowed by setting the maximum units permitted in a zoning category regardless of lot sizes. Program HQY-1.2.1 is included in the Goals, Policies and Programs Chapter of this Housing Element to amend the maximum families per structure requirement in the zoning code.

General Plan Designations and Zoning Districts

The General Plan sets land use standards for the following residential designations:

Residential Estates: Allows up to 2 dwelling unit per acre, with an average population density of 6 persons per acre. Maximum coverage for all buildings should not exceed 30 percent. The dwelling types expected under this classification are single-family detached houses on individual lots.

Low-Density Residential (R-L): Provides up to 6 dwelling units per acre. Population per acre is not expected to average more than 18 in this land use designation. Maximum coverage for all buildings in this designation should not exceed 40 percent. Typical development in this designation includes single-family attached and detached home, accessory structures, and occasionally churches, schools, parks, and other governmental or quasi-governmental uses.

Medium Density Residential (R-M): Allows up to 10 units per acre. Population per acre is not expected to average more than 25 in this land use designation. Maximum coverage for all buildings

in this designation should not exceed 60 percent. This classification is intended to provide a variety of residential living environments, including single-family detached, duplex residences, and two-story triplex and fourplex dwellings. Medium Density developments would fulfill units in the moderate-income RHNA requirements.

High Density Residential (R-H): Allows up to 25 dwelling units per acre. Population per acre is not expected to average more than 60 in this land use designation. Maximum coverage for all buildings should not exceed 70 percent. 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. Multifamily residential has been used to meet the Very Low- and Low-income RHNA requirements.

Cities are allowed under State Law to enforce codes and standards that reinforce a built character that reflects their area. The State regulates zoning broadly and allows the cities to create more specific standards for the development of land. These standards are codified through the adoption of a zoning code. The City of Orland’s zoning standards are comparable to other jurisdictions of similar size. Other than the limitation on the maximum families per structure in the R-2 and R-3 zones, the densities allowed under the different zoning designations are not a detriment to the development of new housing. The City plans to address this constraint through Program HQY-1.2.1 in the Goals, Policies and Programs chapter.

Residential Development Standards

Zoning regulations are put into place to create uniformity in neighborhoods and to ensure that various housing types have common design standards that are acceptable to the City. The Zoning Code is found in Title 17 of the Orland Municipal Code.

The zoning designations are:

R-1: Residential One-Family Zone

Permitted uses — one single-family dwelling, Accessory Dwelling Units (ADU), pre-manufactured structures, agricultural worker housing, Supportive Housing, and Transitional Housing.

Lot requirements – Minimum lot area of 6,000 to 20,000 square feet; minimum lot width of 70 feet to 100 feet; maximum lot depth of three times lot width; and maximum building coverage of 40%.

Parking – an enclosed garage for at least two cars

Setbacks – Front: 20 feet; Rear: 20 feet; Side: 5 feet

Height – 35 foot maximum

R-2: Residential Two-Family Zone

Permitted uses — single-family dwellings, two-family dwellings, triplexes, ADUs, pre-

manufactured structures, community care facilities, agricultural worker housing, Supportive Housing, Transitional Housing, multiple dwelling units with up to four families per structure (multiple dwelling units with more than four families per structure are allowed with a Conditional Use Permit (CUP)).

Lot Requirements – Minimum lot area of 6,000 square feet for interior lots; 7,000 square feet for corner lots; but not less than 4,500 square feet for each dwelling unit.

Parking – Single-family: two onsite covered spaces; duplex or triplex: one covered and one uncovered on-site space (carport or a garage).

Setbacks – Front: 20 feet, Rear: 20 feet, Side: 5 feet

Height – 35 foot maximum

R-3 Multiple Family-Professional Zone

Permitted uses — Single-family dwellings, two-family dwellings and triplexes, Multiple dwellings (duplex, triplex, or fourplex) for not more than four families per structure, second dwellings, pre-manufactured structures, agricultural worker housing, Emergency shelters, supportive housing, transitional housing, accessory dwelling units and junior accessory dwelling units. SRO units are allowed with an administrative permit. Multiple dwellings (apartment, townhouses or condominium development) greater than four families per structure; or greater than four units per parcel, are allowed with a Conditional Use Permit.

Lot requirements – Minimum of 2,000 to 7,000 square feet. 2,000 square feet for four or less units and 3,300 square feet for four or greater units.

Parking – Single family: two on-site covered spaces; duplex, triplex or fourplex: one covered and one uncovered space; Other multifamily use – Studio or one-bedroom units: 1.5 on-site spaces per unit; Two or more bedrooms: two on-site spaces per unit.

Setbacks – Front: 20 feet, Rear: 15 feet, 20 feet if adjacent to an R-1 zone district, Side: 5 feet, 15 feet if adjacent to an R-1 zone district.

Height – 45 feet.

Note – R-3 uses are allowed in the C-1 Neighborhood Commercial Zoning district with the approval of a Conditional Use Permit.

A potential constraint on the development of multi-family housing is the requirement for a Conditional Use Permit (CUP) for any project with structures that house more than four families, or more than four units per parcel, in the R-3 zoning category. A CUP requires a public hearing and a discretionary approval that can result in eligible projects not being approved. In addition, requiring a CUP for four families or more could result in an issue under fair housing as it may be considered discriminatory towards households that are not families. The City will undertake a program (HQY-1.2.1) to amend the applicable sections of the City's code to remove this CUP

requirement.

DT-MU Downtown Mixed-Use Zone

Permitted uses — dwellings in the basement or second floor, emergency shelters, live/work dwelling, ground floor dwellings are allowed with a conditional use permit.

Lot requirements – Minimum of 6,000 square feet.

Parking – Use of downtown parking district.

Setbacks – Front: A 10-foot setback is required when the front yard abuts a residential zone otherwise none, Rear: 15 feet when a rear yard abuts a residential yard, 5 feet if a rear yard abuts an alley, otherwise none, Side: none unless it abuts a residential zone, then the setback shall be the same as the residential zoning district it abuts.

Height – Non maximum building height is established; however public safety requirements could result in a height restriction.

In addition to the zoning districts described above, the City also has a Planned Development (P- D) zone. The P-D zoning applies to parcels of undeveloped land that are suitable and sufficient size to contain a completely planned development. Planned developments involve the careful application of design that are encouraged to achieve a more functional, aesthetically pleasing and harmonious living and working environment. A planned development may include a combination of different dwelling types and/or variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. A project in the P-D zone requires the preparation of a planned development master plan. The Master plan should be sufficient to show intended uses, densities, intensity and plan concepts proposed within the project. After the Master Plan is approved, the developer submits for a conditional use permit (CUP). The CUP allows the developer to make requests regarding the development standards for the project. Through the CUP process, the developer can request changes to the application of Zoning Code and Development Standards that may be required to successfully develop the project. Because a CUP requires a public hearing, the public can comment on the project proposal and the City Council has discretion as to whether to deny or approve the CUP application.

The City further guides developments through application of development standards. These standards are similar to those in other jurisdictions and are not considered a burden to the development of housing in Orland.

There are some parcels in Orland that are large enough for subdivisions. The City has set rules for how land will need to be subdivided. These standards include the installation of infrastructure such as streets, curb, gutters, sidewalks, storm drainage, and water and sewer. These standards ensure that new developments meet basic health and safety codes.

