

SENIOR HOUSING NEEDS ASSESSMENT

GLENN COUNTY, CALIFORNIA

Prepared for:

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With Funding Provided by CDBG PTA Funds

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September 19, 2012

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EXECUTIVE SUMMARY

The Glenn County Human Resource Agency contracted with Chi Partners, LLC, to assess the need for senior housing in the County. This analysis included a demographic overview, numerous interviews and focus groups, a competitive analysis, and demand analyses to determine the market need for senior apartments, independent living, assisted living, and memory care. In addition, potential sites that might be appropriate for a senior housing project were identified and an overview of the sources of capital funds typically available for senior housing was provided. Direction for the study was provided by a committee comprised of representatives from the Human Resources Agency, the cities of Orland and Willows, and a local non-profit organization called Glenn Communities Working Together through their Citizens for Senior Housing group. Funding for the study was provided by Community Development Block Grant PTA funds and through a grant provided by the Beulah Older Adult Fund administered by the CA-NV Conference United Methodist Women.

The study evaluated the demand for a senior housing development in Willows, Orland, and Hamilton City. To facilitate this analysis, feedback was obtained during the interviews conducted regarding the locations from which individuals would likely relocate if a newly constructed facility were available in these communities. Based on the feedback obtained, it was determined that the primary market area for a facility in Willows would include Artois, Butte City, Delevan, Elk Creek, Glenn, Lodoga, Maxwell, Princeton, Stonyford, Williams and Willows. The primary market area for a facility developed in Orland would include Artois, Capay, Corning, Elk Creek, Newville, Orland, and Willows, and a facility in Hamilton City would likely draw from only Hamilton City and Capay.

The competitive analysis conducted evaluated all senior housing properties currently located in each of the three primary market areas. These properties include four affordable senior apartment complexes; one property offering market-rate apartment homes; one purpose-built assisted living facility and five smaller assisted living facilities with 15 or fewer beds each; one dedicated memory care facility; and two skilled nursing facilities. In addition, there are two 48-unit affordable senior apartment properties under development in Willows and Williams. Also evaluated were the senior housing properties located in Chico, since many individuals from Glenn County reportedly move to Chico when in need of senior housing because of the lack of available options in the County.

The demand analyses conducted for each product and primary market area resulted in the following findings:

Affordable Senior Apartments. The analysis conducted for affordable senior apartments assumed the use of Low-Income Housing Tax Credits (LIHTC) to develop the property, which has maximum income restrictions ranging from 30 percent to 60 percent of the area median income and minimum income restrictions to ensure residents have sufficient income to pay the projected rental rates. Thus, the analysis assumed a range in income from \$7,500 to \$27,500

per year. Other factors included in this analysis were a minimum age of 55 years, a 25 to 35 percent secondary market, and a four to six percent market penetration rate. Based on these assumptions, it was determined that the market could support between 48 and 51 additional units of affordable senior apartments in Willows, between 74 and 79 units in Orland, and five units in Hamilton City.

Market-Rate Senior Apartments. The demand analyses conducted for market-rate senior apartments assumed a starting rental rate of \$825 per month, a minimum required income of \$27,500 per year, a 25 percent secondary market, and a four percent market penetration rate. Based on these factors, it was determined that the market could support between 42 and 48 units of market-rate senior apartments in the Willows primary market area, between 67 and 78 units in the Orland primary market area, and between six and seven units in the primary market area for Hamilton City.

Independent Living. The following assumptions formed the basis for the independent living demand analyses: a minimum age of 75, a starting rate of \$2,000 per month, an annual required income of \$45,000, a 25 percent secondary market, and a four percent market penetration rate. Based on these factors, it was determined that there is a need for between 10 and 11 units of independent living in the Willows primary market area; between 14 and 16 units in the Orland primary market area; and between one and two units in the Hamilton City primary market area. If a lower starting rate of \$1,400 per month were shown to be financially feasible, the need for independent living would increase to between 15 and 16 units in Willows and between 26 and 28 units in Orland.

Assisted Living. The following assumptions formed the basis for the assisted living demand analyses: a minimum age of 75 years, a starting rate of \$2,800 monthly, a minimum annual income of \$35,000 per year; a frailty factor of one-plus Activity of Daily Living (ADL), a 25 percent secondary market factor, and a 15 or 20 percent market penetration rate. Based on these factors, it was determined that there is a market demand for nine to ten additional assisted living units in the Willows primary market area, 10 to 12 additional units in the Orland primary market area, and only one unit in the Hamilton City market area. If a more affordable starting rate of \$2,100 per month were shown to be financially viable, the need for assisted living would increase to between 13 and 14 units in the Willows primary market area, 16 to 19 units in the Orland primary market area, and two units in the Hamilton City primary market area.

Memory Care. The following assumptions were used in the demand analyses conducted for memory care: a minimum age of 75 years, a starting rate of \$3,700 monthly, an annual required income of \$50,000, a frailty (dementia) factor by age, a 15 to 20 percent penetration rate, and a 25 percent secondary market. Based on these factors, there is a need for between 10 and 12 units of memory care in the Willows primary market area, between seven and eight additional memory care units in the Orland primary market area, and one memory care unit in the Hamilton City primary market area. If it were possible from a financial viability standpoint

to offer memory care units at a reduced rate of \$3,100 per month, the market demand would increase to between 14 and 16 units in both the Willows and Orland primary market areas.

In addition to the quantitative estimates of market demand generated by the demand analyses, qualitative factors should also be taken into consideration when a determination is made as to the type of senior housing that is most needed and the optimal location for that housing. These factors include the feedback obtained from the interviews and focus groups, the location and occupancy levels of senior projects currently located in the primary market areas, and the availability of grass-roots community support for a project.

DEMOGRAPHIC OVERVIEW

A demographic overview of Glenn County was prepared to provide a context for the senior housing needs assessment, showing how those variables that are most pertinent to senior housing vary by geographic region of the County. The overview presents these selected demographic variables by census tract, utilizing data obtained from the 2010 U.S. Census¹. Census tracts, which are geographic regions defined for the purpose of taking a census, usually coincide with the limits of cities, towns or other administrative areas, and several tracts commonly exist within a county. In unincorporated areas, however, the boundaries of census tracts are often arbitrary, except for coinciding with political lines.

Census tracts are small, relatively permanent statistical subdivisions of a county or statistically equivalent entity, designed to be fairly homogeneous units with respect to population characteristics, economic status, and living conditions at the time they are established. Census tracts generally contain between 1,000 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries are delineated with the intention of being stable over many decades, so they generally follow relatively permanent visible features. However, they may follow governmental unit boundaries and other invisible features in some instances, with the boundary of a state or county also being a census tract boundary².

Glenn County is separated into six census tracts. For the purposes of this study, data on total population, the 65+ and 75+ population, median income and median home values was compared across these census tracts. The following table shows a summary of this data:

Table 1 Glenn County Demographic Information								
Census Tract	Total Population	65+ Population	% 65+ of Total	75+ Population	% 75+ of Total	Median Income	Median Income 65+	Median Home Value
101	8,192	1,003	12.2%	509	6.2%	\$44,503	\$34,219	\$219,600
102	4,901	773	15.8%	316	6.4%	\$42,348	\$26,587	\$252,800
103	2,373	385	16.2%	167	7.0%	\$65,590	\$70,833	\$279,800
104	7,636	996	13.0%	442	5.8%	\$40,911	\$27,292	\$245,000
105.01	3,456	344	10.0%	141	4.1%	\$35,542	\$27,083	\$264,700
105.02	1,564	236	15.1%	116	7.4%	\$54,500	\$45,000	\$325,300

Source: U.S. Census Bureau, 2010 Census

Total Population. The following map outlines the breakdown of the total population of the County by census tract:

¹ <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>

² <http://www.census.gov/dmd/www/glossary.html>

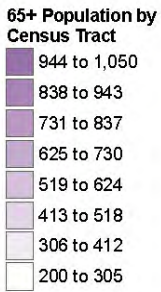
Total Population by Census Tract



As is evident from in this map, census tract 101, which corresponds to the city of Orland, has the highest population, with census tract 104 (for the city of Willows) the second highest. Census tract 105.02, which is located in the unincorporated southeast portion of the County, has the lowest total population.

The 65-Plus Population. A map showing the 65-plus population by census tract is similar to that shown above for the total population, as is shown below:

65+ Population by Census Tract



The similarities between the two maps are likely due to the uneven breakdown of total population between census tracts in the County. That is, census tract 101 (which comprises the city of Orland) has a total population of 8,192, as compared to only 1,564 persons in census tract 105.02. It would be expected that those census tracts with a significantly greater total population would also have a higher number of individuals aged 65-plus.

Because of the large differences in total population between census tracts in the County, the percentage of persons aged 65-plus as compared to the total population provides a more helpful metric. These percentages are shown below in Table 2:

Table 2 Glenn County Demographic Information 65+ Population			
Census Tracts	Total Population	65+ Population	% 65+ of Total
101	8,192	1,003	12.2%
102	4,901	773	15.8%
103	2,373	385	16.2%
104	7,636	996	13.0%
105.01	3,456	344	10.0%
105.02	1,564	236	15.1%
Source: U.S. Census Bureau, 2010 Census			

As is shown in this table, the 65-plus population as a percentage of the total population ranges from 10 percent in census tract 105.01 (located in the northeast corner of the County and encompassing Hamilton City) to 16.2 percent in census tract 103, which is comprised of the unincorporated areas in the western and central portions of the County. The next highest proportion of 65-plus individuals is in census tract 105.02, with 15.1 percent of the total population over age 65, which encompasses the unincorporated areas of the southeast portion of the County. To provide a point of comparison, 13.0 percent of the total population in the United States is aged 65 or older and 11.4 percent of the total population in California is aged 65-plus.

These percentages may be viewed graphically on the following map:

65+ Population Percentage by Census Tract



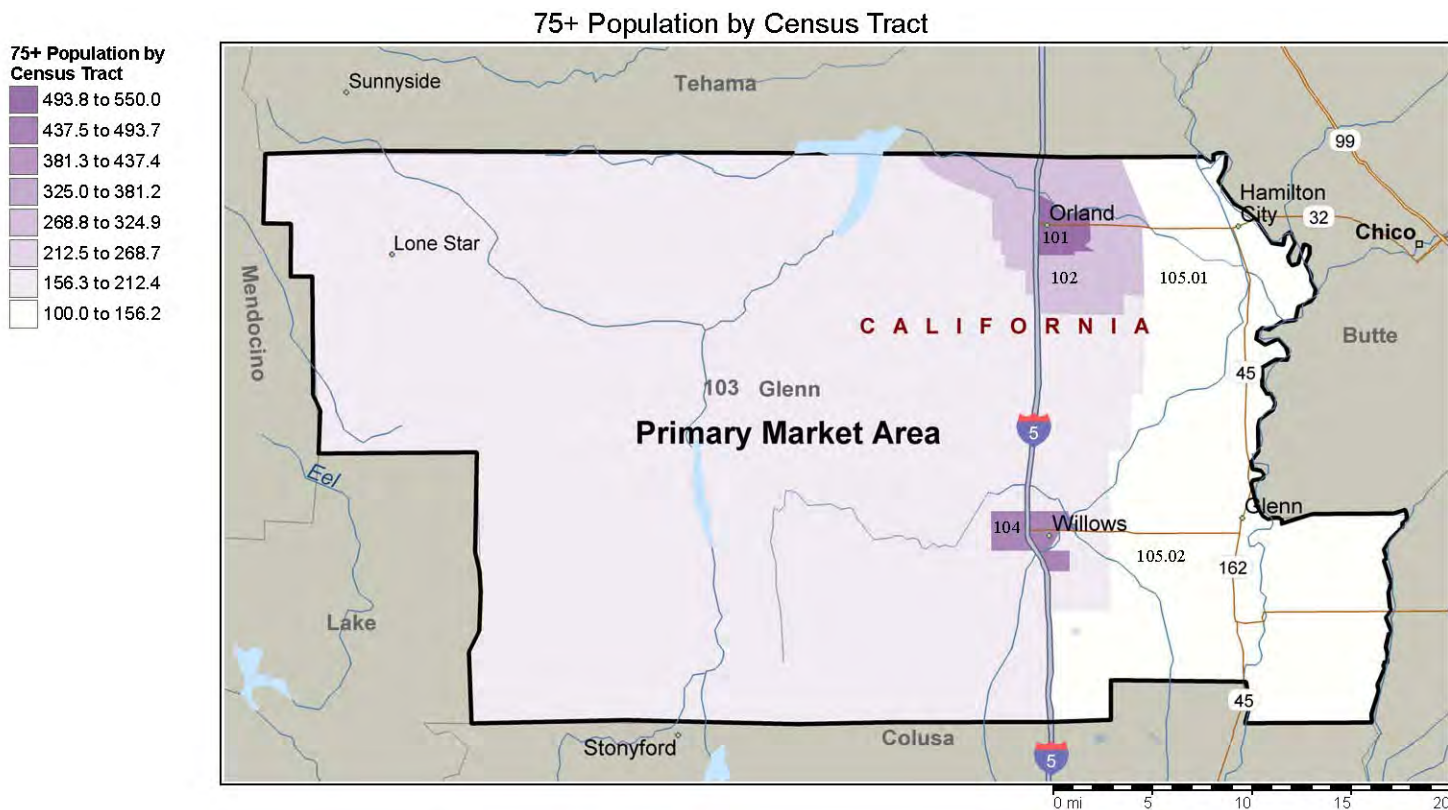
The 75-Plus Population. The number of individuals aged 75-plus as a percentage of the total population is similar to what was seen for the 65-plus population. That is, the census tract in the northeast portion of the County that includes Hamilton City (105.01) has the lowest proportion of persons aged 75 and older. The census tract with the highest 75-plus population as a percentage of the total population is 105.02 (the southeast portion of the County), with the next highest being census tract 103 (the western and central areas of the County). This data is shown below in Table 3:

Table 3 Glenn County Demographic Information 75+ Population			
Census Tracts	Total Population	75+ Population	% 75+ of Total
101	8,192	509	6.2%
102	4,901	316	6.4%
103	2,373	167	7.0%
104	7,636	442	5.8%
105.01	3,456	141	4.1%
105.02	1,564	116	7.4%

Source: U.S. Census Bureau, 2010 Census

The 75-plus population as a percentage of the total population for the various census tracts in the County may be compared to state and national data to provide context for the data. Six percent of the United States population is aged 75-plus, with 5.3 percent of the total population aged 75 or older in California.

