

# COMMUNITY MATTERS

## HOUSING GROWS GLENN COUNTY COMMUNITY MEETING SERIES

### RENTAL HOUSING

ORLAND | SEPTEMBER 14, 2022

WILLOWS | SEPTEMBER 28, 2022





*Photo source: J.Candela, Downtown Willows*

# AGENDA

- Welcome and Presentation
  - Introductions
  - Meeting Schedule and Structure
  - Group Agreements
  - Housing Needs Data
  - Local Efforts

# STAFF INTRODUCTIONS



# MEETING SCHEDULE

## FALL 2022



### Rental Housing

Wednesday, September 28th  
Grapevine/Oakdale Conference Room  
311 S. Villa Avenue  
Willows, CA 95988



### All Housing Types

Wednesday, October 19th  
Hamilton High School Library  
620 Canal Street  
Hamilton City, CA 95951

## WINTER 2023



### Homeownership

Wednesday, February 8th  
Glenn Success Square  
Conference Center  
131 E. Walker St  
Orland, CA 95963



### Homeownership

Wednesday, March 1st  
Grapevine/Oakdale  
Conference Room  
311 S. Villa Avenue  
Willows, CA 95988

# MEETING STRUCTURE

TIME	DURATION	ITEM
5:45-6:00 pm	15 minutes	Mixer with refreshments!
6:00-6:15 pm	15 minutes	Welcome and presentation
6:15-6:45 pm	30 minutes	Affordable housing developer panel
6:45-7:35 pm	50 minutes	Breakout groups
7:35-7:55 pm	20 minutes	Breakout group share-outs
7:55-8:00 pm	5 minutes	Wrap-up



# GROUP AGREEMENTS

- Everyone has a seat at the table
- Everyone is encouraged to participate; “step up, step back”
- Please start your comments off with your name and role in the community, if you feel comfortable doing so
- Respectful communication – one person speaks at a time

# HOUSING NEEDS DATA – GLENN COUNTY

- Approximately **45%** of the housing stock in the unincorporated county was **built more than 50 years ago**.
- The number of **housing units increased by 1.5%** from 2010 to 2020 in unincorporated Glenn County, most of which were single-family construction and mobile homes.
- An estimated **2,044 people in unincorporated Glenn County are employed in agriculture industries**, which is 26.0% of all employed residents.
- From 2010 to 2019, **Glenn County renters saw a large rent increase of 14.7%** while homeowners experienced a 0.8% decrease in housing costs.
- Just under **30% of total households are cost burdened** within the unincorporated portions of the county. This means they pay more than one third of their monthly income toward housing.
- The number of **senior households (65+) grew 13.3%** to 2,420 between 2010 and 2018 in unincorporated Glenn County.



# HOUSING NEEDS DATA - WILLOWS

- An estimated **611 people are employed in agriculture industries**, which is 28.6% of all employed residents.
- From 2010 to 2020, there were 10 single-family detached units and 49 multi-family units built in Willows. This is a **total increase of housing units of 2.5%**.



Photo source: Pacific West Communities, Sycamore Ridge Apartments

- Most units in Willows are older in age, with an estimated **70.6% of all housing units built before 1980**. Almost one in five were built before 1950.
- **About 19% (1,103) of the population has a disability** in Willows. This is higher than the statewide average of 11%.
- **About 88% of renter households earning less than \$35,000 annually**, a total of 733 households, **pay 30% or more** of their income toward housing costs.
- There are 227 affordable rent-restricted units available to house an estimated 1,039 low-income households earning less than \$35,000 in Willows, which is a **shortfall of 812 affordable units**.



# HOUSING NEEDS DATA - ORLAND



Photo source: Community Housing Improvement Program (CHIP),  
Rancho de Soto Apartments

- An **estimated 525 people** are employed in **agriculture industries**, which is 17.3% of all employed residents.
- From 2020 to 2021, there were **266 single-family detached units** and **87 multi-family units** built in Orland.
- Over half of renter households earning less than \$35,000 per year are **paying 30% or more** of their income toward housing costs.
- **About 21% of all households** are living below the **poverty threshold**. Over half of these are single parent female-headed households.
- There are **272 publicly assisted affordable housing** units and 29 Housing Choice Voucher holders in Orland. By comparison, there are **851 low-income households** earning less than \$25,000 annually.

# LOCAL EFFORTS

## **Continuum of Care (CoC)**

- Supports housing and homelessness-related programs. Funding comes from the State through the Dos Rios CoC to local governments and service providers in Glenn, Colusa, and Trinity Counties. The Glenn County Community Action Department administers the CoC.

## **Community Development Block Grant (CDBG)**

- Supports a variety of community development objectives, including housing rehabilitation and infrastructure. Glenn County recently applied to support rental assistance and owner-occupied housing rehabilitation programs. Orland and Willows are in the planning stages. Cities/counties apply to the State for funds.