Density Bonus

To incentivize the construction of affordable housing consistent with State law, the City offers a density bonus. To be eligible to apply for a density bonus, a project must meet one of the following criteria:

- A. Five percent of units restricted to very low-income households: or
- B. Ten (10) percent of the total units of a housing development restricted to low-income households; or
- C. Ten (10) percent of the total for-sale of a common interest housing development restricted to moderate-income households; or
- D. The project donates at least one acre of land with the appropriate general plan, zoning, permitting, and approvals and access to public facilities needed for such housing to the city for very low-income units; or
- E. The project is restricted to seniors.

In accordance with California Government Code Section 65915 et seq., Orland is required to grant a density bonus of up to 35% above the base zoning density. In addition, the developer can request various additional concessions, waivers, and reductions or parking requirement waivers which include one of the following:

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

The project developer may specify the housing density bonus or incentives requested; however, the city may agree to provide a housing density bonus or incentives other than those requested, so long as such housing density bonus or incentives meet the requirement set forth in the California Government Code.

Government Code Section 65915 et seq. also allows the City to “provide other incentives of equivalent financial value based upon the land cost per dwelling unit” in place of the density bonus and other incentives as detailed previously. In March 2014, the City amended its code to reflect the amendments to density bonus law resulting from SB 1818 and AB 2280 and offer a density bonus program in compliance with the provisions of Government Code Section 65915 et seq. Since that time, there have been new updates regarding density bonuses. The City will add a program to update its density bonus ordinance to meet the current requirements under State law, and make this information available on its website as required by Government Code Section 65940.1.

Provision for a Variety of Housing Types

State Housing Element law mandates that local Housing Elements must identify that adequate sites exist to encourage the development of various housing types to serve all segments of the population. These sites must have the appropriate zoning and development standards. The housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes and half-plexes, and residential care homes.

Extremely Low-Income Households and Single-Room Occupancy Units (SROs)

Assembly Bill (AB) 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The number of extremely low-income units is based on half of the very-low-income RHNA units being set aside for extremely low-income households. The City's very low-income allocation is a total of 62, so the projected need for extremely low-income households is 31 units.

Single-room occupancy units (SROs) are often the most appropriate type of housing for extremely low-income persons. An SRO is similar to a studio unit but often has limited food preparation capabilities. SROs are allowed in the City's R-3 zoning district subject to the issuance of a Conditional Use Permit (CUP). In the C-1 commercial zoning district, the permitted and conditionally permitted uses of the R-3 zoning are allowed. The development standards for these uses are the same as other uses in the respective zoning districts and do not constrain the development of SROs.

Accessory Dwelling Units (ADUs)

In accordance with Government Code Section 65852.2, the Orland Zoning Ordinance allows for "accessory" or second dwelling units. These include two categories of second dwelling units—Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU). ADUs are built as a separate unit from the main home, often attached to another structure such as a garage or an outbuilding. JADUs are built as part of an existing or proposed home. ADUs generally have a living area, bathroom and some sort of cooking facility. JADUs are attached to a larger home and have a separate entrance and cooking and bathroom facilities. An attached ADU cannot exceed more than 50% of the floor area of the main home and may not exceed 1,200 square feet but must be at least 800 sq ft minimum. ADUs and JADUs are permitted by right in all residential zones, subject to following requirements:

- 1) an existing single-family or multi-family unit must be on the property; and
- 2) the second unit must either be 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.

ADUs and JADUs are also allowed in industrial zones if there is a single family or multifamily structure on-site. ADUs and JADUs may not be sold as a separate unit; however, they can be rented provided they are rented for a minimum of 30 days. Less than 30-day rental of an ADU or JADU is not allowed. There are no on-site owner occupant requirements for ADUs until January 1, 2025. For a JADU, the owner must reside in the main home or the JADU. ADU impact fees are charged on a proportional square foot percentage of the main building, if the ADU is larger than

750 square feet. If the ADU is less than 750 square feet, no impact fees are charged. There are no impact fees charged for JADUs.

Emergency Shelters, Low Barrier Navigation Centers, Transitional and Supportive Housing

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.” SB 2 (Cedillo, 2007) requires jurisdictions to allow emergency shelters without discretionary review in at least one appropriate zoning district. The City has updated the Municipal Code to allow Emergency Shelters in the R-3 and the Downtown Mixed-Use DT-MU zones by right. However, for any project that accommodates more than four families in a structure, the city requires a Conditional Use Permit. This is no different than what is required for any residential project proposed for these zoning districts. The DT-MU zoning district has identified emergency shelters as a permitted use. In the R-3 zoning, the emergency shelter would need to provide 1.5 parking spaces for every unit provided. If the emergency shelter is located in the DT-MU zone, the downtown parking district can be used to meet the parking requirements. There are no additional parking requirements for emergency shelters beyond those required by the applicable zoning district.

Low Barrier Navigation Centers are defined as a space that offers supportive services and assistance in finding permanent housing to individuals experiencing homelessness, and may offer temporary shelter until permanent housing can be secured. Under state law, these centers need to must be allowed by right. As part of the adoption of this Housing Element, the City will include a program to amend the Municipal Zoning Code to meet this requirement.

Under SB-35, which was passed in 2017, jurisdictions are required to provide a streamlined permitting process for affordable housing projects, including Supportive Housing Projects and Navigation Centers, that meet certain criteria. The City of Orland will streamline the processing of Permanent Supportive Housing Projects and Navigation Centers if they meet the requirements as described within SB-35. As projects are submitted, City staff will review them to see if they are eligible under SB-35. Projects may also request streamlined permitting under SB-35 and City staff will review those requests to see if they meet the criteria. If the project is eligible to receive streamlined permitting, the City will process the project as described under the law.

Transitional housing is defined by Government Code Section 65582(h) as buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is a permitted use in all the residential zoning districts in Orland. However, for projects housing more than four families in a structure, a conditional use permit is currently required. Program HQY-1.2.1 in this Housing Element is intended to remove this limitation.

Supportive housing is defined by Government Code Section 65582(f) as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving the residents’ health status, and maximizing their ability to live and, when possible, work in the

community. Target population is defined by Government Code Section 65582(g) as persons with low-incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Supportive housing is allowed in all the residential zones in Orland; however, R-3 zoning requires a conditional use permit for any project that houses more than four families in a structure under the City's zoning code. . Program HQY-1.2.1 in this Housing Element is intended to remove this limitation.

Housing for Agricultural Workers

In accordance with Health and Safety Code Sections 17021.5 and 17021.6, housing for Agricultural Workers (and other employees) in Orland for six or fewer persons is permitted in all residential zones. The City does not have requirements that specifically apply to agricultural worker projects. Rather, the project would be required to meet the requirements of the zoning district in which the project is located. For example, if a project were proposed in an R-3 zoning district, a project that houses more than four families in a structure would require a conditional use permit. Program HQY-1.2.1 in this Housing Element is intended to remove this limitation. The City is willing to consider any potential agricultural worker housing project and will assist as needed by applying for grants or other state or federal programs.

Multifamily Rental

The City of Orland allows multifamily rental units in the R-2 and R-3 zoning categories. For any project that serves more than four families per structure, a conditional use permit is currently required. Program HQY-1.2.1 in this Housing Element is intended to remove this limitation. These projects can have multiple dwellings consisting of apartments, townhouses, condominiums, and fourplexes. In the R-3 zoning, duplexes, triplexes and fourplexes serving no more than four families per structure are allowed by right with no conditional use permit required.

Manufactured Housing

Government Code Section 65852.3 requires jurisdictions to treat manufactured housing and mobile homes in the same manner as conventional or "stick-built" homes. If the manufactured homes meet the same requirements in terms of setbacks and other requirements, the City treats it as it would a conventional home. In Orland, manufactured housing and mobile homes are allowed in all residential zones.