The percentage of individuals aged 75-plus as a percentage of the total population is shown graphically on the following map:



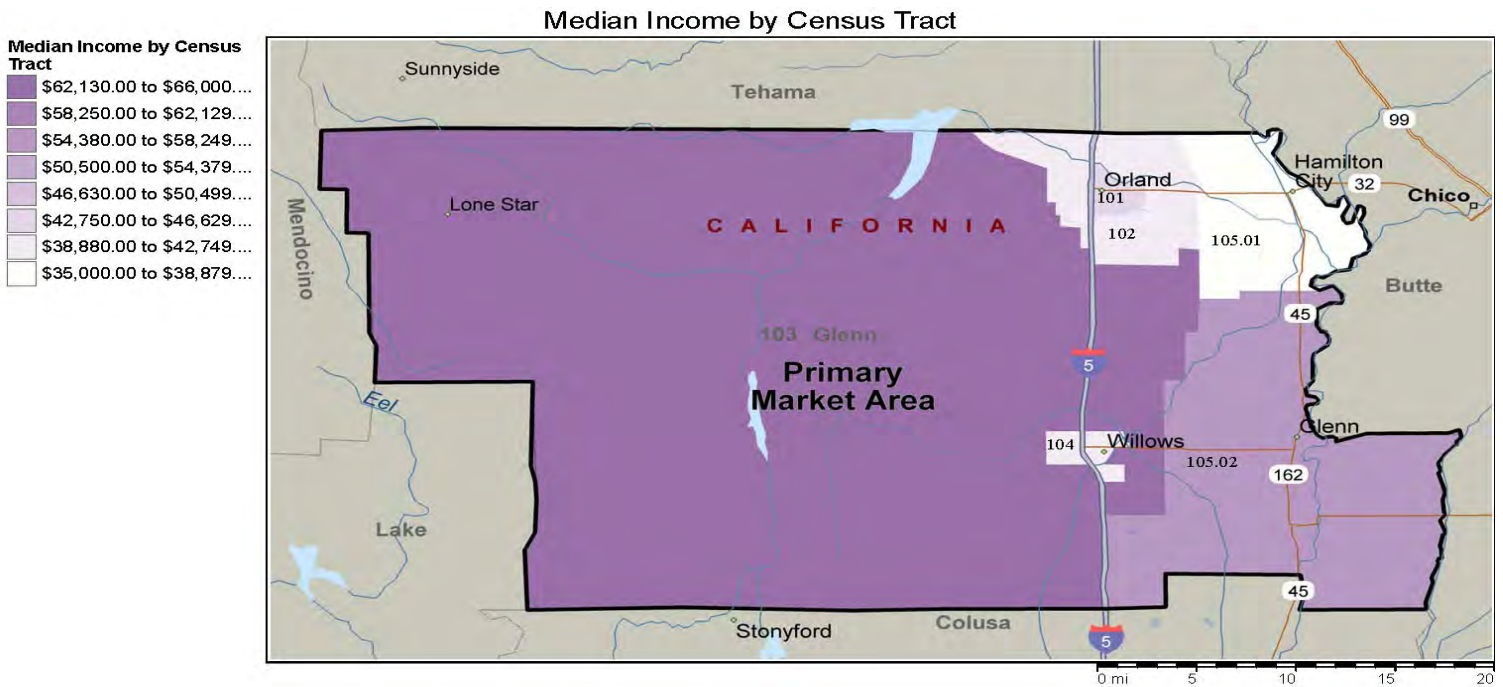
Median Income. A significant range in median household income exists in Glenn County, with a median income of \$35,542 per year in census tract 105.01 (which comprises the northeast portion of the County including Hamilton City) to \$65,590 per year in census tract 103 (which encompasses the unincorporated areas of the western and central areas of the County). The household median income by census tract is shown below in Table 4:

**Table 4
Glenn County Demographic Information
Median Income**

Census Tracts	Median Income
101	\$44,503
102	\$42,348
103	\$65,590
104	\$40,911
105.01	\$35,542
105.02	\$54,500

Source: U.S. Census Bureau, 2010 Census

These median income levels are, on average, lower than the median income reported either nationally (\$50,046 per year) or for California (\$57,708 annually). The following map shows the data on median household income for the County visually:



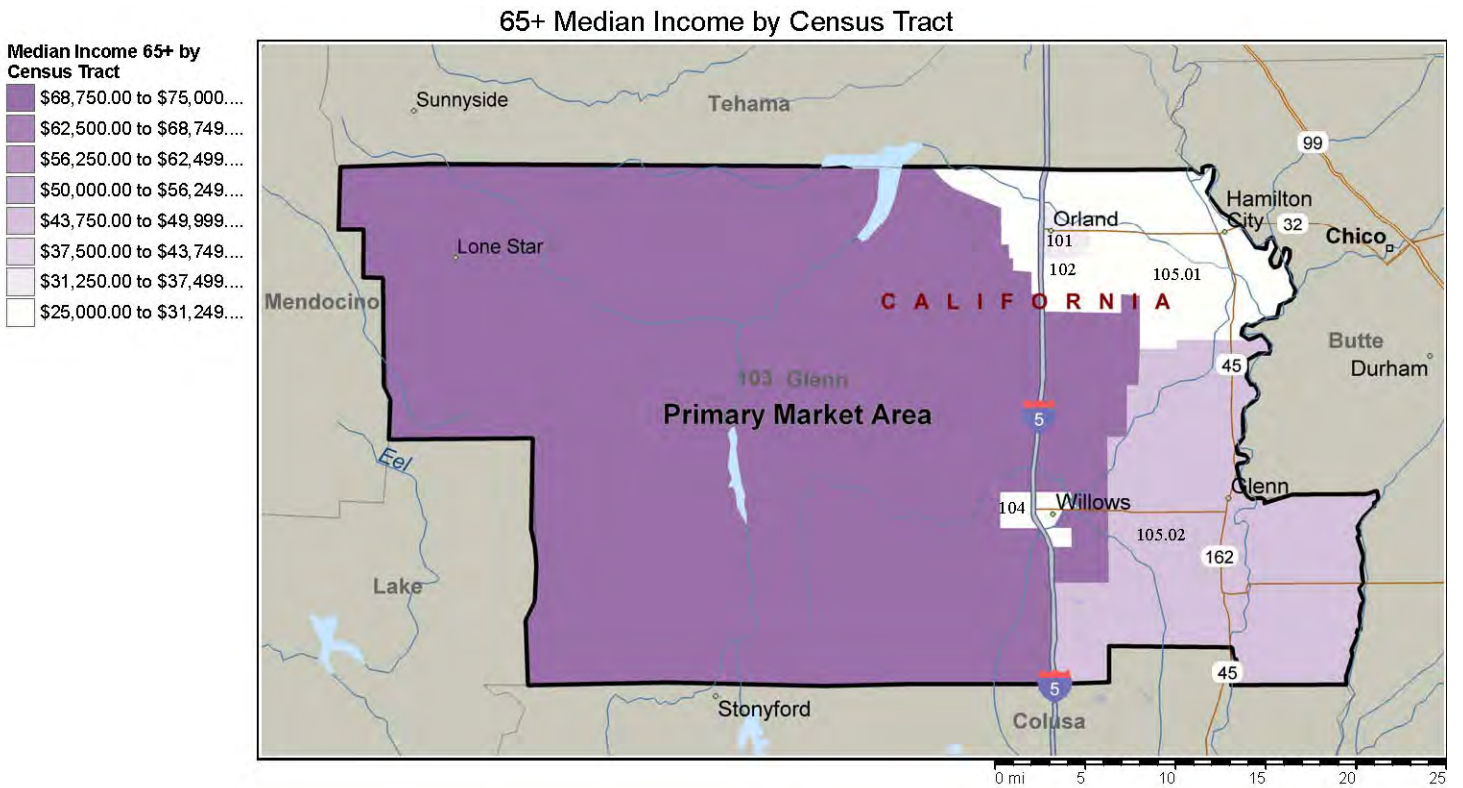
65-Plus Median Income. The census tract in the County with the lowest median income for the 65-plus population is 102 (at \$26,587 per year), which is located in the area just outside of Orland. Census tract 105.01, which comprises the northeast portion of the County including Hamilton City, and census tract 104, which encompasses the City of Willows, also have relatively low median incomes for the 65-plus population (\$27,083 and \$27,292 per year, respectively). The highest median income for the 65-plus population is in census tract 103

(\$70,833 per year) which includes the unincorporated areas of the western and central portions of the County. This data is shown in Table 5 below:

Table 5 Glenn County Demographic Information 65+ Median Income	
Census Tracts	65+ Median Income
101	\$34,219
102	\$26,587
103	\$70,833
104	\$27,292
105.01	\$27,083
105.02	\$45,000

Source: U.S. Census Bureau

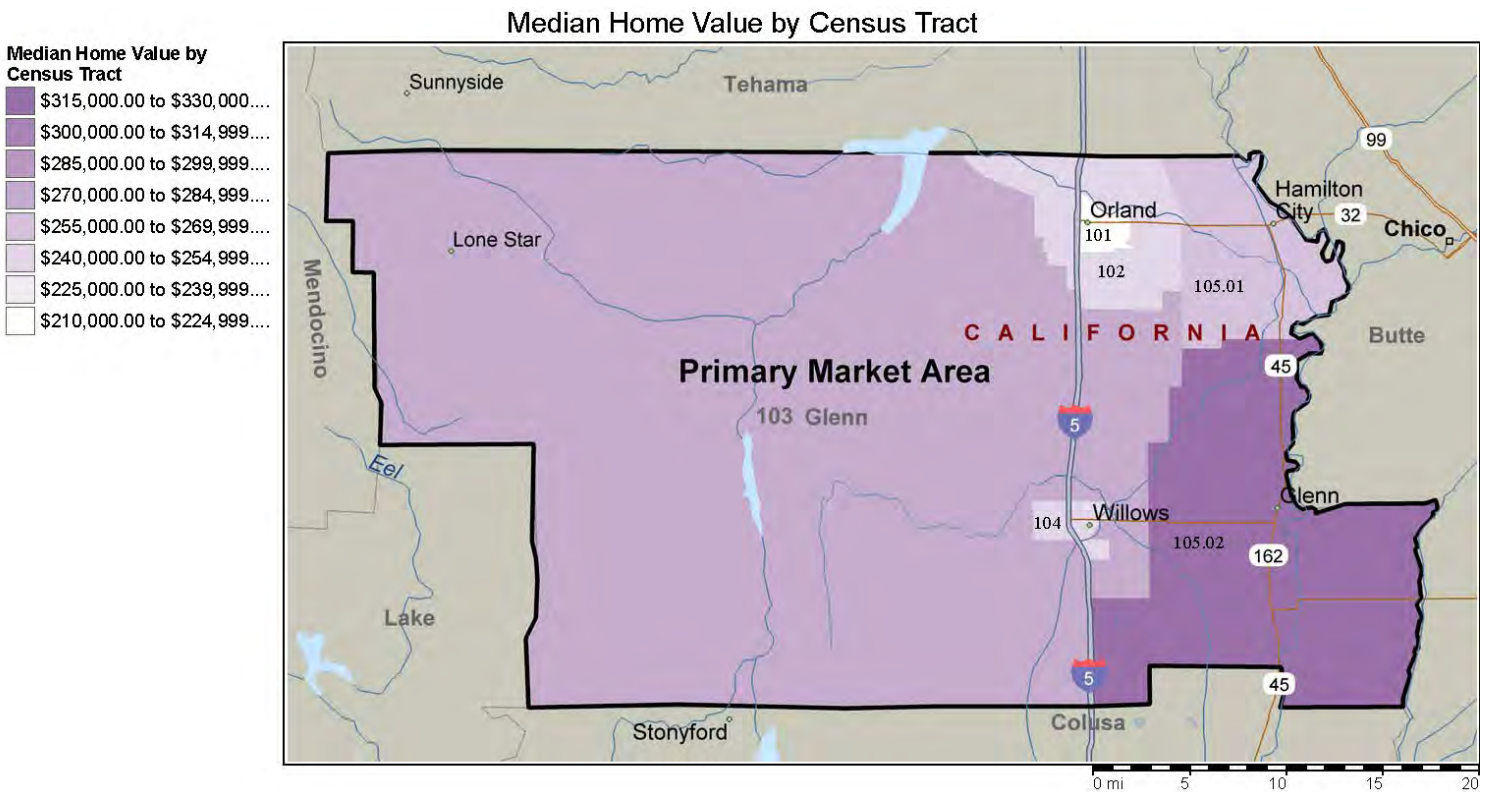
As a point of comparison, the median income for the 65-plus population nationally is \$34,381 per year and \$40,255 per year in California. The median income for the 65-plus population for the County is shown graphically below:



Median Home Values. As might be expected, significant variation in median home values also exists between the census tracts of Glenn County. That is, the median home value in the City of Orland (census tract 101) is \$219,600, as compared to \$325,300 in the unincorporated area in the southeast portion of the County (census tract 105.02). The median home values by census tract for the County are shown in the following table:

Table 6 Glenn County Demographic Information Median Home Value	
Census Tracts	Median Home Value
101	\$219,600
102	\$252,800
103	\$279,800
104	\$245,000
105.01	\$264,700
105.02	\$325,300
Source: U.S. Census Bureau, 2010 Census	

This data is shown graphically on the following map:



PRIMARY MARKET AREAS

The primary market area for a facility is the geographic area from which the majority of residents of a facility (typically 70-80 percent) relocate. The identification of appropriate boundaries for a primary market area (PMA) for a proposed project is critical to the accurate determination of the need for the project.

A number of factors can influence the distance individuals are willing to travel to access the services available at a senior housing project. For example, transportation corridors such as freeways, bridges or other major arterials can either make it difficult to travel or facilitate travel between areas; and psychological barriers such as county lines, state boundaries, and the differing socioeconomic status of communities can discourage prospective residents from moving to a facility.

The distance that people are willing to travel to access senior housing can vary significantly. Typically, people who live in rural areas are willing to travel longer distances to access services than are those living in more urban locations. It is not uncommon for residents of rural facilities to have relocated from up to 20 or even 30 miles away, whereas the market areas for larger communities are typically much smaller (i.e., not more than five or possibly ten miles). People will also usually travel longer distances to access services that are based on a need (such as assisted living or memory care) versus a lifestyle choice (such as independent living or senior apartments).

For the purposes of this study, three primary market areas were identified in order to determine the market demand for a senior housing project in Willows, Orland, or Hamilton City. To determine the boundaries of the primary market area for each of these locations, numerous interviews were conducted with individuals familiar with the travel and relocation patterns of seniors in Glenn County and the surrounding areas. During these interviews, feedback was obtained regarding the locations from which individuals would likely move if a newly constructed senior housing facility were available in Willows, Orland, or Hamilton City. Each of these primary market areas is discussed in detail below.

Willows Primary Market Area

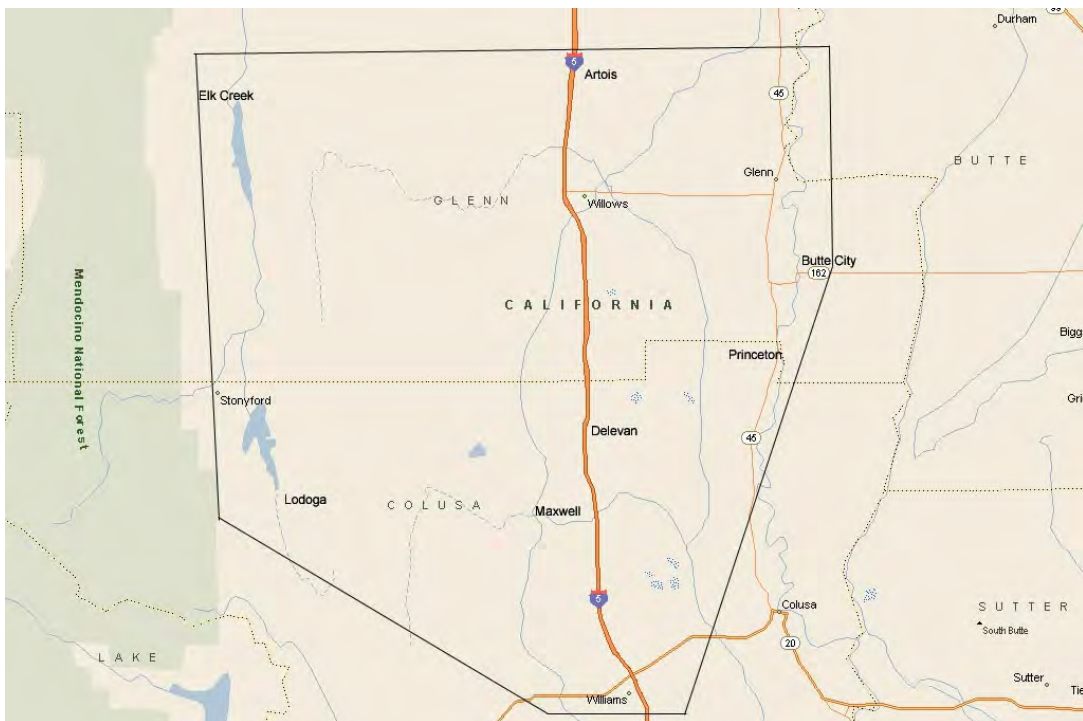
The geographic area from which individuals would be likely to move if a senior housing property were developed in Willows was determined, based on the interviews conducted, to be the region comprising the following cities and towns in and around Glenn County:

- Artois
- Butte City
- Delevan
- Elk Creek
- Town of Glenn

- Lodoga
- Maxwell
- Princeton
- Stonyford
- Williams
- Willows

Following is a map showing the boundaries of this area, which thus comprises the Willows primary market area:

WILLOWS PRIMARY MARKET AREA



As may be seen from this map, Orland was not included in the primary market area for Willows, as the majority of people interviewed thought that individuals living in Orland would be unlikely to move to Willows even if a newly constructed facility were located there. Rather, it was thought that Orland residents would typically prefer to either stay in Orland, accessing the facilities already located there, or move to a facility in Chico since most Orland residents already go to Chico for medical care. That said, it is important to acknowledge that some individuals would move from Orland to a new facility in Willows in order to stay within the County and in a more rural environment. These individuals will be accounted for in the demand analysis in a secondary market factor.