## **Home Investment Partnership Program (HOME)**

- Supports development of affordable housing. Cities/county apply to the State for funds in partnership with a developer. Willows recently completed Sycamore Ridge Apartments with HOME funds. Orland is under construction for Liberty Bell Apartments with HOME funds.

# LOCAL EFFORTS

## Permanent Local Housing Allocation (PLHA)

- Formula funds: New, flexible source of funding for local jurisdictions to address unmet housing needs in their communities. Funded by real estate recording fees and provided in 5-year planning cycles. There is no sunset date for this funding source.
- In 2020, Orland, Willows, and Glenn County pooled their allocations together (**\$1,750,000 total**) and focused their efforts on affordable multi-family rental housing. Year 1 of these funds is being used to support the Shasta Garden Apartments rehabilitation project in Orland. The County administers these funds on behalf of the cities.

## Homekey

- New source of funding from the State to develop a broad range of housing types for people experiencing or at-risk of homelessness. Came online as a “next step” after Project Roomkey during COVID-19.
- In 2022, Orland and Glenn County were awarded a Homekey award of **over \$8 million dollars** in partnership with Habitat for Humanity Yuba/Sutter. The Homekey project will result in 33 units of permanent supportive housing at the site of the former Orlanda Inn in Orland.

# AFFORDABLE HOUSING DEVELOPER PANEL



Community Housing  
Improvement Program  
(CHIP)



Habitat for Humanity  
Yuba/Sutter



Housing Authority of  
the County of Butte  
(HACB)



Dawson Holdings, Inc.  
(DHI)



# AFFORDABLE HOUSING DEVELOPER PANEL

## Questions

- Describe your organization's mission and the types of housing you build/own/manage.
- What housing projects have you built or are planning to build in Glenn County? What need(s) do they address?
- Thinking about your work in Glenn County, what are your organization's priorities for the future?

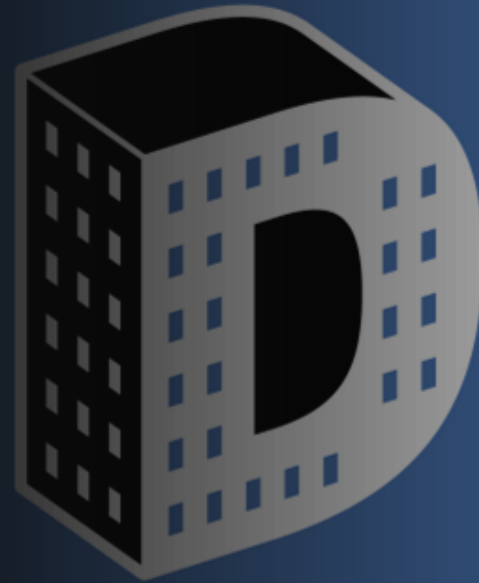


- Who We Are:

- Affordable housing developer based in Novato; active since 1997

- What We Do:

- Preserve existing apartments for low- and moderate-income households
- Construct new housing for working families and seniors
- Currently own and operate 2,935 units at 30 properties in five states



**DHI**  
DAWSON HOLDINGS, INC.

- Where We Do It:

- Primarily California with concentration on Rural areas such as Placer, Tuolumne & Glenn Counties

- How We Do It:

- Obtain & utilize as efficiently as possible available subsidy sources such low-income housing tax credits (LIHTCs) & USDA/HUD rental assistance





DHI

## • Affordable Housing Development Process

- Interpret the regulations and guidelines of federal, State & local subsidy programs so that those program priorities & goals are understood.
- Identify existing housing projects for acquisition & rehabilitation or vacant parcels for new construction that align with subsidy program priorities and goals.
- Analyze development feasibility with underwriting proforma.
- Negotiate and sign purchase contract with seller to acquire the site.
- Perform due diligence by collecting data on the site, the environment and local market.
- Prepare and submit application(s) to governmental agencies to obtain subsidy; usually competitive.
- Wait for governmental agency review process to be completed.
- Coordinate transaction closing amongst construction & permanent lenders, tax credit equity sources and local governmental agencies such as the Planning Dept.
- Close on subsidy/LIHTCs and start construction.
- Complete construction and place project in service so that it can be occupied by qualifying households.





# BREAKOUT GROUPS



*Photo source: J.Candela, Memorial Park*

- Let's get into breakout groups!
- Use the breakout group guiding questions handouts
- Glenn County staff have volunteered as notetakers



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# BREAKOUT GROUPS: SHARE-OUTS



*Photo source: Pacific West Communities, Paigewood Village*

- Choose one spokesperson for your group
- Briefly summarize and share the group's discussion

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# CONTACT INFORMATION



**Glenn County Community Action Department**

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[www.countyofglenn.net/dept/community-action/welcome](http://www.countyofglenn.net/dept/community-action/welcome)