Mobile Home Parks

The City of Orland allows mobile home parks in the R-1 and R-2 zoning categories with a conditional use permit. In the R-1 zone, mobile home parks need to provide 6,000 square foot minimum lots per unit. In the R-2 zone, the spaces are required to be a minimum of 4,500 square feet per unit.

Housing Codes and Code Enforcement

Orland has adopted the 2019 California Building Standards Code (CBC) published by the International Code Council as the basis for the City's building standards. The codes are enforced by the Building Department. Building codes apply to any new construction project or major rehabilitation of existing projects. The City also has a code enforcement program and the City Manager currently serves as the code enforcement official. Code enforcement is carried out in response to requests from residents to investigate potential code issues. If code violations are discovered, owners are only required to make improvements that bring the property up to minimum code requirements. The Building Code and code enforcement program do not create a barrier to the construction of housing in Orland.

Site Improvements, Development Impact Fees, and Processing Fees

For new developments, the City requires developers to install the needed infrastructure to service the homes. These include on and off-site improvements such as water and sewer lines, curbs, gutters, sidewalks, and streets. Other improvements may be installed by the City or some other local agency and the developer pays into a fund for the improvements (i.e. a traffic light on a major intersection). For larger subdivisions, the City may require a land donation for schools or parks, or the developer may have to build large infrastructure items such water tanks or retention basins.

The standards imposed by the City of Orland are similar to other jurisdictions in the area. These standards address health and safety codes and are not a constraint to the construction of housing. A unique aspect of the City's site improvement standards relates to development on parcels near irrigation canals. The City currently requires that developers building in these areas underground the canals for safety reasons. This limits the number of parcels in the City where developers are willing to build housing. The City is currently planning to remove this requirement in order to facilitate housing production.

In order to pay for needed infrastructure to address the impacts of new development, cities in California charge development impact fees. Impact fees pay for items such as roads, water and sewer lines, parks, and public facilities. In the previous Housing Element adopted in 2014, the City's impact fees were \$9,947 and \$5,904, respectively. In 2019 the City's development impact fees were increased to \$20,098.51 for a single-family home and \$17,431.93 for a multifamily unit, resulting in an 102% increase in single-family fees and a 195% increase in multi-family fees. While this is a significant increase, with the 2019 fee update, Orland's impact fees are more in line with current impact fees for similar jurisdictions in the area. Even with these increases, development impact fees are not seen as a significant constraint to development. Development impact fees are due at the time of building permit issuance; however, the City may defer payment of impact fees as requested on a case by case basis. Please see **Figure 94: Development Impact Fees** for more information regarding impact fees.

Figure 94: Development Impact Fees

DEVELOPMENT IMPACT FEE SUMMARY (revised December 2019)								
Fee Category	Single Family Residential		Multi-Family Residential		Single Family Residential		Multi-Family Residential	
	2014 HE Fees		Difference		% Increase			
Park Fees								
Park Land Acquisition Impact Fees	\$ 835.24	\$ 715.92		\$ 835	\$ 716			
Park Improvement Impact Fees	\$ 4,176.17	\$ 3,579.58	\$ 6,399.87	\$ 3,751.65	\$ (2,224)	\$ (172)	-35%	-5%
Park Maintenance Vehicle/Equipment Fee	\$ 40.18	\$ 34.44			\$ 40	\$ 34		
Other Fees								
Community and Recreation Facilities Fee	\$ 2,036.92	\$ 1,745.93	\$ 204.33	\$ 119.78	\$ 1,833	\$ 1,626	897%	1358%
Public Facility Impact Fee	\$ 2,697.83	\$ 2,312.43			\$ 2,698	\$ 2,312		
Library Facilities and Materials Fee	\$ 1,356.07	\$ 1,162.35	\$ 1,073.88	\$ 629.52	\$ 282	\$ 533	26%	85%
City Hall Facilities Fee	\$ 405.69	\$ 347.73	\$ 126.88	\$ 74.38	\$ 279	\$ 273	220%	368%
Transportation Impact Fees	\$ 1,736.41	\$ 1,065.91	\$ 2,142.21	\$ 1,328.17	\$ (406)	\$ (262)	-19%	-20%
Water Fee (1 Inch)	\$ 2,711.00	\$ 2,657.82						
Sewer Fee (1 Inch)	\$ 2,515.00	\$ 2,465.82			\$ 2,515	\$ 2,466		
Water Pollution Control Plant Capacity	\$ 1,588.00	\$ 1,344.00			\$ 1,588	\$ 1,344		
Police	\$ -	\$ -	\$ 154.57	\$ 90.61	\$ (155)	\$ (91)	-100%	-100%
Fire	\$ -	\$ -	\$ 798.57	\$ 468.28				
Storm Drainage Fee	\$ -	\$ -	\$ 454.1	\$ 272.46				
Total Per Unit	\$ 20,098.51	\$ 17,431.93	\$ 9,947	\$ 5,904	\$ 10,151	\$ 11,528	102%	195%
School Fees (Sq Ft)	\$ 4.08	\$ 4.08	\$ 2.63	\$ 2.63	\$ 1.45	\$ 1.45	28%	28%

Figure 94: Development Impact Fee Summary

The City does not collect impact fees for schools. The Orland Unified School District serves the city and is responsible for operating the elementary, middle and high schools. For new residential construction, the school district assesses a fee of \$4.08 per square foot. In the 2014 Housing Element, the fees were \$2.63 per square foot. Since the last housing element period, fees increased \$1.45 per square foot. For a 1,500 square foot home, school fees are \$6,120 or roughly one-third of development impact fees. School fees are not a constraint to the development of housing.

The estimated costs to build a single-family unit and multifamily unit are shown in **Figure 95: Estimated Development Costs- Single Family** and **Figure 92: Estimated Development Costs- Multifamily**. Impact fees, building permit fees and school facilities fees account for 7.63% of the estimated total development cost of a single-family unit and 10.82% of a multifamily unit.

Figure 95: Estimated Development Costs- Single Family

Single Family Home Example		
Unit Sq. Ft.	1,500	Per Sq. Ft. Cost
Construction Price/Sq. Ft.	\$ 177.00	
Lot Cost	\$ 70,099.60	\$ 46.73
Construction Cost	\$ 265,500.00	\$ 177.00
Contingency and Overhead (10%)	\$ 26,550.00	\$ 17.70
Permit Fees	\$ 3,179.00	\$ 2.12
Impact Fees	\$ 20,098.51	\$ 13.40
School Fees	\$ 6,120.00	\$ 4.08
Total	\$ 385,427.11	\$ 256.95
Note: This model does not include A&E, Developer Profit and other assorted soft costs.		

Figure 96: Estimated Development Costs- Multifamily

Multifamily Example			
Unit Sq. Ft.	900	Per Sq. Ft. Cost	Per Unit Cost
# of Units	40		
Construction Price/Sq. Ft	177		
Lot Cost	\$ 292,419.16	\$ 8.12	\$ 7,310.48
Construction Cost	\$ 6,372,000.00	\$ 177.00	\$ 159,300.00
Contingency and Overhead (10%)	\$ 637,200.00	\$ 17.70	\$ 15,930.00
Permit Fees	\$ 24,256.00	\$ 0.67	\$ 606.40
Impact Fees	\$ 697,277.20	\$ 19.37	\$ 17,431.93
School Fees	\$ 146,880.00	\$ 4.08	\$ 3,672.00
Total	\$ 8,023,152.36	\$ 222.87	\$ 200,578.81

Note: This model does not include A&E, Developer Profit and other assorted soft costs.