A number of interviews were conducted with individuals from Williams to determine whether seniors who live south of the County would be likely to move to a new facility located in Willows. The consensus from these interviews was that seniors as far south as Williams would likely be willing to move to Willows since there are not many senior housing options currently available in Williams and some people from Williams already go to Willows to shop at Walmart. Thus, the primary market area for Willows includes Williams as the southern boundary.

As is shown in Table 7, there were 17,078 people residing in the Willows primary market area in 2000. This number increased by 8.8 percent to 18,585 in 2012 and is projected to increase an additional 3.8 percent to 19,292 by 2017.

The 65-plus population in the Willows primary market area is projected to increase by 10.0 percent over the next five years, from 2,304 in 2012 to 2,535 in 2017. The 65 to 74 population is projected to see the greatest increase, at 16.3 percent, with the 85-plus population projected to increase by 2.9 percent over this time period. The 75 to 84 age group is projected to increase 2.3 percent by 2017.

Table 7 Population Trends Willows PMA				
	2000	2012	2017	Percent Change '12 – '17
Total Population	17,078	18,585	19,292	3.8%
65 – 74 population	1,061	1,254	1,459	16.3%
75 – 84 population	769	705	721	2.3%
85+ population	302	345	355	2.9%
Total 65+ population	2,132	2,304	2,535	10.0%
Source: Claritas, Inc.				

The population trends shown in Table 7 may be compared to national data to provide a point of comparison and context for the data. The projected increase in population by those cohorts aged 65-plus for the Willows primary market area versus the United States is shown below:

Table 8 Population Trends: 2012 to 2017 Willows PMA and US		
	Willows PMA	United States
Total Population	3.8%	3.9%
Total 65-74 Population	16.3%	23.6%
Total 75-84 Population	2.3%	2.8%
Total 85+ Population	2.9%	15.3%
Total 65+ Population	10.0%	15.5%
Source: Claritas, Inc.		

As may be seen from this table, the projected growth over the next five years for the total population and the population aged 75 to 84 for the Willows primary market area (3.8% and 2.3%, respectively) is very similar to that projected nationally (3.9% and 2.8%). However, the projected increase in population for those aged 65 to 74 and 85-plus is significantly less for the Willows primary market area than for the United States. That is, the 65 to 74 population is projected to increase 16.3 percent in the Willows primary market area, as compared to 23.6 percent nationally. Even more striking is the 2.9 percent increase in the 85-plus population projected for the Willows primary market area as compared to the 15.3 percent increase projected for the United States. It is possible that these figures reflect the lack of current housing and care options for seniors in the Willows primary market area, causing seniors to move out of the area when needing a supportive housing environment.

Orland Primary Market Area

The second primary market area identified was centered in Orland and was determined to be the geographic area comprising the following cities and towns in and around Glenn County:

- Artois
- Capay
- Corning
- Elk Creek
- Newville
- Orland
- Willows

Following is a map showing the boundaries of the Orland primary market area:

ORLAND PRIMARY MARKET AREA



As may be seen from this map, Willows was included in this primary market area, as most individuals interviewed thought seniors from Willows would move to a newly constructed facility in Orland (if there were no new facilities available in Willows) because of the drive involved in going to Chico. It should be noted, however, that it was clear from the interviews conducted that moving to Orland from Willows would not be a preference, and that people from Willows would definitely prefer to stay in Willows if possible.

Similarly, feedback received from people living in Corning reflected that many seniors would be willing to move to a facility in Orland due to the current lack of options in Corning. Most people from Corning interviewed said that some people might prefer to go to Chico instead, but that the majority of individuals would likely move to a facility in Orland.

Hamilton City was not included in this primary market area because of its close proximity to Chico and the extensive options available there. Because people from Hamilton City are used to going to Chico for medical care, it was thought that they would not likely go in the opposite direction to Orland if senior housing were needed.

There were a total of 31,896 people residing in the Orland primary market area in 2000, with this number increasing to 35,323 in 2012 and projected to increase an additional approximately 3.5 percent to 36,545 by 2017. The growth of the 65-plus population is projected to be similar to that expected for the Willows primary market area, with the greatest increase (at 16.7 percent) projected for the 65 to 74 population. The 85-plus population for the Orland primary market area is projected to increase by 10.0 percent, with the 74 to 85 population expected to increase at only 1.6 percent over the next five years. These figures are shown in Table 9, below:

Table 9 Population Trends Orland PMA				
	2000	2012	2017	Percent Change '12 – '17
Total Population	31,896	35,323	36,545	3.5%
65 – 74 population	2,234	2,480	2,894	16.7%
75 – 84 population	1,560	1,422	1,445	1.6%
85+ population	550	581	639	10.0%
Total 65+ population	4,344	4,483	4,978	11.0%
Source: Claritas, Inc.				

Following is a summary of the projected increase in population by age from 2012 to 2017 for the Orland primary market area as compared to the Willows primary market area and the United States:

Table 10 Population Trends: 2012 to 2017			
	Orland PMA	Willows PMA	United States
Total Population	3.5%	3.8%	3.9%
Total 65-74 Population	16.7%	16.3%	23.6%
Total 75-84 Population	1.6%	2.3%	2.8%
Total 85+ Population	10.0%	2.9%	15.3%
Total 65+ Population	11.0%	10.0%	15.5%
Source: Claritas, Inc.			

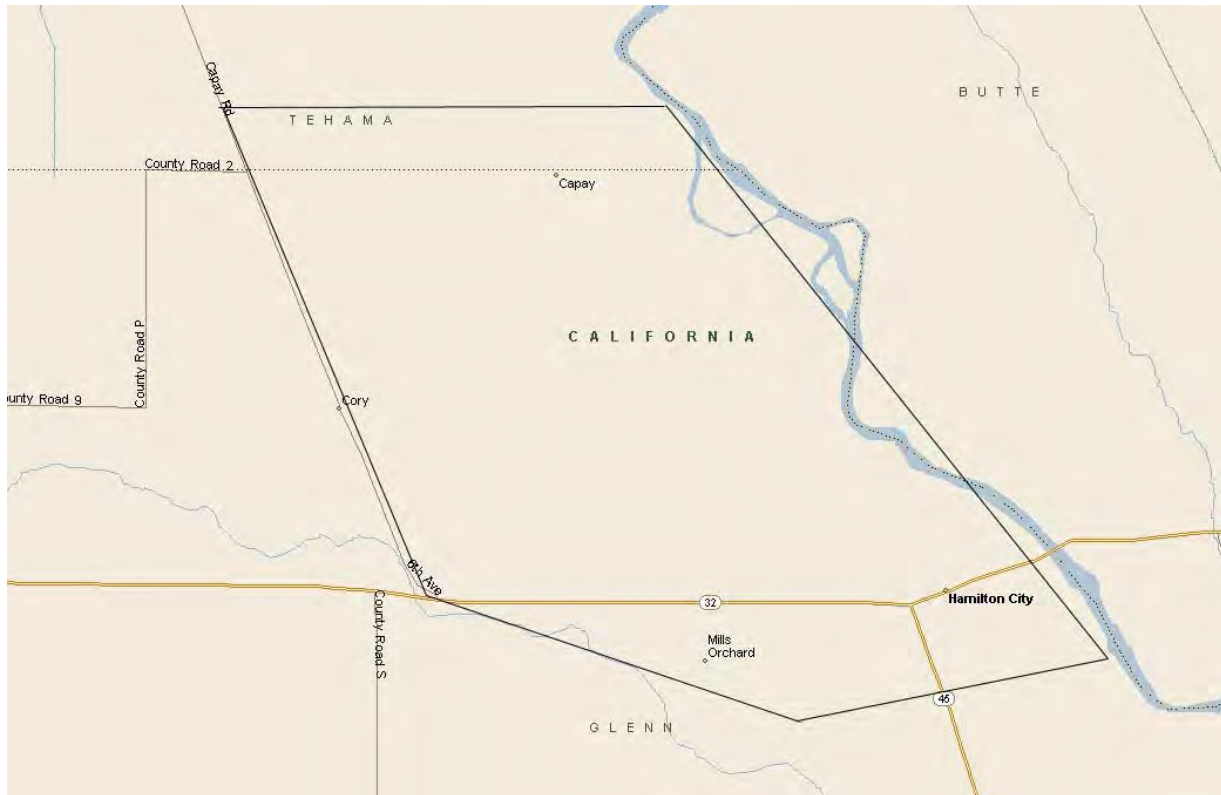
As may be seen from Table 10, the projected increase for the Orland primary market area by age bracket is very similar to that projected for the Willows primary market area, with the exception of the 85-plus population. That is, the number of individuals aged 85 and older is projected to increase 10 percent over the next five years in the Orland primary market area as compared to only 2.9 percent in the Willows primary market area. This projected increase is still less than the 15.3 percent increase projected for the 85-plus population nationally.

Hamilton City Primary Market Area

The final primary market area selected for the analysis included that area from which people would likely move if a senior housing facility were located in Hamilton City. Based on the interviews conducted, this primary market area would consist only of the towns of Hamilton City and Capay. Because Hamilton City is located so close to Chico, the consensus from the interviews conducted is that people living in locations outside of Hamilton City and Capay would move to a facility in Chico over one in Hamilton City. Most people interviewed said Hamilton City would not be a desirable location for a facility because of the lack of services and amenities in Hamilton City and the increased crime rate associated with that area.

Following is a map showing the boundaries of the Hamilton City primary market area:

HAMILTON CITY PRIMARY MARKET AREA



There were a total of 2,983 people residing in the Hamilton City primary market area in 2000, with this number increasing to 3,030 in 2012 and projected to decrease approximately 0.8 percent to 3,007 by 2017. These figures are shown in Table 11, below:

**Table 11
Population Trends
Hamilton City PMA**

	2000	2012	2017	Percent Change '12 – '17
Total Population	2,983	3,030	3,007	-0.8%
65 – 74 population	147	196	214	9.2%
75 – 84 population	81	86	100	16.3%
85+ population	28	25	31	24.0%
Total 65+ population	256	307	345	12.4%

Source: Claritas, Inc.

Following is a comparison of the projected growth in population for the Hamilton City primary market area as compared to the Willows primary market area, the Orland primary market area, and the United States:

**Table 12
Population Trends: 2012 to 2017**

	Hamilton City PMA	Orland PMA	Willows PMA	United States
Total Population	-0.8%	3.5%	3.8%	3.9%
Total 65-74 Population	9.2%	16.7%	16.3%	23.6%
Total 75-84 Population	16.3%	1.6%	2.3%	2.8%
Total 85+ Population	24.0%	10.0%	2.9%	15.3%
Total 65+ Population	12.4%	11.0%	10.0%	15.5%

Source: Claritas, Inc.

As may be seen from Table 12, the growth projected for the population aged 65 to 74 is significantly less for Hamilton City (9.2 percent) than for either Willows or Orland (16.3 and 16.7 percent, respectively) or for the United States (23.6 percent). The projected growth of the 75 to 84 and the 85-plus population, on the other hand, is significantly greater for the Hamilton City primary market area than for either of the other primary market areas or for the United States.

COMPETITIVE ANALYSIS

This section provides a summary of all of the senior housing properties located in the primary market areas for Willows, Orland, and Hamilton City. Also included is a summary of the senior facilities located in Chico, since it was reported in the interviews and focus groups that many seniors from Glenn County move to Chico to access senior housing due to the lack of available options in the County. Detailed information about each property is included in the appendix of this report.

Senior Housing Overview

To provide context for the information included in this section, a description of the various types of senior housing properties located in Glenn County and the surrounding communities is provided. It should be noted that the characteristics that once clearly differentiated the various types of housing have become less distinct as many providers have added amenities and/or expanded their services. The result is a greater overlap between the various settings and increased difficulty in clearly distinguishing one type of housing from another.

Senior Apartments are designed and operated to serve active seniors who do not require assistance with Instrumental Activities of Daily Living (IADLs) or Activities of Daily Living (ADLs). Residents typically may choose from one and two-bedroom apartments with full kitchens and emergency call systems. Senior apartment complexes may also be referred to as age-restricted apartments and do not need to be licensed. Senior apartments are either affordable, with defined income restrictions for residents, or market-rate.

Independent Living Facilities also typically offer private apartments with emergency call systems to independent, active seniors. Meals, housekeeping, linen laundry, activities and transportation are usually included in the monthly rental fees at independent living facilities. Apartments may be somewhat smaller than are those in age-restricted apartments and may contain efficiency rather than full kitchens. Common areas are typically available for use by residents for socialization and activities. Independent living facilities may also be referred to as congregate care facilities and do not need to be licensed, although an independent living level of care is often available at licensed assisted living facilities.

Assisted Living Facilities offer a wide array of support services, including three meals a day, housekeeping, laundry, transportation, social / recreational activities, and assistance with personal care, medications and some routine nursing tasks. Assisted living facilities in California are licensed as Residential Care Facilities for the Elderly (RCFE's) through the Department of Social Services.

Larger assisted living facilities usually include private apartments with private bathrooms, kitchenettes, emergency call systems and extensive common areas. Small "board and care" homes, on the other hand, which in California are also licensed as Residential Care Facilities for

the Elderly, typically do not provide these types of amenities. These facilities are usually located in single-family homes in residential neighborhoods and are generally licensed for five or six residents. These homes may have either shared or private rooms, although most of the rooms typically have shared bathrooms.

Memory Care Facilities offer specialized care for individuals who have Alzheimer’s Disease or other dementias. These facilities offer private or semi-private rooms with higher staffing ratios than are seen in non-specialized assisted living facilities. Employees of special care facilities have generally received training specifically related to Alzheimer’s care. In California, these facilities are usually licensed as RCFEs, although they may also exist as part of skilled nursing facilities.

Skilled Nursing Facilities serve residents who require ongoing skilled nursing care. Accommodations in nursing facilities are usually shared rooms with half-baths, although some private rooms may be available. These facilities provide the highest level of care available in the long-term care spectrum. Nursing facilities in California are licensed by the Department of Public Health and must also meet federal guidelines. Medicare and Medicaid reimbursement is available for services provided in a skilled nursing setting for those meeting eligibility requirements. While skilled nursing is not included as part of the demand analysis conducted for this report, information about the skilled nursing facilities located in the area is included in this section to provide a comprehensive overview of the availability of all senior housing properties.

Senior Apartments

Following is a summary of the affordable and market-rate senior apartments located in the primary market areas for Willows, Orland, and Hamilton City, in addition to the nearby city of Chico. As stated earlier, detailed information about each property is included in the appendix of this report.

Willows Primary Market Area. No market-rate senior apartments are located in the primary market area for Willows. There are, however, two affordable senior properties in this primary market area, the Eskaton Kennedy Manor in Willows and the Pinewood Manor Apartments in Williams. These properties are summarized below in Table 13:

**Table 13
Senior Apartments
Willows PMA**

Property Name	Location	Total Units ³	# of Sr Apt Units	% Occ.	% Medicaid	Community / Entrance Fee	Studio	One-Bdrm	Additional Fees
Eskaton Kennedy Manor	Willows	55	55	100%	0%	None		30% of income	
Pinewood Manor Apts	Williams	25	25	100%	0%	None		30% of income	
Total		80	80						

Orland Primary Market Area. There are three affordable senior apartment complexes located in the Orland primary market area: the Eskaton Kennedy Manor in Willows, the Newport Village Apartments in Orland, and Tehama Village II in Corning. The Newport Village Apartments, which serves a younger disabled population in addition to seniors, was previously called the Orland Senior Apartments.