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.

The City of Orland has a planning permit fee schedule that identifies fees for various types of permit review. Applications for general plan amendments, subdivisions, tentative maps, final maps, lot line adjustments, and variances are all identified in the fee schedule. These fees are charged to compensate the city for the time spent to process the entitlement request. **Figure 97: Planning Permit Fees** lists fees for the different types of permits, current as of 2021.

Figure 97: Planning Permit Fees (2021)

PLANNING FEES	AMOUNT
General Plan Amendment	\$ 1,430
Specific Plans/Amendments	\$ 1,430
Pre-Zonings/Zone Changes	\$ 3,477
Tentative Subdivision Maps	
4-10 Lots	\$ 4,510
11-25 Lots	\$ 5,262
26-45 Lots	\$ 6,765
56-70 Lots	\$ 9,020
70+ Lots	\$ 15,034
Tentative Subdivision Map Amendments	\$ 2,067
Tentative Subdivision Map Extensions	\$ 1,691
Final Subdivision Maps	
4-10 Lots	\$ 3,007
11-25 Lots	\$ 3,759
26-45 Lots	\$ 4,886
56-70 Lots	\$ 6,014
70+ Lots	\$ 9,396
Tentative Parcel Maps	\$ 2,819
Tentative Parcel Map Amendments	\$ 1,128
Tentative Parcel map Extension	\$ 752
Tentative Parcel Map Appeal	\$ 4,094
Conditional Use Permit	
Major	\$ 2,819
Minor	\$ 564
Conditional Use Permit Amendment	\$ 1,128
Conditional Use Permit Extension	\$ 1,128
Site Plan Review	\$ 601
Amendment	\$ 376
Annexation/Detachment (City Fee Only)	\$ 105
Less than 5 acres	\$ 3,608
5 acres or more	\$ 9,020
Variances	\$ 1,503
Lot Line Adjustment/Lot Merger	\$ 376
Certificates of Compliance	\$ 141
Administrative Use Permit	
Home Occupation	\$ 65
Business	\$ 65
Appeals	\$ 564
Planning Clearance Fees	\$ 75

<i>Notes for Table 97:</i>
1) California Environmental Quality Act (CEQA): Costs for environmental services (CEQA/NEPA/Permitting) are identified and provided separately;
2) Glenn Local Agency Formation Commission (LAFCo) Fees Calculated, Paid and Collected Separately;
3) Filing Fees, Recordation Fees, Outside Agency Fees, etc. Calculated, Paid, or Collected Separately;
4) Large and/or complex projects involving multiple applications and elements or having non-standards times requirements may be deemed appropriate for pass-through billing.
5) Fees for projects involving multiple applications and/or entitlement requests shall be the sum of all requested applications.

Design Guidelines

The City has an adopted set of design guidelines for residential projects. These guidelines help to ensure that new construction is consistent with citywide design standards. These guidelines also help to make design approval by the Planning Commission less subjective. This makes the design review process more predictable for builders. The guidelines are designed to not be cost prohibitive and provide more consistent application of design standards. The design standards do not represent a constraint to development but ensure orderly and safe development in the city.

Permit Process

An application for a permit triggers the development permit review process. The application contains information on the nature of the project including size, number of stories, landscaping, traffic generation, and parking. The application is reviewed by various governmental departments to ensure it is consistent with the City's General Plan and Municipal Code.

The time to process a project varies depending on the scope and breadth of the proposed project. Simple applications such as lot splits or lot-line adjustments can be processed quickly in a matter of weeks. More complex projects, such as annexations, General Plan Amendments, or rezones could take several months due to the necessary analysis involved.

Typical Residential Permitting Process

Below is a description of the permitting process employed by the City of Orland for a typical residential project.

Step 1 – Preapplication Meeting (Optional)

The applicant meets with City Planning and Building staff to discuss the project, required permits, and what is needed for submission. The City reviews zoning and the proposed project to make sure that it is compatible with the zoning code. The City also makes the potential applicant aware of specific application requirements.

Step 2 – Filing of Application

The applicant files the application with the City for review. Depending on the type of application, the applicant will generally need to submit a narrative of the project, including any square footages for new construction, a site plan showing the location of the project to parcel lines and setbacks, a site map, and building plans.

Step 3 – City Application Review

The application is routed through the various City and County or State departments (depending on project type/size) to ensure it meets the requirements under the Zoning and Building Codes. City Departments that review the application include Planning, Building, Fire, Police, Public Works, and Parks. The project review takes up to 30 days, and sometimes less. The individual City departments make comments on the project, and if needed, the applicant is advised that additional information needs to be submitted in order to address the comments prior to moving forward.

Step 4 – Applicant Responds to Comments

The applicant makes changes to the project per the comments received from the City. The applicant resubmit plans and descriptions as needed. The time it takes the applicant to respond to comments is a major factor in the time it takes for the project to move forward and receive permits.

Step 5 – City Staff Approves the Project

The City reviews the changes made according to the comments. If no further changes are required, staff schedules the project for consideration by the Planning Commission as necessary. If the approval is allowed at the staff level, the project receives a permit. If approval is needed on a higher level it moves forward to the next step.

Step 6 – Planning Commission Review

The project is brought forward to Planning Commission for approval. The Planning Commission assesses the proposed project's adherence to building and zoning codes. They also consider project impacts on traffic, utilities, waste by-products, and emissions. The Planning Commissioners determine whether project benefits outweigh projected impacts to the community. If approved and no appeal is filed, the requested permit is issued. If appealed, the project is reviewed by the City Council. Certain projects such as zoning changes and requests for general plan amendments require approval from both Planning Commission and the City Council.

Step 7 – City Council Hearing

If the Planning Commission decision is appealed, it is considered by the City Council. For requests such as zoning changes and general plan amendments, City Council approval is required in addition to Planning Commission approval. If approved, the requested permit is issued.

In addition, some entitlements are required to be heard by both Planning Commission and the City Council, regardless of whether the Planning Commission decision is appealed or not. In those cases, after Planning Commission approval, the item will be scheduled for a City Council hearing as well. The City

Council can concur with the Planning Commission and allow the project to move forward, or it can deny the Planning Commission approval.

Step 8 – Entitlement Permit is Issued and the Project Proceeds

Once an entitlement has been approved, the Project plans are then submitted to the City for Building Department Plan Check and/or Engineering Plan Check review and approval, prior to issuance of the necessary building permits for the project.

Applicant responsiveness is a critical factor in determining the timeframe for reviewing and approving an application.

Larger projects often require an extensive environmental review. Under the California Environmental Quality Act (CEQA), projects must be analyzed for their impacts on the environment. Impacts such as traffic generation, pollution, noise, and habitat disruption are considered. If the project meets the General Plan designation and zoning code, often the documentation can be a negative declaration or a mitigated negative declaration that offers mitigation measures to address the issues. Projects such as subdivisions, annexations, or rezones could trigger the need for an environmental impact report (EIR). If an EIR is required, the process can often take a year, taking into account time to prepare the document and technical reports, and statutory timelines for comments. The EIR requires public hearings held for review and comment.

Variances

From time to time, the City may receive a request for an approval that does not meet the zoning requirements. When this occurs, variances may be granted by the Planning Commission if it determine that it meets the following criteria:

- 1) The variance request is in conformance with the City of Orland General Plan;
- 2) There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the same vicinity and zoning district;
- 3) The variance is necessary for the applicant to preserve and enjoy a substantial property right equal to that right possessed by other property owners under like conditions in the same vicinity and zone;
- 4) The granting of the requested major variance will not be materially detrimental to the public health, safety, convenience and welfare, or injurious to the property improvements in the same vicinity and zone in which the property is affected is located; and
- 5) The variance shall not be granted if it authorizes a use or activity.

Variance Process

- 1) Application is Filed – The application for a variance is filed with the City Clerk along with a filing fee and other information detailing the proposed variance.
- 2) Public Hearing is Scheduled – Upon receipt of the application, the City Clerk will set the matter for a public hearing with the Planning Commission. Notice of the hearing will be given at least 10 calendar days before the meeting and sent to property owners within 300 feet of the petitioner's property and publication once in a newspaper of general circulation and posting notices in a conspicuous place or close to the property affected.
- 3) Planning Commission Hearing – The Planning Commission will hear the variance request. The Planning Commission will act on the matter within 60 days of the original hearing date. The Planning Commission decision shall become final ten days after the date of the hearing unless an appeal has been filed during the 10 day appeals period. If approved, the variance is granted, and the applicant can move forward with the project.

A variance will become void one year from the date of the approval unless substantial progress has been made. Substantial progress is defined as substantial excavation or substantial construction toward the specified variance. The applicant may apply for an extension to the variance. Approval of an extension may be granted by the Planning Director.

The Planning Director may consider and render decisions on minor alterations in land use limitations involving a reduction or expansion of not more than 15% of any quantifiable provision under the General Provisions of the zoning code under section 17.04. These minor alterations do not need a public hearing, mailed notices, or publishing in the paper.

Currently, the variance process is the only way for people with disabilities to request changes to the zoning code to allow for accommodations to allow their properties to meet the requirements to address their disabilities. For an example, someone with a mobility impairment may need to encroach into the prescribed setbacks to accommodate a ramp or other device to make access to their home easier. As part of this Housing Element update, a program is included for the City to draft a reasonable accommodation ordinance to make it easier for people with disabilities to address their needs.

Constraints on Housing for Persons with Disabilities

California Government Code Section 65583(a)(4) requires Housing Elements 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. The City allows many types of home modifications that accommodate persons with disabilities without requiring a permit. If the modifications involve encroachment on required zoning code setbacks or other zoning code provisions, an applicant can request a variance to remove accessibility impediments. The City plans to create a reasonable accommodation ordinance in this housing element cycle so that a variance would not be needed in such cases. Care facilities housing fewer than six people are allowed in the R-1, R-2, and R-3 zoning districts by right. The City does not have any special standards for these care facilities and if

serving six or fewer people, there are no special noticing or community meetings needed.

Other than a required Conditional Use Permit, no special design or permitting standards have been established for care facilities for persons with disabilities, such as occupancy standards or siting requirements. The conclusion is that the City’s zoning and land use regulations, other than the lack of a reasonable accommodation ordinance, do not represent a significant constraint on development of housing for persons with disabilities.

Building Codes and Standards Constraints

The City of Orland has adopted the 2019 California Building Standards Code (CBC) published by the International Code Council. The CBC contains Chapter 11, which incorporates provisions of the Americans with Disabilities Act. The CBC sets out the minimum standards a project must meet in regard to health and safety. This includes what is required by these projects to make units accessible to people with disabilities. The disabilities could include people with mobility impairments, people with sight impairments and people with hearing impairments. The City’s improvement standards for infrastructure are made to accommodate people with disabilities. This includes wide sidewalks to accommodate people in wheelchairs, curb cuts and ramps to make street crossings easier for people with mobility impairments, and designation points for people with sight impairment to know when they are approaching crossings.

Public Utilities

Residential development requires a variety of services from local government agencies and private utility companies. In the Orland area, these services are provided by the City, Glenn County, private companies, and individual residents and property owners as follows:

Domestic Water:	City of Orland
Sewage Disposal:	City of Orland
Streets and Drainage:	City of Orland
Electricity and Gas:	Pacific Gas and Electric Company, Ambit Energy
Telephone:	AT&T
Cable Television:	Comcast, Exede Satellite Internet, Direct TV, Dish TV, HughesNet, Frontier Communications, Allconnect
Refuse:	Waste Management

As the City's sole water and sewer provider, and in compliance with Senate Bill (SB) 1087, the City's Public Works Department will review the the adopted Housing Element so that priority for service allocations can be granted to proposed developments that include units affordable to lower-income households.

Wastewater Collection and Treatment

The City of Orland's sewer system collects and treats all sewage from sources inside the city limits. Currently sewage service costs \$59.70 for every two months.

Water Service

The City of Orland provides water service to its residents. Water service costs \$61.35 every two months for a 15,000-gallon allotment.

Police and Fire Protection

The City has both a police and fire department. The Police Department has 12 employees. Fire Protection is provided by the City of Orland Volunteer Fire Department. The Fire Department currently has 1.5 employees. When a project is presented to the City, the plans are forwarded to both departments for review. The departments assess the projects for what impacts they will have on Police and Fire services. In addition, for most major residential projects, such as annexations, the City encourages a specific plan. Draft specific plans are sent to these departments so they can determine if there is capacity to serve the project at full build-out. If there is insufficient capacity, the project can be scaled back, or a new plan can be developed, to ensure that there will be sufficient capacity when the additional resources are needed. The ability to provide Police and Fire protection is not a constraint to meeting the current Housing Element's planning period.

School Facilities

The Orland Unified School District provides school services to the City of Orland. To pay for the construction of new facilities, developers are required to participate in the fee program that collects funds based on the square footage for a project, at a rate of \$4.08 per square foot. The payment of impact fees for school facilities is a State requirement, per the Education Code, Chapter 6, Sections 17620-17626.

State and Federal Assistance Programs

The availability of State and Federal assistance programs to fund infrastructure is unknown during the

planning period. The City is not an entitlement jurisdiction under HUD's CDBG or HOME Programs. To access these funds, the City will need to apply through HCD. The City will continue to assess new funding programs as they become available to determine if they would be a benefit to the residents of the City. As potential projects come forward, the City will work with the developers to secure funding on a case by case basis.

Building Codes and their Enforcement

The City's building codes are based on the 2019 Uniform Building, Plumbing, Mechanical, and Electrical Codes and are considered to be the minimum necessary to ensure the protection of the public's health, safety, and welfare. These minimum standards cannot be revised to be less stringent without sacrificing basic public safety considerations and amenities. Local modifications to the uniform code include the following:

- Section 101.4.4 "Property Maintenance" is amended to read as follows: The provisions of the Uniform Housing *Code* and Uniform *Code* for the Abatement of Dangerous Buildings shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.
- Section 107.3.1 "Approval of construction documents" is amended to read as follows: When the building official or his/her designated representative issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for *Code* Compliance." One set of construction documents so reviewed shall be retained by the building department. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.
- Section 109.3 "Building permit valuations" is deleted and replaced to read as follows: Permit, plan checking, filing, and reinspection fees and refunds shall be as specified and adopted by the city council in [Title 3](#), "Revenue and Finance" of the Orland Municipal *Code*.
- Section 111.1 "Use and Occupancy" is amended to read as follows: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official or his/her designated representative has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this *code* or of other ordinances of the jurisdiction.
- Section 112.3 Authority to disconnect service utilities is amended to read as follows: The building official or his/her designated representative shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this *code* and the referenced *codes* in case of an emergency, where necessary to eliminate an immediate hazard to life or property. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this *code* and the *codes* referenced when any building service equipment is maintained in violation of the 2019 California Building Standards *Code*, or of the *codes* adopted in Section 15.020.050, or in violation of a notice issued pursuant to the provisions of Section 114 of Chapter 1, of the 2019 California Building Standards *Code*. The building official or his/her designated representative shall notify the serving utility, and whenever possible the owner and occupant of the building, structure or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building,

structure or service system shall be notified in writing, as soon as practical thereafter.