The Village at Fairview, which is located in Orland, was developed to be a for-sale, age-restricted project but due to the downturn of the housing market the homes are being leased instead of sold. As such, it doesn't fit well within any of the housing types outlined at the earlier in this section. However, because the per-month lease rates start at \$925 (instead of the higher fees typically associated with independent living) and no services are included in the monthly fee, it is thought that this property is most similar to market-rate senior apartments.

Following, then, is a summary of the three affordable apartment complexes located in the Orland primary market area and the Village at Fairview:

³ The total units are based on the total number of units in a facility regardless of level of care, as some facilities offer more than one type of housing / level of care.

**Table 14
Senior Apartments
Orland PMA**

Property Name	Location	Total Units ⁴	# of IL Units	% Occ.	% Medicaid	Community / Entrance Fee	Studio	One-Bdrm	Additional Fees
Eskaton Kennedy Manor	Willows	55	55	100%	0%	None		30% of income	
Newport Village Apartments	Orland	39	39	100%	0%	None		30% of income	
Tehama Village II	Corning	10	10	*	0%	*	*	30% of income*	*
The Village at Fairview	Orland	24	24	83%	0%	\$1,500 security deposit		2-Bdrm - \$925/mo 3-Bdrm - \$1095-\$1195/mo	Optional Weekly house-keeping: \$200/ mo and Meals: \$6.00/ meal
Total		167	167						

* The property management company did not return repeated phone calls so additional information about the property is not available; the unit mix and rent assumption as 30% of income is based on a directory of HUD-financed properties (www.hud.gov).

Hamilton City Primary Market Area. No senior apartment properties are located in the Hamilton City primary market area.

Chico. Three affordable apartment complexes and one market-rate senior apartment complex are located in Chico, as summarized in the following table:

⁴ The total units are based on the total number of units in a facility regardless of level of care, as some facilities offer more than one type of housing / level of care.

**Table 15
Senior Apartments
Chico, California**

Property Name	Location	Total Units ⁵	# of IL Units	% Occ.	% Medicaid	Community/ Entrance Fee	Studio	One-Bdrm	Additional Fees
1200 Park Avenue Senior Apts	Chico	107	107	99%	0%	\$35 processing fee		1-Bdrm \$287-\$617/mo; 2 Bdrm - \$346-\$743/mo (based on income)	
Jarvis Gardens Senior Apts	Chico	49	49	100%	0%	Security deposit – first month's rent		30% of income	
Lucian Manor Christian Center	Chico	38	38	100%	0%	\$500 security deposit		30% of income	
Sierra Sunrise Apts	Chico	72	72	94%	0%	\$500 security deposit		1 Bdrm - \$810/mo; 2 Bdrm - \$835-\$965/mo	
Total		266	266						

Independent Living Facilities

Following is a summary of the independent living facilities located in the three primary market areas and Chico, with detail about each property included in the appendix of the report.

Willows, Orland and Hamilton City Primary Market Areas. There are no independent living facilities in the Willows, Orland, or Hamilton City primary market areas.

Chico. Three independent living facilities are located in Chico, with a total of 300 units. Staff at each of these properties reported having had some residents move to their facility from Glenn County. Following is a summary of these properties:

⁵ The total units are based on the total number of units in a facility regardless of level of care, as some facilities offer more than one type of housing / level of care.

**Table 16
Independent Living Facilities
Chico, California**

Property Name	Location	Total Units ⁶	# of IL Units	% Occ.	% Medicaid	Community/ Entrance Fee	Studio	One-Bdrm	Additional Fees
The Lodge at the Terraces	Chico	89	89	98%	0%	One month's rent	\$2300/mo	1-bdrm - \$2720/mo 2-bdrm - \$3296/mo	\$600/mo additional resident \$45/mo parking space
The Oakmont	Chico	91	91	100%	0%	One month's rent (negotiable)	\$2400/mo	1-bdrm - \$2700- \$3100/mo 2-bdrm - \$3300- \$4200/mo	
Sycamore Glen Retirement Community	Chico	120*	119	95%	0%	\$1,500	\$1940- \$1990 ⁷ /mo	\$2200- \$2250/mo	\$500/mo additional occupant
Total		300	299						

*They have one guest unit

Assisted Living Facilities

Following is a summary of the assisted living facilities located in the Willows, Orland, and Hamilton City primary market areas and in Chico. Additional information about these facilities is located in the appendix of the report.

Willows Primary Market Area. Mirsona Manor, a small facility located in Williams, is the only assisted living facility in the Willows primary market area. Information about this property is summarized below:

⁶ The total units are based on the total number of units in a facility regardless of level of care, as some facilities offer more than one type of housing / level of care.

⁷ Add'l person \$500/mo

**Table 17
Assisted Living Facilities
Willows PMA**

Property Name	Location	Total Units⁸	# of AL Units	% Occ.	% Medicaid	Community/ Entrance Fee	Private Room	Semi-Private	Level of Care Fees
Mirsona Manor	Williams	15	15	100%	0%	None	\$3350 - \$3800/ mo	\$2745 - \$2895/ mo	Rates range from \$2,745 to \$2,895 for shared rooms and \$3,350 to \$3,800 for private rooms, depending on the level of care needed
Total		15	15						

Orland Primary Market Area. There are 58 assisted living units at five facilities in the Orland primary market area. Always Loving Care I and II (located in Orland) and the Olive City Care Home and Wanda’s Boarding House (both located in Corning) are smaller facilities containing 10 beds or less. WestHaven Assisted Living is part of a faith-based care community that also includes a memory care facility and the Village at Fairview. Information about these properties is summarized in the following table:

⁸ The total units are based on the total number of units in a facility regardless of level of care, as some facilities offer more than one type of housing / level of care.

**Table 18
Assisted Living Facilities
Orland PMA**

Property Name	Location	Total Units ⁹	# of AL Units	% Occ.	% Medicaid	Community/ Entrance Fee	Private Room	Semi-Private	Level of Care Fees
Always Loving Care I	Orland	6	6	83%	0%	None	\$1500+/mo	\$1500+/mo	\$1,500 base – with additional variable rates based on mobility and care needs. Adult diapers not included.
Always Loving Care II	Orland	6	6	67%	0%	None	\$1500+/mo	\$1500+/mo	\$1,500 base – with additional variable rates based on mobility and care needs. Adult diapers not included.
Olive City Care Home	Corning	9	9	100%	0%	None	\$2200 - \$2500/mo		Included
Wanda's Boarding House	Corning	10	10	50%	0%	None		\$1500/mo	
WestHaven Assisted Living	Orland	27 ¹⁰	27 ¹⁰	85%	0%	Not known	\$2495-\$3195/mo	\$2295/mo	<ul style="list-style-type: none"> • Activities of Daily Living: \$325 for Level 2, \$525 for Level 3 • Continance Care: \$525 for Level 2; \$775 for Level 3 • Memory Care: \$525 for Level 2; \$775 for Level 3 • Incidental Labor: \$45 per hour, to ¼ hour <p>Additional Fees:</p> <ul style="list-style-type: none"> • Incidental Expenses: Cost plus 20% Small dog: \$200 one-time fee plus \$45/hour incidental fee when applicable
Total		58	58						

⁹ The total units are based on the total number of units in a facility regardless of level of care, as some facilities offer more than one type of housing / level of care.

¹⁰ Includes one respite unit.

Hamilton City Primary Market Area. No assisted living facilities are located in the Hamilton City primary market area.

Chico. Nine assisted living facilities with a total of 379 assisted living units are located in Chico. These facilities are summarized below:

Table 19 Assisted Living Facilities Chico, California									
Property Name	Location	Total Units ¹¹	# of AL Units	% Occ.	% Medicaid	Community/ Entrance Fee	Private Room	One-Bedrm	Level of Care Fees
Country House	Chico	19	19	100%	0%	\$300	\$4,600/mo		The cost of care is based on the resident's needs. Would not specify maximum cost
Courtyard at Little Chico Creek	Chico	41	41	100%	0%	\$250	Studio - \$3,750/mo	\$3,850 - \$4,150/mo	Level 1 – Included in room cost Level 2 - \$100/mo Level 3 - \$750/mo Level 4 - \$1,000/mo
The Inn at the Terraces ¹²	Chico	24	24	86%	0%	One month's rent	Studio - \$3250/mo	1-bdrm - \$3695/mo	Point system - \$250 - \$2000 depending on need
Prestige Assisted Living at Chico	Chico	79	66	98%	0%	\$1,000 reservation fee \$200 reservation fee \$25 phone fee	Studio - \$3202/mo	1-bdrm - \$3671-\$4032/mo ⁹ 2-bdrm - \$4316/mo ¹³	Level 1 - \$475 Level 2 - \$825 Level 3 - \$1175 Level 4 - \$1525 Level 5 - \$1875 Level 6 - \$2225
Roseleaf Senior Care	Chico	16	16	94%	0%	None	\$3,900	\$3,500 semi-private	
Roses & Ivy Elder Care	Chico	20	20	90%	0%	\$500 security deposit	\$3885/mo	Semi-private - \$3885/mo	Level 1 - \$3885 Level 2 - \$4250 Level 3 - \$4550

¹¹ The total units are based on the total number of units in a facility regardless of level of care, as some facilities offer more than one type of housing / level of care.

¹² Primarily used for independent living overflow from The Lodge at the Terraces

¹³ Add'l person \$700/mo

Sierra Manor	Chico	49	49	35%	0%	None	\$1600- \$4000/ mo	Semi- private - \$1600- \$4000/ mo	Room rate depends on level of care needed
Townsend House	Chico	38	38	100%	0%	\$500 security deposit		Studios- \$3000- \$3600/ mo	\$100-\$500 depending on need
Windchime of Chico	Chico	120	91	80%	0%	\$650 reservation fee	\$2972- \$3500/ mo	Semi- private - \$2179- \$2420/ mo	Level 1 - \$495/mo Level 2 - \$990/mo Level 3 - \$1485/mo Level 4 - \$1980/mo Hospice Care - \$700/mo Med Mgmt - \$300/mo Add'l Resident - \$700/mo
Total		421	379						

Memory Care Facilities

Following is a summary of the dedicated memory care facilities located in the Willows, Orland, and Hamilton City primary market areas and in Chico, with additional information about each included in the appendix of the report.

Willows Primary Market Area. There are no dedicated memory care facilities located in the Willows primary market area.

Orland Primary Market Area. There is one facility offering memory care in the Orland primary market area. The Neighborhoods at WestHaven is part of the WestHaven community and can accommodate up to 24 residents. Following is information about this facility:

Table 20
Assisted Living Memory Care Facilities
Orland PMA

Property Name	Location	Total Units	# of MC Units	% Occ.	% Medicaid	Semi-Private	Private	Level of Care Fees
The Neighborhoods at WestHaven	Orland	24	24 ¹⁴	75%*	0%	\$2995/mo	\$3195/mo 1-Bdrm - \$3695/mo	<ul style="list-style-type: none"> • Activities of Daily Living: \$325 for Level 2, \$525 for Level 3 • Continance Care: \$525 for Level 2; \$775 for Level 3 • Memory Care: \$525 for Level 2; \$775 for Level 3 • Incidental Labor: \$45 per hour, to ¼ hour <p>Additional Fees:</p> <ul style="list-style-type: none"> • Incidental Expenses: Cost plus 20% • Small dog: \$200 one-time fee plus \$45/hour incidental fee when applicable
Total		24	24					

*Based on the fact that three of the four neighborhoods are currently being used.

Hamilton City Primary Market Area. No dedicated memory care facilities are located in the Hamilton City primary market area.

Chico. There are 64 memory care units at five facilities in Chico. A summary of these facilities is outlined below in Table 21.

¹⁴ Licensed for 32 – if all units were double occupancy, there would be 32 beds
 Senior Housing Needs Assessment
 For Glenn County, California
 Prepared by Chi Partners, LLC (9/19/12)

Table 21
Assisted Living Memory Care Facilities
Chico, California

Property Name	Location	Total Units	# of MC Units	% Occ.	% Medicaid	Semi-Private	Private	Level of Care Fees
Country Commons	Chico	16*	16*	100%	0%	\$3650/mo	\$3650/mo	The cost of care is based on the resident's needs. Would not specify maximum cost
Prestige Assisted Living at Chico	Chico	79	19	98%	0%	\$4583/mo	\$5402/mo	Level 1 - \$475 Level 2 - \$825 Level 3 - \$1175 Level 4 - \$1525 Level 5 - \$1875 Level 6 - \$2225 Expressions Memory Care: Private (Level 1) - \$5402 Private (Level 2) - \$5802 Companion (Level 1) - \$4583 Companion (Level 2) - \$4987
Windchime of Chico	Chico	120	29	82%	0%	\$4295-\$4736/mo	\$5072-\$5402/mo	Level 1 - \$495/mo Level 2 - \$990/mo Level 3 - \$1485/mo Level 4 - \$1980/mo Hospice Care - \$700/mo Med Mgmt - \$300/mo Add'l Resident - \$700/mo
Total		215	64					

*Includes one respite room

Skilled Nursing Facilities

Following is a summary of the skilled nursing facilities located in the three primary market areas and in Chico. Additional detail about each facility is included in the appendix of the report.

Willows Primary Market Area. There are two skilled nursing facilities located in the Willows primary market area, the Willows Care Center in Willows and the Valley West Care Center in Williams. Information about these facilities is summarized in the table below:

**Table 22
Skilled Nursing Facilities
Willows PMA**

Property Name	Location	CMS 5-Star Rating	Total # Beds	% Occ.	% Medicare - Skilled	% Medicaid	% Private Pay	% Medicare Sub-acute	Private Room	Semi-Private Room
Valley West Care Center	Williams	4 of 5	99*	95%	6%+	89%+	4%+	0%+	\$210/day \$6300/mo	\$185/day \$5550/mo
Willows Care Center	Willows	3 of 5	76	95%	5%	79%	2%	13%	n/a	\$207/day+
Total			175*							

+Source: CalQualityCare.org

*Includes 42 dementia care beds

Orland Primary Market Area. The only skilled nursing facility located in the Orland primary market area is the Willows Care Center, which is also included in the Willows primary market area.

**Table 23
Skilled Nursing Facilities
Orland PMA**

Property Name	Location	CMS 5-Star Rating	Total # Beds	% Occ.	% Medicare - Skilled	% Medicaid	% Private Pay	% Medicare Sub-acute	Private Room	Semi-Private Room
Willows Care Center	Willows	3 of 5	76	95%	5%	79%	2%	13%	n/a	\$207/day+
Total			76							

+Source: CalQualityCare.org

Hamilton City Primary Market Area. No skilled nursing facilities are located in the Hamilton City primary market area.

Chico. Five skilled nursing facilities with a total of 681 beds are located in Chico, as summarized in the table below:

**Table 24
Skilled Nursing Facilities
Chico, California**

Property Name	Location	CMS 5-Star Rating	Total # Beds	% of Occ.	% of Medicare	% of Medicaid	% of Private Pay	% of HMO / Other	Private Room	Semi-Private Room
California Park Rehab Hospital	Chico	3 of 5	90	92% (100% ltc; 80% rehab)	38%	53%	9%		Long-term \$203/day \$6090/mo Short-term \$263/day \$7890/mo	Long-term \$203/day \$6090/mo Short-term \$263/day \$7890/mo
Riverside Convalescent Hospital	Chico	3 of 5	88	72%+	10%+	81%+	8%+	2%+	\$6975/mo	\$6975/mo
Twin Oaks Post-Acute Rehab	Chico	2 of 5	144	Not Avail.	40%	58%	2%	0%	\$272/day \$8160/mo	\$245/day \$7350/mo
Windsor Chico Care Center	Chico	5 of 5	76	91%+	17%+	60%+	21%+	2%+	n/a	\$6300/mo
Windsor Chico Creek Care & Rehab	Chico	2 of 5	184	84%+	18%+	73%+	8%+	3%+	n/a	\$225/day \$6750/mo
Total			681							

Planned Senior Housing Projects

The planning agencies within all of the jurisdictions in all three primary market areas addressed in this report were contacted to identify any senior housing projects that are currently under development (as summarized in the appendix to this report). Both the Willows and the Williams planning departments reported 48-unit age-restricted affordable properties under development in these cities by The Pacific Company. These properties will include amenities such as a clubhouse, pool, etc., but will not provide services such as meals or housekeeping.