- In 2019, the City adopted the 2019 California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations. This code lays out the requirements for energy conservation, and water conservation and efficiency. This code does not significantly increase the cost of building new housing in the City.
- On January 1, 2020, Assembly Bill 178 took effect. This bill requires solar panels to be installed on any new single family or multifamily development of three stories or less. This bill is estimated to save property owners \$15,000 in energy costs over 30 years. The bill will also assist the state in trying to meet its clean energy goals.

No regulations within these codes would unnecessarily add to the cost for housing. Zoning and building codes are primarily enforced based on resident complaints. The majority of the City's Building Code is dictated by other sources such as State legislation, so the existing building code is similar to most other jurisdictions of a similar size in California.

NON-GOVERNMENTAL CONSTRAINTS

The non-governmental constraints described in this section have created conditions for an inadequate housing supply to meet consumer demand. This has resulted in the limited availability of housing and high housing prices for both homeowners and renters.

Land Costs

The cost of land for housing can be a constraint towards the development of future housing. If the land is too expensive, developers are not willing to risk building. A review of single-family lots that were sold in Orland from January 1, 2020 through March 29, 2021 showed that the average single family lot sold for \$4 per square foot, with the average lot size being 18,589 square feet, which is an average of \$51,857 per lot. Using this average cost per lot, an acre-lot would sell for \$174,240. In the last housing element, vacant land sold for \$23,600 to \$32,800 per acre. This significant increase in the cost of land does represent a constraint for the development of housing, as land costs account for approximately 20% of the cost of building a new single-family home. The large majority of available vacant land in the City of Orland is zoned for single-family use.

Supply and Consumer Demand

In 2020, a total of 114 units were sold in the City of Orland, an average of 9.5 homes per month. In a healthy housing market, there is generally a 60-day supply of homes for sale at any time. On June 23, 2021, according to the website Realtor.com, there were five homes for sale. This equates to a 16-day supply of homes for sale. Limited supply causes an increase in demand. It also creates a situation where homes are only on the market for a short time and they receive multiple offers, often over asking price.

Of the four homes that were on the market in June 2021, three are priced lower than the 2020 Median Sales prices of \$320,000. It should be noted that there were 13 homes available in unincorporated Glenn County that are very close to the Orland City limits and these homes had significantly higher asking prices than the Orland median home price.

As part of the 2020 election, the State of California passed Proposition 19. This proposition allows seniors to sell their house and purchase a new one, but they can transfer their Proposition 13 rights to the new home. It is hoped that this Proposition will encourage older Californians to sell their larger homes and move into smaller houses. By allowing the seniors to keep their low property taxes, Proposition 19 may make increase the number of homes on the market and slow down rapid price growth in the for-sale housing market.

Construction and Labor Costs

Construction costs have increased significantly during the current housing element cycle. These increases have been the result of increases in labor and materials costs. The Turner Center for Housing Innovation at UC Berkeley conducted a comprehensive analysis of statewide construction costs for apartments (*The Hard Costs of Construction: Recent Trends in Labor and Materials costs for Apartment Buildings in California*, Turner Center for Housing Innovation, March 2020). This report analyzed statewide cost trends between 2008 and 2018, including projects located in urban and rural communities throughout California. In their report, they pointed out that construction costs increased 24% between 2009 and 2018 on average across the state. Between 2014 and 2018, the increase was even more significant at 44%. To put this in perspective, the average per square foot construction cost was \$177 in 2009 and \$222 in 2018.

According to the Turner Center report, wages for the Construction and Extraction Occupations category statewide saw an increase of 28.7% between 2006 and 2018. Cement Masons and Concrete Finishers saw the most significant increase in wages at 32.5%. Some of these wage increases were attributed to higher levels of overhead, profit and contingency by general and subcontractors to mitigate the risk and costs associated with a restricted workforce and increasing pay and benefits to entice workers to stay on the job instead of moving to other higher-paying projects.

Construction costs have been further accelerated by large increases in the cost of materials. Between 2010 and 2018, the cost of concrete increased by 28%, finishes and gypsum increased 65%, and lumber increased 110%. Metals was the only material that decreased by 39% over that time period. The COVID-19 pandemic has contributed to further cost increases. In some areas, the cost of lumber tripled as supplies became constrained due to lumber mill shutdowns.

The increase in construction costs can be attributed to many factors but is most significantly due to large increases in materials costs and a restricted workforce. It is not clear if these factors will continue during the next housing element period, but if they do, it could significantly impact not only the number of units that are built, but also their affordability as well.

Availability of Financing

Private Multifamily Financing

Securing financing for acquisition of multi-family properties can be difficult in rural areas. Many private lenders will only loan in larger metropolitan areas in the State. Also, many private lenders will only loan up to 80% of the value of the project. To be able to purchase larger multi-family projects would require hundreds of thousands of dollars for the down payment. In addition, while they may have a twenty- or thirty-year amortization, many private multifamily loans tend to have short terms of under ten years requiring refinancing often. Even when there are governmental guarantees available from Fannie Mae or Freddie Mac, these loans still have a maximum loan to value of 80%.

With the lack of resources available, for rural multi-family housing, borrowers will sometimes turn to “hard money” loans. Hard money loans are secured with real estate and the lenders tend to be private investors or companies instead of banks or other financial institutions. These loans tend to be for shorter terms and at higher interest rates compared to a standard loan. These loans are considered to be loans of last resort.

Publicly Subsidized Multifamily Rental Financing

There are many State and Federal programs available for the acquisition, rehabilitation, or construction of affordable housing. Many of these programs have set-asides specifically aimed at funding housing in rural areas. These programs include loan guarantees through Fannie Mae, Freddie Mac, or USDA. There are also direct loans available for these projects that have higher loan to value ratios compared to market rate loans. Affordable housing projects are also eligible for Federal and State Tax Credits. Tax Credits generate private investor equity that helps to lower the amount of loan funding needed for the project. Tax credit projects are also eligible for tax exempt bond financing. Bonds are issued that help to lower the interest rate the developer pays for financing. There are other public programs that provide low interest loans for longer terms than private financing. These programs aid with gap financing and usually accept deferred payment of principal and interest. Many of these gap loans are repaid with residual receipts to the extent that cash flow is available on an annual basis.

Private Homeownership Financing

Since the year 2000, the Federal Reserve has consistently lowered the bank lending rate which caused the interest rate on a 30-year fixed rate mortgage to decrease significantly. In 2000, the average annual interest rate for the US was 8.05%. In 2020, the average annual interest rate was 3.11%. As an illustration, in 2000, the monthly principal and interest payment on a \$200,000 mortgage was \$1,474.50. In 2020, the monthly payment was \$855.12 for the same mortgage, representing a savings of \$619.38 a month. To further illustrate the difference, if a household could afford to spend 30% of their gross monthly income on a principal and interest payment, in 2000, a family would need an annual income of \$58,980 to afford a \$200,000 mortgage. In 2020, the same mortgage would require an annual income of only \$34,205. Unfortunately, because of the consistent and rapid rise in property values in California, home purchases require much larger mortgages in 2020 than was required in 2000, and it is currently difficult to find houses in Orland for \$200,000 or less.

Publicly Subsidized Homeownership Financing

The City of Orland currently has a homebuyer assistance program for low-income households, but due to the high cost of housing, it isn't currently feasible for interested buyers to take advantage of it. Other programs include USDA homebuyer loans and loan guarantees, CalHFA lending programs, and other governmental programs targeted to Low- and Moderate-Income households. Glenn County also offers a housing rehabilitation program that is eligible for all residents of the County, including residents of Orland. Even without direct funding from the City, there are still plenty of opportunities for publicly subsidized home ownership financing available to the residents of Orland.

Environmental Constraints

Active earthquake faults can be found throughout California; however, Orland is located in an area that is considered to be relatively free of seismic hazards. The most significant seismic activity that can be anticipated in the Orland area is ground shaking generated by seismic events on distant faults.

Orland has an elevation of over 259 feet above sea level, a review of the FEMA Flood maps shows that the majority of the City is in Zone X. According to this designation, there is not a flood insurance requirement in Zone X. However, there is a small portion of the City to the north that is an AE zone and does require flood insurance due to possible flooding from Stony Creek.

Noise exposure at the available housing sites in the city is considered to be minimal. There is a railroad that runs through the middle of town that does contribute some noise, which will need to be evaluated on a project-by-project basis for CEQA and NEPA environmental reviews. There are no large airports in the vicinity of the city. The most prominent source of noise in Orland is Interstate 5. The city is located adjacent to the interstate; the majority of ambient noise around Orland can be attributed to traffic on this roadway.

COVID-19

On March 13, 2020, the President declared the ongoing Coronavirus Disease 2019 (COVID-19) pandemic of sufficient severity and magnitude to warrant an emergency declaration for all states, tribes, territories, and the District of Columbia pursuant to section 501 (b) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207 (the "Stafford Act"). This declaration shut down "non-essential" businesses such as bars, restaurants and most retail stores. Essential businesses included hardware stores, supermarkets, and other retailers that sold food or medical supplies. Housing construction was considered an essential business, however, COVID still had a severe impact in that sector. Construction sites had to deal with shutdowns due to COVID outbreaks. Also, many factories that created the needed building materials saw shutdowns or reduced staffing. With these staffing reductions, supply inventories became severely constrained. Construction projects had to wait extended periods for supplies like wood and concrete. These demands created delays that would reduce activities for days and weeks. These delays resulted in fewer units being built to meet the high demand for housing in the State. This resulted in higher housing sales prices and rents. Additionally, not only due to workers contracting COVID but also workers not feeling comfortable being on the job sites, there was a reduction in the construction workforce as well.

Camp Fire

On November 18, 2018, a faulty electrical line sparked the deadliest and most destructive wildfire in the history of the State of California in the foothills of Butte County. When the fire was finally fully contained on November 25th, 2018, it had killed 85 people, burned almost 240 square miles, and destroyed 18,000 structures, most of which were dwelling units. The Towns of Paradise and Concow were almost completely destroyed, and 56,000 people were evacuated, with 20,000 of them relocating permanently. Prior to the Camp Fire there was already a limited supply of rental and for-sale housing in Butte County and the surrounding counties. The destruction of homes for 20,000 people constrained these housing markets even further. Over two years later, there are still victims of the Camp Fire looking for a new place to live.

AFFIRMATIVELY FURTHERING FAIR HOUSING: IDENTIFICATION OF CONTRIBUTING FACTORS

Figure 98: Affirmatively Furthering Fair Housing: Identification of Contributing Factors

Priority (high, medium, low)	Fair Housing Issue	Contributing Factors	Meaningful City Action
High	Block Group 1 has the largest proportion of people of color, more than 50% low to moderate income residents, and an older stock of affordable and naturally occurring affordable housing properties.	Location of affordable and naturally occurring affordable housing, amenities, and services is near the I-5 corridor in Block Group 1. Lack of private investments in specific neighborhoods.	1. Conduct outreach in English and Spanish to encourage owners in Block Group 1 to apply for funding through the City's housing rehabilitation program. Focus on Block Group 1's older stock of affordable and naturally occurring affordable housing properties to revitalize the neighborhood. Outreach may include the following: posting links on the City's website and Facebook page, posting physical flyers at City Hall and around the City, and sending an "email blast" to the City's stakeholder contact list.
High	Hispanic or Latino residents are significantly less likely to own a home than White, not Hispanic or Latino residents.	Disparities in access to opportunity. Likelihood of discrimination in employment, financial, and lending services.	1. Meet with Community Housing Improvement Program (CHIP) and Yuba Sutter Habitat for Humanity (Habitat) at least once per year to discuss potential development opportunities in the City and methods of collaboration. Focus on the feasibility of self-help housing that includes low-interest loan and down payment assistance programs. Assist developers with affirmative outreach to people of color, including Spanish-language materials.

Medium	The 2018 Camp Fire in neighboring Butte County has impacted the City's housing stock availability and prices as residents relocated from the burn scar to the City of Orland.	Displacement of residents to Orland due to disaster and resulting economic pressures, as well as housing shortages and lack of affordability persisting after disaster.	1. In collaboration with Glenn County and the City of Willows, assist with publishing an annual Request for Proposals for Permanent Local Housing Allocation (PLHA) funds to attract affordable housing developers to the region.
Medium	One in four families and one in four individuals are experiencing poverty. Over one in four children live in a single parent, female-headed household and almost 60% of these households are experiencing poverty.	Displacement of residents due to economic pressures. Lack of community revitalization strategies. Location of employers, especially in the City of Chico 20 miles east of the City of Orland.	1. Meet with Glenn County Community Action Department at least once per year to coordinate information, referrals, and outreach to residents for services related to emergencies, employment, housing, and income. This may include posting links on the City's website and Facebook page, posting physical flyers at City Hall, and sending an "email blast" to the City's stakeholder contact list in English and Spanish.
Low	Lack of language access for residents who are not fluent in English.	Increased diversity in the City in recent years has resulted in a high percentage of residents who speak a language other than English at home. The vast majority of these residents speak Spanish. Over half of the City's residents are Hispanic/Latino and 43% of residents 5 years and over speak Spanish at home.	1. Expand access to community meetings by providing live interpretation in Spanish. Bilingual English/Spanish City staff members to interpret. 2. Expand access to planning materials created for the public by providing materials in English and Spanish. Bilingual English/Spanish City staff members to translate materials.