Summary of Available Services

Information about services that are currently available in the County was also obtained to provide a broader context for the housing and/or care options that are available to seniors, particularly those with more modest incomes. A summary of these services is provided in the appendix to this report.

DEMAND ANALYSIS FOR WILLOWS

This section provides an analysis of demographic data obtained for the primary market area for Willows to determine the current and projected need for affordable and market-rate senior apartments, independent living, assisted living and memory care. The demographic data for this analysis was obtained from Claritas, Inc. and is based on 2010 Census data, with current year estimates and five-year projections developed by Claritas.

Affordable Senior Apartments

A demand analysis conducted for affordable senior apartments assumes that the property would be funded through the Low-Income Housing Tax Credit (LIHTC) program, which provides an indirect federal subsidy used to finance the development of rental housing for low-to-moderate-income individuals. This analysis is based on the following assumptions:

Age. A minimum age requirement of 55 is used in the analysis, as this is the minimum age allowed under the LIHTC program.

Income. LIHTC properties are required to serve individuals who meet specified income requirements ranging from 30 percent to 60 percent of the area median income. LIHTC program guidelines also specify the maximum rent that may be charged at each income level and the minimum income that is required assuming residents may pay no more than 50 percent of their income for rent. Shown in the following table for each income level (based on Glenn County’s area median income) are the maximum income allowed, the maximum rent that may be charged, and the minimum required income level assuming that 50 percent of a resident’s income may be used for rent:

Table 25 Minimum and Maximum Income for Affordable Senior Apartments						
% of Area Median Income	One Person			Two Persons		
	Max Income	Max Rent	Min Income	Max Income	Max Rent	Min Income
30%	\$12,180	\$304	\$7,296	\$13,920	\$326	\$7,824
35%	\$14,210	\$355	\$8,520	\$16,240	\$380	\$9,120
40%	\$16,240	\$406	\$9,744	\$18,560	\$435	\$10,440
45%	\$18,270	\$456	\$10,944	\$20,880	\$489	\$11,736
50%	\$20,300	\$507	\$12,168	\$23,200	\$543	\$13,032
55%	\$22,330	\$558	\$13,392	\$25,520	\$598	\$14,352
60%	\$24,360	\$609	\$14,616	\$27,840	\$652	\$15,648

Based on the income levels shown in this table, the demand analysis for affordable age-restricted apartments in the Willows primary market area included those households with incomes ranging from \$7,296 (the minimum income for a single person at 30 percent of the area median income) to \$27,840 (the maximum allowable income for a couple at 60 percent of the area median income). These values were rounded to \$7,500 and \$28,000 for the purposes of the demand analysis.

Frailty Factor. As it is assumed that age-restricted apartments would serve independent seniors, no factor to estimate need was included in the demand analysis.

Competition. There are currently 80 units of affordable, age-restricted apartments in the primary market area for Willows, with 55 of these units at Eskaton Kennedy Manor in Willows and 25 units at Pinewood Manor in Williams. These units were deducted from the total number of income-qualified households in the primary market area.

Market Penetration Rates. Moving to a senior apartment is generally a life-style choice rather than a need-driven decision, as is the case for assisted living or skilled nursing care. Therefore, the range of acceptable market penetration rates for this type of senior housing are much lower than would be required for higher levels of care. That is, market penetration rates of between four percent and six percent are typically thought to be appropriate for age-restricted apartments, as compared to rates ranging from 10 percent to 15 percent for assisted living. A market penetration rate of four percent means that four percent of all age and income qualified households in the primary market area would need to move to the proposed project to achieve full occupancy.

Secondary Market Factor. Some portion of residents would move to an age-restricted affordable property developed in Willows from outside the defined primary market area. In fact, data from Eskaton Kennedy Manor shows that 34 percent of current residents moved from outside the Willows primary market area (as defined for this report). Thus, a secondary market factor of 35 percent was included in the demand analysis for affordable age-restricted apartments in Willows.

Estimates of Market Need. Following is a summary of the demand analysis for affordable senior apartments in the Willows primary market area, based on the assumptions outlined above:

Table 26 Demand Analysis for Affordable Senior Apartments – Willows PMA		
	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households:		
Ages 55 to 64	184	194
Ages 65 to 74	223	255
Ages 75 to 84	172	170
Ages 85-plus	<u>93</u>	<u>95</u>
Total	672	714
Less Competitive Units	80	80
Total Market Potential	592	634
Market Demand:		
With a 4% market penetration rate	24 units	25 units
With a 5% market penetration rate	30 units	32 units
With a 6% market penetration rate	36 units	38 units
Market Demand with a 35% Secondary Market:		
With a 4% market penetration rate	32 units	34 units
With a 5% market penetration rate	40 units	43 units
With a 6% market penetration rate	48 units	51 units
Data Source: Claritas, Inc.		

The analysis summarized in Table 26 shows there to be a need for between 32 and 34 additional units of affordable senior apartments in Willows with a four percent market penetration rate. If a slightly higher market penetration rate of six percent is used, which is thought to be reasonable for this product type in a location such as Willows because of the distance from a larger city such as Chico, the market demand would increase to between 48 and 51 additional units of affordable senior apartments. Assuming that the two affordable senior apartment projects under development in Willows and Williams by The Pacific Companies move forward, the need for additional age-restricted affordable housing in the Willows primary market area would be met.

Market-Rate Senior Apartments

The following factors were considered in estimating the demand for market-rate senior apartments in the Willows primary market area:

Age. A minimum age of 65 was used in the demand analysis. Typically, the age for individuals moving to senior apartments with no services is less than those moving to an independent living facility that includes the availability of services such as meals or housekeeping.

Income. It is assumed that 40 percent of a household’s income would be needed to pay the monthly rental fees at market-rate senior apartments. With an estimated starting rent of \$825 per month, a 40 percent rent-to-income ratio would require an annual income of annual income of \$24,750. However, according to Claritas, an estimated 78.2 percent of households aged 65+ in the Willows primary market area own their own homes, and studies show that approximately 88 percent of homeowners aged 75+ are mortgage free.¹⁵ Therefore, if a potential resident sold his/her home (with an estimated median value of \$177,586 in the primary market area in 2012¹⁶), and 90 percent of the proceeds from the sale of the home were retained by the seller and drew a 3 percent return, the minimum required income for homeowners would be \$19,955, as opposed to the \$24,750 required for renters. A weighted average of home owners and renters results in an estimated required annual income of \$20,999, as is outlined below:

Table 27 Required Income Calculation for Market Rate Senior Apartments – Willows PMA	
	<u>2012 (Estimates)</u>
Starting Rate	\$825 per month
% of Income Needed	40.0%
Annual Required Income (Renters)	\$24,750
% Home Owners (ages 65+)	78.2%
% Renters (ages 65+)	21.8%
Median Home Price	\$177,586
Net Proceeds (at 90%)	\$159,827
Annual Income Stream @ 3.0%	\$4,795
Annual Required Income (Home Owners)	\$19,955
Weighted Average (Renters and Owners)	\$20,999
Plus 25% Taxes	\$27,999

If a 25 percent tax rate is assumed, the weighted average required income would be \$27,999, as is shown in Table 27 above. For the purposes of the analysis, this weighted average income of \$27,999 was rounded to \$27,500 per year.

¹⁵ “Consumer Expenditure Survey”, Bureau of Labor Statistics, 1999

¹⁶ According to Claritas, in 2012.

Frailty Factor. It is assumed that residents who move to market-rate, age-restricted apartments are independent and do not have a need for assistance. Therefore, the age and income-eligible households for the primary market area represent the total number of qualified households.

Competitive Units. There are no market-rate senior apartments currently located in the Willows primary market area.

Market Penetration Rates. As with affordable age-restricted apartments, moving to a market-rate senior apartment is generally a life-style choice rather than a need-driven decision. Therefore, the range of acceptable market penetration rates for this type of senior housing is between four to six percent.

Secondary Market Factor. A secondary market factor of 25 percent is thought to be reasonable to account for individuals who would move to a newly constructed, market-rate senior apartment property from out of the primary market area. This percentage is less than the 35 percent factor used in the affordable senior apartment analysis, as it is thought that an affordable property would likely have a greater draw than would a market-rate complex.

Estimates of Market Need. Following is a summary of the demand analysis for market-rate senior apartments, based on the factors outlined above:

Table 28 Demand Analysis for Market Rate Senior Apartments – Willows PMA		
	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households		
Ages 65 to 74	510	603
Ages 75 to 84	236	249
Ages 85-plus	<u>90</u>	<u>100</u>
Total	835	952
Less Competitive Units	0	0
Total Market Potential	835	952
Market Demand:		
With a 4% market penetration rate	33 units	38 units
With a 5% market penetration rate	42 units	48 units
With a 6% market penetration rate	50 units	57 units

Market Demand with a 25% Secondary Market:		
With a 4% market penetration rate	42 units	48 units
With a 5% market penetration rate	52 units	59 units
With a 6% market penetration rate	63 units	71 units
Data Source: Claritas, Inc.		

The demand analysis for market-rate senior apartments, as summarized above in Table 28, shows there to be a need for 42 units in 2012 and 48 units in 2017, assuming a four percent market penetration rate and a 25 percent secondary market. It is important to note that the demand for market-rate senior apartments is inclusive of the demand shown in the following section for independent living.

Independent Living

The following factors were considered in estimating the demand for independent living in the Willows primary market area:

Age. The average age of residents in independent living facilities is 80, with the mean age of residents at the time of move-in 77, according to a study produced by the American Seniors Housing Association¹⁷. Similarly, the National Assisted Living Resident Satisfaction Study found that 90 percent of independent living residents are over the age of 75¹⁸. Thus, the demand analysis for an independent level of care included households aged 75 and over.

Income. Approximately 60 to 70 percent of a household’s annual income is typically needed to pay the monthly fees at independent living facilities¹⁹. If starting rates of \$2,000 per month are projected, based on the rates of independent living facilities currently operating in the area, an annual income of \$36,923 would be required. However, according to Claritas, an estimated 74.6 percent of households aged 75-plus in the Willows primary market area own their own homes, and studies show that approximately 88 percent of homeowners aged 75+ are mortgage free.²⁰ Therefore, if a potential independent living resident sold his/her home (with an estimated median value of \$177,586 in the primary market area in 2012²¹), and 90 percent of the proceeds from the sale of the home were retained by the seller and drew a three percent return, the minimum required income for homeowners would be \$32,128, as opposed to the \$36,923 required for renters. A weighted average of home owners and renters results in an estimated required annual income of \$33,347, as is outlined below:

¹⁷ “*The Independent Living Report*”, published by the American Seniors Housing Association, 2001.

¹⁸ “*The 2001 National Assisted Living Resident Satisfaction Study*”, sponsored by the Assisted Living Federation of America and ServiceTRAC, Inc., 2001.

¹⁹ Brecht, Susan, B., *Analyzing Seniors’ Housing Markets*, Urban Land Institute, Washington DC, 2002.

²⁰ “Consumer Expenditure Survey”, Bureau of Labor Statistics, 1999

²¹ According to Claritas, in 2012.

Table 29 Required Income Calculation for Independent Living – Willows PMA	
	<u>2012 (Estimates)</u>
Starting Rate	\$2,000 per month
% of Income Needed	65%
Annual Required Income (Renters)	\$36,923
% Home Owners (ages 75+)	74.6%
% Renters (ages 75+)	25.4%
Median Home Price	\$177,586
Net Proceeds (at 90%)	\$159,827
Annual Income Stream @ 3.0%	\$4,795
Annual Required Income (Home Owners)	\$32,128
Weighted Average (Renters and Owners)	\$33,347
Plus 25% Taxes	\$44,463

If a 25 percent tax rate is assumed, the weighted average required income would be \$44,463, as is shown in Table 29. For the purposes of the analysis, this weighted average income of \$44,463 was rounded up to \$45,000 per year.

A second analysis for independent living was also conducted to show the demand if the starting rate were \$1,400 instead of \$2,000 per month. Using the calculations outlined above, this lower starting rate would result in an estimated required income of \$29,694 annually. For the purposes of the demand analysis, this required income was increased to \$30,000 per year. It is not known whether it would be financially feasible to provide independent living for \$1,400 per month, and certainly a reduced service package would likely need to be offered in such a case. However, this reduced-rate analysis was included to show the sensitivity of the rate on the demand for this type of senior housing.

Frailty Factor. Because most residents who move into independent living units are initially expected to function at a fairly high level, studies to evaluate the need for this level of care generally do not apply measures of frailty to screen qualified households. Therefore, the age and income-eligible households represent the total number of qualified households for independent living.

Competitive Units. There are no independent living facilities currently located in the Willows primary market area.

Market Penetration Rates. Because moving to an independent living facility is generally a life-style choice rather than a need-driven decision, market penetration rates of between four and six percent are typically considered to be appropriate. As explained previously, a market

penetration rate of four percent means that four percent of all age and income qualified households in the primary market area would need to move to the proposed project to achieve full occupancy.

Secondary Market Factor. A 25 percent secondary market factor was included in the demand analysis to account for individuals who would move to an independent living facility located in Willows from outside the defined primary market area.

Estimates of Market Need. Following is a summary of the demand analysis for independent living, based on the factors outlined above:

Table 30 Demand Analysis for Independent Living – Willows PMA		
	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households:		
Ages 75 to 84	144	156
Ages 85-plus	<u>50</u>	<u>58</u>
Total	194	214
Less Competitive Units	0	0
Total Market Potential	194	214
<u>Market Demand:</u>		
With a 4% market penetration rate	8 units	9 units
With a 5% market penetration rate	10 units	11 units
With a 6% market penetration rate	12 units	13 units
<u>Market Demand with a 25% Secondary Market:</u>		
With a 4% market penetration rate	10 units	11 units
With a 5% market penetration rate	12 units	13 units
With a 6% market penetration rate	15 units	16 units
Data Source: Claritas, Inc.		

This analysis shows there to be a need, with a four percent market penetration rate and a 25 percent secondary market, for 10 units of independent living in 20012 and 11 units in 2017.

With the reduced starting rate of \$1,400 instead of \$2,000 per month as outlined above, the estimated demand would increase to 15 units in 2012 and 16 units in 2017, assuming a four percent market penetration rate and a 25 percent secondary market factor. As was stated earlier, it is not known if it would be feasible to offer independent living for \$1,400 per month,

as this rate is significantly lower than is typical for independent living facilities. However, the demand analysis for units at this reduced rate was conducted to show the potential demand if a financial feasibility analysis did show these lower rates to be financially viable, perhaps with a reduced service package.

Assisted Living

An analysis to determine the strength of the market for assisted living in the Willows primary market area was based on the following factors:

Age. The average age of residents in assisted living facilities is 86.9 years²², with the majority of residents ranging in age from the mid-70's to over 100 years old. As is typical for assisted living market analyses, this report evaluated the market for assisted living based on a minimum age of 75.

Income. It is generally assumed that private-pay residents at assisted living facilities can spend up to 85 percent of their income on facility-based fees. To determine the income that would be needed to afford to pay privately for assisted living, an estimated starting rate of \$2,800 per month was used based on rate information obtained from competitive facilities in the surrounding area.

If 85 percent of a person's income is required to pay the monthly fee at an assisted living facility, a rate of \$2,800 per month would require an annual income of \$39,529. However, a weighted average of home owners and renters results in an estimated required annual income of \$35,953 as is outlined below in Table 31:

22 <http://www.ahcanca.org/ncal/resources/Pages/ResidentProfile.aspx>

Table 31 Required Income Calculation for Assisted Living – Willows PMA	
	<u>2012 (Estimates)</u>
Starting Rate	\$2,800 per month
% of Income Needed	85.0%
Annual Required Income (Renters)	\$39,529
% Home Owners (ages 75+)	74.6%
% Renters (ages 75+)	25.4%
Median Home Price	\$177,586
Net Proceeds (at 90%)	\$159,827
Annual Income Stream @ 3.0%	\$4,795
Annual Required Income (Home Owners)	\$34,735
Weighted Average (Renters and Owners)	\$35,953

The weighted average required income of \$35,953 represents the minimum income that would be required (on average) by individuals living in the Willows primary market area to be able to afford to pay a starting rate of \$2,800 per month at an assisted living facility, assuming this income were supplemented by interest earned from the proceeds of the sale of a home. Taxes are not incorporated into this analysis because of the medical deduction typically available to assisted living residents. The average income of \$35,953 was rounded down to an annual required income of \$35,000 for the purposes of the demand analysis.

If the starting rate for units were \$2,100 instead of \$2,800 per month, the weighted average required income would be \$26,071 per year instead of the \$35,953 shown in Table 31 above. An analysis based on this reduced rate would show the market demand for a moderately priced assisted living facility.

Frailty Factor. Residents of assisted living facilities typically require assistance with Instrumental Activities of Daily Living (IADLs), such as housecleaning, preparing meals, shopping, or managing money, and/or Activities of Daily Living (ADLs) such as bathing, dressing, grooming, ambulation, or toileting. Typically, criteria that estimate the incidence of persons who need assistance with at least one or two ADLs are used to determine the number of age and income qualified households in a market area that would be appropriate to move to an assisted living facility.

To determine the number of individuals who have difficulty with varying numbers of ADLs, factors to estimate need were applied to the population in the primary market area. These factors were derived from research based on the 2004/2005 National Long-Term Care Survey, which was designed to study changes over time in the health and functional status of Americans aged 65-plus. The survey was administered by the U.S. Census Bureau and utilized a

large, nationally representative sample that included both elders in the community and those residing in institutions²³. As part of this study, the percentage of seniors in various age brackets reporting difficulty with personal care activities was determined (the ADLs included in the study were bathing, dressing, eating, getting in/out of bed and chairs, walking, getting outside, and using the toilet).

Following are estimates from this study of the number of people aged 75-plus who have difficulty with one or more activity of daily living:

Table 32 Percentage of Individuals Who Have Difficulty With 1+ ADL Need	
Ages 75 – 79	15.2%
Ages 80 – 84	15.2%
Ages 85+	29.9%
Source: 2004/2005 National Long-Term Care Survey	

Competitive Units. There are currently 15 assisted living units in one facility, the Mirsona Manor, in the Willows primary market area, as summarized in the Competitive Analysis section of this report. Even though the physical plant at this home would not be considered to be comparable to a newly constructed facility, it was included as competition in the demand analysis because the rates charged at this facility (\$2745 for a shared room and \$3350 for a private room) are comparable to the rates on which the demand analysis is based.

Market Penetration Rates. The market penetration rate for a project is the percentage of age, income, and need-eligible households in the primary market area that would need to select a project to achieve full occupancy. Typically, market penetration rates at or below 15 percent are considered to be acceptable for assisted living facilities.

Secondary Market Factor. An assisted living facility located in Willows would likely attract some residents who live outside the primary market area defined earlier in this report. Residents who moved to the proposed facility from outside the primary market area would not be included in the demographic data for the primary market area, and thus must be added to the analysis as a secondary market factor. A secondary market factor of 25 percent is used in the analysis.

Estimates of Market Need. Following are estimates of market based on the assumptions outlined above for an assisted living facility located in Willows:

23 As per the National Long-Term Care Survey home page at www.nltns.aas.duke.edu/.
 Senior Housing Needs Assessment
 For Glenn County, California
 Prepared by Chi Partners, LLC (9/19/12)

Table 33 Demand Analysis for Assisted Living – Willows PMA		
	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households:		
Ages 75 to 84	191	205
Ages 85-plus	<u>67</u>	<u>76</u>
Total	258	281
Age, Income and Health-Qualified Households:		
Ages 75 to 84	29	31
Ages 85-plus	<u>20</u>	<u>23</u>
Total	49	54
Less Competitive Units	15	15
Total Market Potential	34	39
<u>Market Demand:</u>		
With a 10% market penetration rate	3 units	4 units
With a 15% market penetration rate	5 units	6 units
With a 20% market penetration rate	7 units	8 units
<u>Market Demand with a 25% Secondary Market:</u>		
With a 10% market penetration rate	4 units	5 units
With a 15% market penetration rate	6 units	7 units
With a 20% market penetration rate	9 units	10 units
Data Source: Claritas, Inc.		

This analysis shows there to be a need, with a 15 percent market penetration rate and a 25 percent secondary market, for six additional units of assisted living in 2012 and seven additional units in 2017. However, although a 15 percent market penetration rate is standard for assisted living facilities, a study that evaluated the demand for assisted living in rural markets found significantly higher market penetration rates in rural markets than in non-rural settings²⁴. This study found an average market penetration rate for rural facilities of 24.7% with a need criteria based on one or more ADL needs. Therefore, a market penetration rate of 20% should be considered reasonable for the proposed project, and would result in an estimated need for nine and 10 units of assisted living in 2012 and 2017, respectively, in the Willows primary market area.

²⁴ "Assisted Living in Rural Markets", produced by NCB Capital Impact and Terri Sult of Vista Senior Living, Inc., 2007.

An analysis based on a starting rate of \$2,100 per month was also conducted to show the potential demand for a more moderately priced assisted living facility. This reduced rate analysis resulted in a demand for 10 additional assisted living units in 2012 and 11 additional units in 2017, with a 15 percent market penetration rate and a 25 percent secondary market. When a 20 percent market penetration rate was assumed, the market demand for units starting at \$2,100 per month increased to 13 in 2012 and 14 in 2017. It should be noted that this projected demand is inclusive of the demand shown above in Table 33 based on a starting rate of \$2,800 per month.

Memory Care

A demand analysis similar to that outlined for assisted living was conducted to estimate the potential need in the Willows primary market area for specialized care for persons with Alzheimer’s disease or other dementias. Following is an overview of the factors included in this analysis:

Income. If a starting rate of \$3,700 for memory care is assumed, based on the competitive facilities located within and just outside the Willows primary market area, an annual income for renters of \$52,235 would be required (assuming that 85 percent of income is needed to pay the fees). A weighted average income requirement for both renters and owners would be \$48,659, as is summarized below:

Table 34 Required Income Calculation for Memory Care – Willows PMA	
	<u>2012 (Estimates)</u>
Starting Rate – AL Studio	\$3,700 per month
% of Income Needed	85.0%
Annual Required Income (Renters)	\$52,235
% Home Owners (ages 75+)	74.6%
% Renters (ages 75+)	25.4%
Median Home Price	\$177,586
Net Proceeds (at 90%)	\$159,827
Annual Income Stream @ 3.0%	\$4,795
Annual Required Income (Home Owners)	\$47,440
Weighted Average (Renters and Owners)	\$48,659

The weighted average required income shown in Table 34 was rounded to \$50,000 for the purposes of this analysis. Taxes were not included in the minimum income calculation because of the medical deduction typically available to residents in memory care facilities.

If the starting rate for a memory care unit was \$3,100 instead of the \$3,800 shown above, the weighted average required income would decrease to \$40,189 per year. A demand analysis conducted to show the market demand for a more moderately priced memory care product was thus based on a minimum income of \$40,000 annually.

Level of Need. Research conducted by Herbert and colleagues (2003)²⁵ found the prevalence of Alzheimer's disease to be 1.6 percent for the 65 to 74 population, 19.4 percent for the 75 to 84 population, and 42.5 percent for the 85-plus population. This study also reported the severity of the disease to be 48 percent, 31 percent, and 21 percent, respectively, for those with mild, moderate, and severe Alzheimer's disease. This study is used by the Alzheimer's Association to estimate the prevalence of the disease and was used in this analysis to estimate the prevalence of the disease in the primary market area.

Competitive Beds. There are currently no dedicated memory care beds located in the Willows primary market area.

Market Penetration Rates. As with assisted living, a move to a memory care unit is a need-driven decision rather than a lifestyle choice. Therefore, the acceptable levels for market penetration rates for memory care are similar to those for assisted living, with rates up to 15 percent typically considered to be appropriate.

Secondary Market Factor. As with the other analyses, it was assumed that 25 percent of prospective memory care residents would move from outside the primary market area and thus comprise a secondary market factor.

Estimates of Market Need. Incorporating the assumptions outlined above into a demand analysis results in the following estimates of need for memory care in the primary market area:

²⁵ Hebert, Liesi E., et al, (2003) "Alzheimer Disease in the US Population: Prevalence Estimates Using the 2000 Census," *Archives of Neurology*, American Medical Association, 60:1119-1122.

**Table 35
Demand Analysis
For Memory Care – Willows PMA**

	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households:		
Ages 75 to 84	121	132
Ages 85-plus	42	49
Total	163	181
Age, Income and Health-Qualified Households:		
Ages 75 to 84	23	26
Ages 85-plus	18	21
Total	41	46
Less Competitive Units	0	0
Total Market Potential	41	46
Market Demand:		
With a 10% market penetration rate	4 units	5 units
With a 15% market penetration rate	6 units	7 units
With a 20% market penetration rate	8 units	9 units
Market Demand with a 25% Secondary Market:		
With a 10% market penetration rate	5 units	6 units
With a 15% market penetration rate	8 units	9 units
With a 20% market penetration rate	10 units	12 units
Data Source: Claritas, Inc.		

This analysis shows there to be a need, with a 15 percent market penetration rate and a 25 percent secondary market, for eight units of memory care in 2012 and nine units in 2017. If a higher market penetration rate of 20 percent is used, the potential demand for memory care units increases to 10 units in 2012 and 12 units in 2017 (with a 25 percent secondary market).

A demand analysis was also conducted to determine the demand for dedicated memory care units at a more affordable starting rate of \$3,100 (versus the \$3,800 rate on which the above analysis was based). This analysis showed there to be a demand for 11 memory care units in 2012 and 12 in 2017, assuming a 15 percent market penetration rate and a 25 percent secondary market. With a 20 percent market penetration rate, the demand for memory care at this more affordable rate increased to 14 units in 2012 and 16 units in 2017. As with the other moderate rate analyses conducted, it is not known whether memory care at these reduced rates would be financially viable; the analysis was conducted only to show the sensitivity of the demand estimates to the projected rates.

It should be noted that the prevalence research used in the memory care analysis found that 48 percent of persons with Alzheimer's disease to be at a mild stage, and individuals in the early stages are much less likely to be cared for in a dedicated memory care unit than at home or in a general assisted living facility. However, the market penetration rates for those in the moderate-to-severe stages of the disease are likely significantly higher than the 15 percent used in the analysis, so it is thought that the analysis shown in Table 35 should present a balanced estimate of the need for additional dedicated memory care units in the primary market area.

The analysis conducted for assisted living is not mutually exclusive of the analysis conducted for memory care. That is, the assisted living analysis estimates the number of individuals who need assistance with ADL needs, whereas the memory care analysis estimates the number of individuals who have Alzheimer's disease or other forms of dementia. As a result, there is likely some overlap between the two analyses, although the extent of any duplication is not quantifiable.

DEMAND ANALYSIS FOR ORLAND

This section provides a summary of the demand analyses conducted for affordable and market-rate senior apartments, independent living, assisted living and memory care in the Orland primary market area.

Affordable Senior Apartments

As with the Willows analysis, the demand analysis conducted for affordable senior apartments located in Orland assumes that the property would be funded through the Low-Income Housing Tax Credit (LIHTC) program. This analysis is based on the following assumptions:

Age. A minimum age requirement of 55 is used in the analysis, as this is the minimum age allowed under the LIHTC program.

Income. LIHTC properties are required to serve individuals who meet specified income requirements ranging from 30 percent to 60 percent of the area median income. LIHTC program guidelines also specify the maximum rent that may be charged at each income level, and the minimum income that is required based on an assumption that residents may pay no more than 50 percent of their income for rent. Shown in the following table for each income level are the maximum income allowed, the maximum rent that may be charged, and the minimum required income level assuming that 50 percent of a resident’s income may be used for rent:

Table 36 Minimum and Maximum Income for Affordable Senior Apartments						
% of Area Median Income	One Person			Two Persons		
	Max Income	Max Rent	Min Income	Max Income	Max Rent	Min Income
30%	\$12,180	\$304	\$7,296	\$13,920	\$326	\$7,824
35%	\$14,210	\$355	\$8,520	\$16,240	\$380	\$9,120
40%	\$16,240	\$406	\$9,744	\$18,560	\$435	\$10,440
45%	\$18,270	\$456	\$10,944	\$20,880	\$489	\$11,736
50%	\$20,300	\$507	\$12,168	\$23,200	\$543	\$13,032
55%	\$22,330	\$558	\$13,392	\$25,520	\$598	\$14,352
60%	\$24,360	\$609	\$14,616	\$27,840	\$652	\$15,648

Based on the income levels shown in this table, the demand analysis for affordable age-restricted apartments in the Orland primary market area included those households with incomes ranging from \$7,296 (the minimum income for a single person at 30 percent of the

area median income) to \$27,840 (the maximum allowable income for a couple at 60 percent of the area median income). These values were rounded to \$7,500 and \$28,000 for the purposes of the demand analysis.

Frailty Factor. As it assumed that age-restricted would be targeted for independent seniors, no factor to estimate need was included in the demand analysis.

Competition. There are currently 85 units of affordable, age-restricted apartments in the primary market area for Orland, with 55 of these units at Eskaton Kennedy Manor in Willows, 20 units at Newport Village in Orland (the estimated number of seniors versus younger disabled residents at this property), and 10 units at Tehama Village in Corning. These units were deducted from the total number of income-qualified households in the primary market area.

It should be noted that in a focus group held with the case managers for the County's In-Home Supportive Services (IHSS) program, it was reported that Orland has a number of apartment complexes that are not age-restricted but are appropriate for seniors. These case managers, who oversee the services provided through the IHSS program to low-income seniors, said that because of these properties they did not see a significant need for more age-restricted apartments in Orland. The multi-family properties referred to by the case managers were not included as competition in the demand analysis because they are not age-restricted. As a result, it is possible that the demand analysis could overestimate the need for additional affordable senior apartments in Orland.

Market Penetration Rates. As stated earlier in this report, market penetration rates of between four percent and six percent are typically thought to be appropriate for age-restricted apartments, as compared to rates ranging from 10 percent to 15 percent for assisted living or memory care. A market penetration rate of four percent means that four percent of all age and income qualified households in the primary market area would need to move to the proposed project to achieve full occupancy.

Secondary Market Factor. Some portion of residents would move to an age-restricted affordable property from outside the defined primary market area for Orland. A secondary market factor of 25 percent was thus included in the demand analysis to account for households who would move from outside this geographic area.

Estimates of Market Need. Following is a summary of the demand analysis for affordable, age-restricted apartments in the Orland primary market area, based on the assumptions outlined above:

Table 37 Demand Analysis for Affordable Senior Apartments – Orland PMA		
	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households:		
Ages 55 to 64	429	453
Ages 65 to 74	521	590
Ages 75 to 84	425	419
Ages 85-plus	<u>186</u>	<u>201</u>
Total	1,561	1,662
Less Competitive Units	85	85
Total Market Potential	1,476	1,578
<u>Market Demand:</u>		
With a 4% market penetration rate	59 units	63 units
With a 5% market penetration rate	74 units	79 units
With a 6% market penetration rate	89 units	95 units
<u>Market Demand with a 25% Secondary Market:</u>		
With a 4% market penetration rate	74 units	79 units
With a 5% market penetration rate	92 units	99 units
With a 6% market penetration rate	111 units	118 units
Data Source: Claritas, Inc.		

The analysis summarized in Table 37 shows there to be a need for between 74 and 79 additional units of affordable senior apartments in Orland with a four percent market penetration rate and a 25 percent secondary market.

Market-Rate Senior Apartments

The following factors have been considered in estimating the demand for market-rate senior apartments in the Orland primary market area:

Age. A minimum age of 65 was used in the demand analysis. Typically, the age for individuals moving to senior apartments with no services is less than those moving to an independent living facility that includes the availability of services such as meals or housekeeping.