Low	Lack of local public fair housing enforcement and outreach.	Limited City capacity for fair housing enforcement and outreach activities.	1. Meet with North Valley Property Owners Association (NVPOA) and Legal Services of Northern California (LSNC) at least once per year to coordinate information, referrals, and outreach to residents. This may include posting links on the City's website and Facebook page, posting physical flyers at City Hall, and sending an "email blast" to the City's stakeholder contact list.
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APPENDIX A

Review of Previous Housing Element Programs			
2014-2021			
Goal:	HE-1, Housing Quality. 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	Accomplishments/Status	Delete/Continue/Modify?
	Housing Inspection Program. On a request basis, the City will inspect residential properties to identify and Health and Safety Standards violations or other Building Code violations in need of correction.	This is an ongoing program for reported code violations.	Continue, ongoing program
Policy:	HE-1.B: Encourage new development to integrate housing types serving a range of households.		
	Program HE-1.B	Accomplishments/Status	Delete/Continue/Modify?
	Note: Program HE-1.B in the 2014 Housing Element document, is the City's Housing Rehabilitation Program and is part of Policy HE-1.E. There was no replacement program under Policy HE-1.B	N/A	N/A

Policy:	<i>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.</i>		
	Program HE.1-C	Accomplishments/Status	Delete/Continue/Modify?
	Infrastructure Provision and Financing. Minimize infrastructure costs of residential development by identifying infrastructure needs and coordinating and streamlining infrastructure financing programs.	This is an ongoing program. The City continues to evaluate existing and potential infrastructure financing measures for their ability to meet needs without an adverse impact on housing costs	Continue, ongoing program
Policy:	<i>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.</i>		
	Program HE-1.D	Accomplishments/Status	Delete/Continue/Modify?
	General Plan and Housing Element Periodic Review and Update. Maintain a General Plan and Housing Element that contains current data and is effective in implementing housing goals.	This is an ongoing program, the City continues to review the General Plan and Housing Element on an annual basis.	Continue, ongoing program
Policy:	HE-1.E: Encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan.		
	Program HE-1.E	Accomplishments/Status	Delete/Continue/Modify?

	Housing Rehabilitation Program. Provide financial assistance to owner-occupied low-income households for housing rehabilitation.	This is an ongoing program, the City typically processes an average of two housing rehabilitation loans per year, and maintains a CDBG Revolving Loan Fund for the program.	Continue, ongoing program
<u>Goal:</u>	HE-2, Housing Quantity. 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.		
<i>Policy:</i>	<i>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.</i>		
	Program HE-2.A	Accomplishments/Status	Delete/Continue/Modify?
	Medium and High Density Residential Sites. Increase the number of sites available for medium- and high-density residential development by continuing to evaluate the Conditional Use Permit requirement for residential uses over four units.	This is reviewed on an annual basis with the Planning Commission via an oral report	Continue, and consider amendments to zoning code to remove constraints

Policy:	<i>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.</i>		
	Program HE-2.B	Accomplishments/Status	Delete/Continue/Modify?
	Residential Site Development Program. Identify vacant and underutilized land and its development potential, and assist in identification of ways to remove any constraints to development.	Ongoing. The City maintains a database of vacant and underutilized residential land the constraints to its development. This database is available to the public.	Continue, ongoing program
Policy:	<i>HE-2.C: Encourage the production of second units as appropriate.</i>		
	Program HE-2.C	Accomplishments/Status	Continue/Delete/Modify?
	Second Units. Encourage the production of second unit housing to meet the needs of the expanding Orland population.	The City adopted an ordinance in April 2020 to address all state ADU/JADU laws in place at that time.	Modify to provide incentives for the development of ADUs that can be rented at affordable rents to low-moderate income households per AB 671

Policy:	<i>HE-2.D: 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.</i>		
	Program HE-2.D	<i>Accomplishments/Status</i>	<i>Continue/Delete/Modify</i>
	Development Processing System Review. Annually review the development processing/ review procedure to minimize processing time.	Reviewed on an annual basis.	Continue, ongoing program
Policy:	<i>HE-2.E: Where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing.</i>		
	Program HE-2.E	<i>Accomplishments/Status</i>	<i>Continue/Delete/Modify</i>
	Planned Development. Produce brochures that explain the City's Planned Development process. This will promote a mix of housing types.	Brochures developed in 2019.	Delete, complete
<u>Goal:</u>	HE-3, Affordable Housing. Promote affordability of housing of all types to meet the present and projected needs of households of all income levels.		

Policy:	<i>HE-3.A: Preserve assisted housing identified in this document as reserved for lower-income households.</i>		
	Program HE-3.A	Accomplishments/Status	Delete/Continue/Modify?
	Affordable Housing Preservation. Establish a program to monitor and preserve affordable housing at risk of converting to market rate.	The City has a long-term staff member who has performed this function, but is retiring. The City desires to establish formal policies and procedures to ensure it continues in the future with new staff.	Modify to adopt formal monitoring procedures and policies
Policy:	<i>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.</i>		
	Program HE-3.B	Accomplishments/Status	Delete/Continue/Modify?
	Funding for Affordable Housing Development. In partnership with developers, apply for appropriate funding opportunities to support the development of affordable housing.	The City applies for funding as it becomes available and there are adequate staff resources to support such efforts.	Continue
Policy:	<i>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.</i>		

	Program HE-3.C	Accomplishments/Status	Delete/Continue/Modify?
	Self Help Housing Development. Work with self-help housing developers to support such developments.	In 2018, the City processed 33 building permits for the Community Housing Improvement Program (CHIP) to construction single family sweat equity homes.	Continue
Policy:	<i>HE-3.D: Remove constraints to housing development for all special needs groups.</i>		
	Program HE-3.D	Accomplishments/Status	Delete/Continue/Modify?
	Removal of Governmental Constraints to the Development of Housing for Persons with Disabilities. Adopt a more formalized reasonable accommodations procedure by August 2015.	Not completed.	Continue
	Program HE-3.E	Accomplishments/Status	Delete/Continue/Modify
	Agricultural Employee Housing. Amending zoning ordinance by August 2015.	The City amended its zoning code in 2014 to comply with the State's agriculture employee housing law.	Delete, complete
	Program HE-3.F	Accomplishments/Status	Delete/Continue/Modify
	Large Household Housing. Offer incentives for the development of rental housing units with three or more bedrooms. Incentives may include fee reductions, modifications to development standards and financial incentives.	Ongoing. The City has not received an application for large household rental housing	Modify to promote incentives offered for large household development to developers
	Program HE-3.G	Accomplishments/Status	Delete/Continue/Modify

	Emergency Shelters & Transitional/Supportive Housing. Amending zoning ordinance to allow transitional and supportive housing in all zones allowing residential uses per SB 2.	The City amended its zoning ordinance in 2014 to comply with SB 2.	Modify to address the 2019 requirements of AB 101 (Low Barrier Navigation Centers)
	Program HE-3.H	Accomplishments/Status	Delete/Continue/Modify
	Housing for Special Needs Populations. Support the construction of housing and provision of services for special needs residents.	Ongoing. The City was unable to accommodate a proposed permanent supportive housing project due to concerns that its location was not appropriate	Modify to add regular meetings with local government agencies that serve special needs populations to better understand needs, funding and potential development opportunities.
Goal:	HE-4, Equal Housing Opportunity. Ensure that discrimination is not a factor in the ability of households to obtain housing.		
Policy:	<i>HE-4.A: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.</i>		
	Program HE-4.A	Accomplishments/Status	Delete/Continue/Modify?
	Housing Discrimination and Housing Equal Opportunity. Coordinate and refer interested persons to appropriate oversight agencies.	Ongoing	Modify to address requirements of AB 686

Goal:	HE-5, Natural Resources and Energy Conservation. Promote the conservation of natural resources and energy in housing production.		
Policy:	<i>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.</i>		
	Program HE-5.A	Accomplishments/Status	Delete/Continue/Modify?
	Implement State Energy Conservation Standards. The Building Department will continue to be responsible for implementing the State's energy conservation standards.	The City adopted the 2019 California Green Building Standards Code. As of 1/1/20, the City requires all new residential construction to include facilities for solar energy per state law.	Continue
Policy:	<i>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.</i>		
	Program	Accomplishments/Status	Delete/Continue/Modify?
	Energy Conservation and Assistance Programs. Promote energy conservation and assistance programs offered by local utilities and government agencies.	Ongoing	Modify