Income. It is assumed that 40 percent of a household's income would be needed to pay the monthly rental fees at market-rate senior apartments. With an estimated starting rent of \$825 per month (for the smallest unit), a 40 percent of rent-to-income ratio would require an annual

income of \$24,750. A weighted average required income of home owners and renters, however, would be \$21,497, as is outlined below:

Table 38 Required Income Calculation for Market Rate Senior Apartments – Orland PMA	
	<u>2012 (Estimates)</u>
Starting Rate	\$825 per month
% of Income Needed	40.0%
Annual Required Income (Renters)	\$24,750
% Home Owners (ages 65+)	75.9%
% Renters (ages 65+)	24.1%
Median Home Price	\$158,799
Net Proceeds (at 90%)	\$142,919
Annual Income Stream @ 3.0%	\$4,288
Annual Required Income (Home Owners)	\$20,462
Weighted Average (Renters and Owners)	\$21,497
Plus 25% Taxes	\$28,663

If a 25 percent tax rate is assumed, the weighted average required income would be \$28,663, as is shown in Table 38 above. For the purposes of the analysis, this weighted average income was rounded up to \$30,000 per year.

Frailty Factor. It is assumed that residents who move to market-rate, age-restricted apartments are independent and do not have a need for assistance. Therefore, the age and income-eligible households represent the total number of qualified households for independent living.

Competitive Units. As explained in the competitive facility section of this report, the 20 units at the Village of Fairview could be considered to be competition to a market-rate senior apartment. Therefore, these units were deducted from the total income-qualified households in the primary market area.

Market Penetration Rates. As with affordable age-restricted apartments, moving to a market-rate senior apartment is generally a life-style choice rather than a need-driven decision. Therefore, the range of acceptable market penetration rates for this type of senior housing is between four to six percent.

Secondary Market Factor. A secondary market factor of 25 percent is thought to be reasonable to account for individuals who would move to a newly constructed market-rate senior apartment property from out of the primary market area.

Estimates of Market Need. Following is a summary of the demand analysis for market-rate senior apartments, based on the factors outlined above:

Table 39 Demand Analysis for Market Rate Senior Apartments – Orland PMA		
	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households		
Ages 65 to 74	844	1,012
Ages 75 to 84	388	414
Ages 85-plus	<u>128</u>	<u>152</u>
Total	1,359	1,577
Less Competitive Units	20	20
Total Market Potential	1,339	1,557
<u>Market Demand:</u>		
With a 4% market penetration rate	54 units	62 units
With a 5% market penetration rate	67 units	78 units
With a 6% market penetration rate	80 units	93 units
<u>Market Demand with a 25% Secondary Market:</u>		
With a 4% market penetration rate	67 units	78 units
With a 5% market penetration rate	84 units	97 units
With a 6% market penetration rate	100 units	117 units
Data Source: Claritas, Inc.		

The demand analysis for market-rate senior apartments, as summarized above in Table 39, shows there to be a need for 67 units in 2012 and 78 units in 2017, with a four percent market penetration rate and a 25 percent secondary market. It is important to note that the demand for market-rate senior apartments is inclusive of the demand shown in the following analysis for independent living.

Independent Living

Following is an overview of the demand analysis conducted to determine the need for independent living in the Orland primary market area:

Income. As stated in the demand analysis section for the Willows primary market area, approximately 60 to 70 percent of a household’s annual income is typically needed to pay the

monthly fees at independent living facilities²⁶. Starting rates for independent living of \$2,000 per month in the Orland primary market area would thus require an annual income of \$36,923. However, a weighted average of home owners and renters results in an estimated required annual income of \$33,736, as is outlined below:

Table 40 Required Income Calculation for Independent Living – Orland PMA	
	<u>2012 (Estimates)</u>
Starting Rate	\$2,000 per month
% of Income Needed	65.0%
Annual Required Income (Renters)	\$36,923
% Home Owners (ages 75+)	74.3%
% Renters (ages 75+)	25.7%
Median Home Price	\$158,799
Net Proceeds (at 90%)	\$142,919
Annual Income Stream @ 3.0%	\$4,288
Annual Required Income (Home Owners)	\$32,636
Weighted Average (Renters and Owners)	\$33,736
Plus 25% Taxes	\$44,981

If a 25 percent tax rate is assumed, the weighted average required income would be \$44,981, as is shown in Table 40. For the purposes of the analysis, this weighted average income was rounded up to \$45,000 per year.

Competitive Units. There are no independent living facilities located in the Orland primary market area.

Market Penetration Rates. Because moving to an independent living facility is generally a life-style choice rather than a need-driven decision, market penetration rates of between four and six percent are typically considered to be appropriate. As explained in the prior sections of this report, a market penetration rate of four percent means that four percent of all age and income qualified households in the primary market area would need to move to the proposed project to achieve full occupancy.

Secondary Market Factor. A 25 percent secondary market factor was included in the demand analysis to account for individuals who would move to an independent living facility located in Orland from outside the defined primary market area.

²⁶ Brecht, Susan, B., *Analyzing Seniors' Housing Markets*, Urban Land Institute, Washington DC, 2002.
Senior Housing Needs Assessment
For Glenn County, California
Prepared by Chi Partners, LLC (9/19/12)

Estimates of Market Need. Following is a summary of the demand analysis for independent living in the Orland primary market area, based on the factors outlined above:

Table 41 Demand Analysis for Independent Living – Orland PMA		
	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households:		
Ages 75 to 84	218	234
Ages 85-plus	<u>70</u>	<u>83</u>
Total	288	318
Less Competitive Units	0	0
Total Market Potential	288	318
<u>Market Demand:</u>		
With a 4% market penetration rate	12 units	13 units
With a 5% market penetration rate	14 units	16 units
With a 6% market penetration rate	17 units	19 units
<u>Market Demand with a 25% Secondary Market:</u>		
With a 4% market penetration rate	14 units	16 units
With a 5% market penetration rate	18 units	20 units
With a 6% market penetration rate	22 units	24 units
Data Source: Claritas, Inc.		

This analysis shows there to be a need for 14 independent living units in Orland in 2012, increasing to 16 units in 2017, assuming a four percent market penetration rate and a 25 percent secondary market.

If a starting rate of \$1,400 per month were used as the basis for the demand analysis, instead of the \$2,000 per month that is outlined above, the estimated demand would increase to 26 units in 2012 and 28 units in 2017, assuming a four percent market penetration rate and a 25 percent secondary market factor. As was stated earlier, it is not known at this time if it would be possible to offer independent living units for \$1,400 per month, as this is a significantly lower rate than is typical for independent living facilities. However, the demand analysis for units at this reduced rate was conducted to show the potential demand if a financial feasibility analysis did show it to be financially viable, perhaps with a reduced service package.

Assisted Living

Following are the factors that were included in the demand analysis for assisted living in the Orland primary market area:

Income. An estimated starting rate of \$2,800 per month for the assisted living analysis was used based on rate information obtained from competitive facilities in Orland and Chico.

If 85 percent of a person's income is required to pay the monthly fee at an assisted living facility, a rate of \$2,800 per month would require an annual income of \$39,529. However, a weighted average of home owners and renters in the Orland primary market results in an estimated required annual income of \$36,342 as is outlined below in Table 42:

Table 42 Required Income Calculation for Assisted Living – Orland PMA	
	<u>2012 (Estimates)</u>
Starting Rate	\$2,800 per month
% of Income Needed	85.0%
Annual Required Income (Renters)	\$39,529
% Home Owners (ages 75+)	74.3%
% Renters (ages 75+)	25.7%
Median Home Price	\$158,799
Net Proceeds (at 90%)	\$142,919
Annual Income Stream @ 3.0%	\$4,288
Annual Required Income (Home Owners)	\$35,424
Weighted Average (Renters and Owners)	\$36,342

The weighted average required income of \$36,342 represents the minimum income that would be required (on average) by individuals living in the Orland primary market area to be able to afford to pay a starting rate of \$2,800 per month at an assisted living facility, assuming this income were supplemented by interest earned from the proceeds of the sale of a home. Excluding taxes because of the medical deduction typically available to assisted living residents, the average income of \$36,342 was rounded down to an annual required income of \$35,000 for the purposes of the demand analysis.

Competitive Units. There are currently 58 assisted living units in five facilities located in the Orland primary market area, as summarized in the Competitive Analysis section of this report. However, only one of these properties, the WestHaven Assisted Living Facility, would be considered comparable to a newly constructed facility. That is, all of the facilities except for WestHaven are smaller “board and care”-type homes with fewer than ten units and rates that are significantly less than the \$2,800 per month starting rate assumed in the demand analysis.

Therefore, only the 26 units of assisted living at WestHaven were included as competition in the demand analysis for the Orland primary market area.

Market Penetration Rates. The market penetration rate for a project is the percentage of age, income, and need-eligible households in the primary market area that would need to select a project to achieve full occupancy. Typically, market penetration rates at or below 15 percent are considered to be acceptable for assisted living facilities.

Secondary Market Factor. A secondary market factor of 25 percent was assumed in the demand analysis to account for those individuals who would move to an assisted living facility in Orland from outside the defined primary market area.

Estimates of Market Need. Following are estimates of market need based on the assumptions outlined above for an assisted living facility located in Orland:

Table 43 Demand Analysis for Assisted Living – Orland PMA		
	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households:		
Ages 75 to 84	327	353
Ages 85-plus	<u>104</u>	<u>125</u>
Total	431	478
Age, Income and Health-Qualified Households:		
Ages 75 to 84	50	54
Ages 85-plus	<u>31</u>	<u>37</u>
Total	81	91
Less Competitive Units	26	26
Total Market Potential	55	65
<u>Market Demand:</u>		
With a 10% market penetration rate	6 units	7 units
With a 15% market penetration rate	8 units	10 units
With a 20% market penetration rate	11 units	13 units
<u>Market Demand with a 25% Secondary Market:</u>		
With a 10% market penetration rate	7 units	8 units
With a 15% market penetration rate	10 units	12 units
With a 20% market penetration rate	14 units	16 units
Data Source: Claritas, Inc.		

This analysis shows there to be a need, with a 15 percent market penetration rate and a 25 percent secondary market, for 10 additional units of assisted living in 2012 and 12 additional units in 2017. The higher market penetration rate of 20 percent that was used in the Willows demand analysis to account for the rural nature of that market is not thought to be appropriate for the Orland primary market area because of the closer proximity of Orland to the competitive facilities located in Chico.

If a starting rate of \$2,100 per month were assumed as the basis of the demand analysis, rather than the \$2,800 rate shown above, the market demand would increase to 16 additional assisted living units in 2012 and 19 additional units in 2017 (assuming a 15 percent market penetration rate and a 25 percent secondary market). It should be noted that this projected demand is inclusive of the demand shown in Table 43 above with the higher starting rate of \$2,800 per month.

Memory Care

Following is a summary of the factors included in the demand analysis for memory care units in the Orland primary market area:

Income. If a starting rate of \$3,700 for memory care is assumed, based on the competitive facilities located within and just outside the Orland primary market area, an annual income for renters of \$52,235 would be required (assuming that 85 percent of income is needed to pay the fees). A weighted average income requirement for both renters and owners would be \$49,048, as is summarized below:

Table 44 Required Income Calculation for Memory Care – Orland PMA	
	<u>2012 (Estimates)</u>
Starting Rate – AL Studio	\$3,700 per month
% of Income Needed	85.0%
Annual Required Income (Renters)	\$52,235
% Home Owners (ages 75+)	74.3%
% Renters (ages 75+)	25.7%
Median Home Price	\$158,799
Net Proceeds (at 90%)	\$142,919
Annual Income Stream @ 3.0%	\$4,288
Annual Required Income (Home Owners)	\$47,948
Weighted Average (Renters and Owners)	\$49,048

The weighted average required income shown in Table 44 was rounded to \$50,000 for the purposes of this analysis. As stated above, taxes were not included in the minimum income calculation because of the medical deduction typically available to residents in memory care facilities.

Competitive Beds. There is currently one dedicated memory care facility with 24 memory care beds in the Orland primary market area as noted in the competitive analysis section of this report. This facility, the Neighborhoods at WestHaven, is currently using only three of the four neighborhoods in the facility. Therefore, 18 units were included as competition in the memory care demand analysis for the Orland primary market area.

Market Penetration Rates. Acceptable levels for market penetration rates for memory care are similar to those for assisted living, with rates up to 15 percent typically considered to be appropriate.

Secondary Market Factor. As with the other analyses, it was assumed that 25 percent of prospective memory care residents would move from outside the primary market area and thus comprise a secondary market factor.

Estimates of Market Need. Incorporating the assumptions outlined above into a demand analysis resulted in the following estimates of need for memory care in the primary market area:

Table 45 Demand Analysis for Memory Care – Orland PMA		
	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households:		
Ages 75 to 84	165	176
Ages 85-plus	53	63
Total	218	239
Age, Income and Health-Qualified Households:		
Ages 75 to 84	32	34
Ages 85-plus	23	27
Total	55	61
Less Competitive Units	18	18
Total Market Potential	37	43
Market Demand:	2012	2017

With a 10% market penetration rate	4 units	4 units
With a 15% market penetration rate	6 units	6 units
With a 20% market penetration rate	7 units	9 units
Market Demand with a 25% Secondary Market:		
With a 10% market penetration rate	5 units	5 units
With a 15% market penetration rate	7 units	8 units
With a 20% market penetration rate	9 units	11 units
Data Source: Claritas, Inc.		

This analysis shows there to be a need, with a 15 percent market penetration rate and a 25 percent secondary market, for seven units of memory care in 2012 and eight units in 2017. If a lower starting rate of \$3,100 per month is used instead of the \$3,700 starting rate shown in the analysis in Table 45, the demand for additional memory care units increases to 14 in 2012 and 16 in 2017 (with a 15 percent market penetration rate and a 25 percent secondary market factor).

As was stated in the Willows demand analysis section, the prevalence research used in the analysis found that 48 percent of persons with Alzheimer’s disease to be at a mild stage, and individuals in the early stages are much less likely to be cared for in a dedicated memory care unit than at home or in a general assisted living residence. However, the market penetration rates for those in the moderate-to-severe stages of the disease are likely significantly higher than the 15 percent used in the analysis, so it is thought that the analysis shown in Table 45 should present a balanced estimate of the need for additional dedicated memory care units in the primary market area.

As noted previously, the analysis conducted for assisted living is not mutually exclusive of the analysis conducted for memory care. That is, the assisted living analysis estimates the number of individuals who need assistance with ADL needs, whereas the memory care analysis estimates the number of individuals who have Alzheimer’s disease or other forms of dementia. As a result, there is likely some overlap between the two analyses, although the extent of any duplication is not quantifiable.

DEMAND ANALYSIS FOR HAMILTON CITY

This section provides a summary of the demand analyses conducted for affordable and market-rate senior apartments, independent living, assisted living and memory care in the Hamilton City primary market area.

Affordable Senior Apartments

As with the Willows and Orland analyses, the demand analysis conducted for affordable senior apartments in Hamilton City assumed that the property would be funded through the Low-Income Housing Tax Credit (LIHTC) program. This analysis was based on the following assumptions:

Age. A minimum age requirement of 55 was used in the analysis, as this is the minimum age allowed under the LIHTC program.

Income. LIHTC properties are required to serve individuals who meet specified income requirements ranging from 30 percent to 60 percent of the area median income. LIHTC program guidelines also specify the maximum rent that may be charged at each income level, and the minimum income that is required based on an assumption that residents may pay no more than 50 percent of their income for rent. Shown in the following table for each income level are the maximum income allowed, the maximum rent that may be charged, and the minimum required income level assuming that 50 percent of a resident’s income may be used for rent:

Table 46 Minimum and Maximum Income for Affordable Senior Apartments						
% of Area Median Income	One Person			Two Persons		
	Max Income	Max Rent	Min Income	Max Income	Max Rent	Min Income
30%	\$12,180	\$304	\$7,296	\$13,920	\$326	\$7,824
35%	\$14,210	\$355	\$8,520	\$16,240	\$380	\$9,120
40%	\$16,240	\$406	\$9,744	\$18,560	\$435	\$10,440
45%	\$18,270	\$456	\$10,944	\$20,880	\$489	\$11,736
50%	\$20,300	\$507	\$12,168	\$23,200	\$543	\$13,032
55%	\$22,330	\$558	\$13,392	\$25,520	\$598	\$14,352
60%	\$24,360	\$609	\$14,616	\$27,840	\$652	\$15,648

As with the analyses for Willows and Orland, the demand analysis for affordable age-restricted apartments in the Hamilton City primary market area included those households with incomes

ranging from \$7,296 (the minimum income for a single person at 30 percent of the area median income) to \$27,840 (the maximum allowable income for a couple at 60 percent of the area median income). These values were rounded to \$7,500 and \$28,000 for the purposes of the demand analysis.

Frailty Factor. As it assumed that age-restricted would be targeted for independent seniors, no factor to estimate need was included in the demand analysis.

Competition. There are currently no affordable, age-restricted apartments in the primary market area for Hamilton City.

Market Penetration Rates. Market penetration rates of between four percent and six percent are typically thought to be appropriate for age-restricted apartments, and were thus incorporated into the demand analysis.

Secondary Market Factor. Some portion of residents would likely move to an age-restricted affordable property from outside the defined primary market area for Hamilton City. A secondary market factor of 25 percent was included in the demand analysis to account for these individuals.

Estimates of Market Need. Following is a summary of the demand analysis for affordable, age-restricted apartments in the Hamilton City primary market area, based on the assumptions outlined above:

Table 47 Demand Analysis for Affordable Senior Apartments – Hamilton City PMA		
	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households:		
Ages 55 to 64	31	29
Ages 65 to 74	36	35
Ages 75 to 84	21	24
Ages 85-plus	<u>6</u>	<u>8</u>
Total	93	96
Less Competitive Units	0	0
Total Market Potential	93	96

<u>Market Demand:</u>		
With a 4% market penetration rate	4 units	4 units
With a 5% market penetration rate	5 units	5 units
With a 6% market penetration rate	6 units	6 units
<u>Market Demand with a 25% Secondary Market:</u>		
With a 4% market penetration rate	5 units	5 units
With a 5% market penetration rate	6 units	6 units
With a 6% market penetration rate	7 units	7 units
Data Source: Claritas, Inc.		

The analysis summarized in Table 47 shows there to be a need for five units of affordable senior apartments in Hamilton City, with a four percent market penetration rate and a 25 percent secondary market.

Market-Rate Senior Apartments

The following factors were considered in estimating the demand for market-rate senior apartments in the Hamilton City primary market area:

Age. A minimum age of 65 was used in the demand analysis. Typically, the age for individuals moving to senior apartments with no services is less than those moving to an independent living facility that includes the availability of services such as meals or housekeeping.

Income. It is assumed that 40 percent of a household’s income would be needed to pay the monthly rental fees at market-rate senior apartments. With an estimated starting rent of \$825 per month (for the smallest unit), a 40 percent of rent-to-income ratio would require an annual income of annual income of \$24,750. However, a weighted average of home owners and renters results in an estimated required annual income of \$20,753, as is outlined below:

Table 48 Required Income Calculation for Market Rate Senior Apartments – Hamilton City PMA	
	<u>2012 (Estimates)</u>
Starting Rate	\$825 per month
% of Income Needed	40.0%
Annual Required Income (Renters)	\$24,750
% Home Owners (ages 65+)	88.6%
% Renters (ages 65+)	11.4%
Median Home Price	\$167,153
Net Proceeds (at 90%)	\$150,438
Annual Income Stream @ 3.0%	\$4,513
Annual Required Income (Home Owners)	\$20,237
Weighted Average (Renters and Owners)	\$20,753
Plus 25% Taxes	\$27,670

If a 25 percent tax rate is assumed, the weighted average required income would be \$27,670, as is shown in Table 48 above. For the purposes of the analysis, this weighted average income was rounded down to \$27,500 per year.

Frailty Factor. It is assumed that residents who move to market-rate, age-restricted apartments are independent and do not have a need for assistance.

Competitive Units. There are no market-rate senior apartments located in the Hamilton City primary market area.

Market Penetration Rates. As stated previously, the range of acceptable market penetration rates for market-rate senior apartments is between four to six percent.

Secondary Market Factor. A secondary market factor of 25 percent is thought to be reasonable to account for individuals who would move to a newly constructed senior apartment property from out of the primary market area.

Estimates of Market Need. Following is a summary of the demand analysis for market-rate senior apartments located in Hamilton City, based on the factors outlined above:

Table 49 Demand Analysis for Market Rate Senior Apartments – Hamilton City PMA		
	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households		
Ages 65 to 74	70	79
Ages 75 to 84	35	42
Ages 85-plus	<u>7</u>	<u>10</u>
Total	112	130
Less Competitive Units	0	0
Total Market Potential	112	130
<u>Market Demand:</u>		
With a 4% market penetration rate	4 units	5 units
With a 5% market penetration rate	6 units	7 units
With a 6% market penetration rate	7 units	8 units
<u>Market Demand with a 25% Secondary Market:</u>		
With a 4% market penetration rate	6 units	7 units
With a 5% market penetration rate	7 units	8 units
With a 6% market penetration rate	8 units	10 units
Data Source: Claritas, Inc.		

The demand analysis for market-rate senior apartments, as summarized above in Table 49, shows there to be a need for 6 units in 2012, increasing slightly to 7 units in 2017, assuming a four percent market penetration rate and a 25 percent secondary market. It is important to note that the demand for market-rate senior apartments is inclusive of the demand shown in the next section for independent living.

Independent Living

Following are the factors that were considered in the demand analysis for independent living for the Hamilton City primary market area:

Income. As stated above in the demand analysis sections for the Willows and Orland primary market areas, approximately 60 to 70 percent of a household's annual income is typically needed to pay the monthly fees at independent living facilities²⁷. Starting rates for independent living of \$2,000 per month in the Hamilton City primary market would thus require

²⁷ Brecht, Susan, B., *Analyzing Seniors' Housing Markets*, Urban Land Institute, Washington DC, 2002.

an annual income of \$36,923. However, a weighted average of home owners and renters would result in an estimated required annual income of \$33,055, as is outlined below:

Table 50 Required Income Calculation for Independent Living – Hamilton City PMA	
	<u>2012 (Estimates)</u>
Starting Rate	\$2,000 per month
% of Income Needed	65.0%
Annual Required Income (Renters)	\$36,923
% Home Owners (ages 75+)	75.7%
% Renters (ages 75+)	14.3%
Median Home Price	\$167,153
Net Proceeds (at 90%)	\$150,438
Annual Income Stream @ 3.0%	\$4,513
Annual Required Income (Home Owners)	\$32,410
Weighted Average (Renters and Owners)	\$33,055
Plus 25% Taxes	\$44,073

If a 25 percent tax rate is assumed, the weighted average required income would be \$44,073, as is shown in Table 50. For the purposes of the analysis, this weighted average income was rounded up to \$45,000 per year.

Competitive Units. There are no independent living facilities located in the Hamilton City primary market area.

Market Penetration Rates. Market penetration rates of between four and six percent are typically considered to be acceptable for independent living facilities.

Secondary Market Factor. A 25 percent secondary market factor was included in the demand analysis to account for individuals who would move to an independent living facility located in Hamilton City from outside the defined primary market area.

Estimates of Market Need. Following is a summary of the demand analysis for independent living in the Hamilton City primary market area, based on the factors outlined above:

**Table 51
Demand Analysis for
Independent Living – Hamilton City PMA**

	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households:		
Ages 75 to 84	24	28
Ages 85-plus	<u>5</u>	<u>6</u>
Total	29	34
Less Competitive Units	0	0
Total Market Potential	29	34
<u>Market Demand:</u>		
With a 4% market penetration rate	1 units	1 units
With a 5% market penetration rate	1 units	2 units
With a 6% market penetration rate	2 units	2 units
<u>Market Demand with a 25% Secondary Market:</u>		
With a 4% market penetration rate	1 units	2 units
With a 5% market penetration rate	2 units	2 units
With a 6% market penetration rate	2 units	3 units
Data Source: Claritas, Inc.		

The demand analysis summarized in Table 51 above shows there to be a demand for only one unit of independent living in 2012 and two units in 2017 in the Hamilton City primary market area, assuming a four percent market penetration rate and a 25 percent secondary market. If a starting rate of \$1,400 is assumed instead of the \$2,000 per month starting rate, the demand for independent living would still be only two units in 2012 and 2017.

Assisted Living

Income. As stated earlier in this report, if 85 percent of a person’s income is required to pay the monthly fee at an assisted living facility, a rate of \$2,800 per month would require an annual income of \$39,529. However, a weighted average of home owners and renters in the Hamilton City primary market area results in an estimated required annual income of \$35,661 as is outlined below in Table 52:

Table 52 Required Income Calculation for Assisted Living – Hamilton City PMA	
	<u>2012 (Estimates)</u>
Starting Rate	\$2,800 per month
% of Income Needed	85.0%
Annual Required Income (Renters)	\$39,529
% Home Owners (ages 75+)	85.7%
% Renters (ages 75+)	14.3%
Median Home Price	\$167,153
Net Proceeds (at 90%)	\$150,438
Annual Income Stream @ 3.0%	\$4,513
Annual Required Income (Home Owners)	\$35,016
Weighted Average (Renters and Owners)	\$35,661

The weighted average required income of \$35,016 represents the minimum income that would be required (on average) by individuals living in the Hamilton City primary market area to be able to afford to pay a starting rate of \$2,800 per month at an assisted living facility, assuming this income were supplemented by interest earned from the proceeds of the sale of a home. The average income of \$35,016 was rounded down to an annual required income of \$35,000 for the purposes of the demand analysis.

Competitive Units. There are no assisted living facilities located in the Hamilton City primary market area.

Market Penetration Rates. Typically, market penetration rates at or below 15 percent are considered to be acceptable for assisted living facilities.

Secondary Market Factor. A secondary market factor of 25 percent was assumed in the demand analysis to account for those individuals who would move to an assisted living facility in Hamilton City from outside the defined primary market area.

Estimates of Market Need. Following are estimates of market need based on the assumptions outlined above for an assisted living facility located in Hamilton City:

**Table 53
Demand Analysis for
Assisted Living – Hamilton City PMA**

	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households:		
Ages 75 to 84	27	31
Ages 85-plus	<u>5</u>	<u>7</u>
Total	32	38
Age, Income and Health-Qualified Households:		
Ages 75 to 84	4	5
Ages 85-plus	<u>1</u>	<u>2</u>
Total	6*	7
Less Competitive Units	0	0
Total Market Potential	6	7
Market Demand:		
With a 10% market penetration rate	1 units	1 units
With a 15% market penetration rate	1 units	1 units
With a 20% market penetration rate	1 units	1 units
Market Demand with a 25% Secondary Market:		
With a 10% market penetration rate	1 units	1 units
With a 15% market penetration rate	1 units	1 units
With a 20% market penetration rate	1 units	2 units
*This total does not equal the sum due to rounding.		
Data Source: Claritas, Inc.		

This analysis shows there to be a need, with a 15 percent market penetration rate and a 25 percent secondary market, for only one unit of assisted living in 2012 and in 2017. Even if a lower starting rate of \$2,100 is assumed, the demand for assisted living would still only be two units in both 2012 and 2017, assuming a 15 percent market penetration rate and a 25 percent secondary market.

Memory Care

Income. If a starting rate of \$3,700 for memory care is assumed, an annual income of \$52,235 for renters in the Hamilton City primary market area would be required (assuming that 85 percent of income is needed to pay the fees). A weighted average income requirement for both renters and owners would be \$47,722, as is summarized below:

Table 54 Required Income Calculation for Memory Care – Hamilton City PMA	
	<u>2012 (Estimates)</u>
Starting Rate – AL Studio	\$3,700 per month
% of Income Needed	85.0%
Annual Required Income (Renters)	\$52,235
% Home Owners (ages 75+)	85.7%
% Renters (ages 75+)	14.3%
Median Home Price	\$167,153
Net Proceeds (at 90%)	\$150,438
Annual Income Stream @ 3.0%	\$4,513
Annual Required Income (Home Owners)	\$47,722
Weighted Average (Renters and Owners)	\$48,367

Taxes are not included in the minimum income calculation because of the medical deduction typically available to residents in memory care facilities. The required average annual income for renters and owners of \$48,367 was rounded up to \$50,000 per year for the purposes of the demand analysis.

Competitive Beds. There are no dedicated memory care facilities located in the Hamilton City primary market area.

Market Penetration Rates. Acceptable levels for market penetration rates for memory care are similar to those for assisted living, with rates up to 15 percent typically considered to be appropriate.

Secondary Market Factor. It was assumed that 25 percent of prospective memory care residents would move from outside the primary market area and thus comprise a secondary market factor.

Estimates of Market Need. Incorporating the assumptions outlined above into a demand analysis resulted in the following estimates of need for memory care in the Hamilton City primary market area:

Table 55 Demand Analysis For Memory Care – Hamilton City PMA		
	<u>2012</u>	<u>2017</u>
Age and Income Qualified Households:		
Ages 75 to 84	23	27
Ages 85-plus	5	5
Total	28	32
Age, Income and Health-Qualified Households:		
Ages 75 to 84	4	5
Ages 85-plus	2	2
Total	7*	7
Less Competitive Units	0	0
Total Market Potential	7	7
Market Demand:	2012	2017
With a 10% market penetration rate	1 units	1 units
With a 15% market penetration rate	1 units	1 units
With a 20% market penetration rate	1 units	2 units
Market Demand with a 25% Secondary Market:		
With a 10% market penetration rate	1 units	1 units
With a 15% market penetration rate	1 units	1 units
With a 20% market penetration rate	2 units	2 units
*The total does not equal the sum due to rounding.		
Data Source: Claritas, Inc.		

This analysis shows there to be a need, with a 15 percent market penetration rate and a 25 percent secondary market, for only one unit of memory care in 2012 and 2017. Even if a lower starting rate of \$3,100 were assumed, the analysis would still only show a demand for one memory care unit in 2012 and two units in 2017, assuming a 15 percent market penetration rate and a 25 percent secondary market.

INTERVIEWS AND FOCUS GROUPS

Numerous interviews were conducted and five focus groups were held with individuals who reside in or around Glenn County to obtain feedback about the need for additional senior housing in the County.

Those individuals interviewed included professionals in the local aging network, such as the senior nutrition site director, public guardian, and the County's Housing Program Manager; seniors who either live in the County or have moved away to access needed housing and services; and younger individuals (i.e. non-seniors) who are familiar with the current senior housing situation in the County. Individuals representing all areas of the County were interviewed, including Willows, Orland, Hamilton City, and the unincorporated regions of the County. The focus groups were also planned so as to provide representation from throughout the County.

During the interviews, feedback was obtained about the geographic areas from which a facility located in Willows, Orland, or Hamilton City would likely draw residents. This feedback was used to determine the boundaries of the primary market areas for each of these communities, as summarized in the Primary Market Area section of this report.

In addition, feedback was obtained during both the interviews and the focus groups about the senior housing options that are currently available in the County, the perceived greatest need for additional senior housing, and what amenities and services would ideally be desired should a new senior property be developed in the County. Thoughts about the optimal location for a new senior housing were also shared.

Following is a summary of the feedback received during the interviews and focus groups:

Current Options

- In-home services – many people use either IHSS or private caregivers for in-home care
- Facilities in Chico – many are relocating to Chico due to the lack of options in the County, because it's more convenient for their families, because they were sent to the hospital in Chico and placed in a facility there upon discharge, and/or to be closer to medical care and dining/entertainment options.
- WestHaven – provides excellent care; is unaffordable for many in the County; because it is faith-based it is not a fit for everyone; this facility offers rooms versus apartments.
- Always Loving Care – most had not heard of these two small assisted living homes that are located in Orland.
- Willows Care Center – not well perceived; most said people would go to Chico over this facility even though it would mean moving away, although some people go there to be able to stay close to family and friends.
- Eskaton Kennedy Manor – well perceived but only serves low-income seniors; a nice setting; people look out for each other; no handicapped accessible showers.

The Greatest Need

- Affordable
- Mixed income – to serve both low income and those who can afford to pay
- Moderate income
- Market rate – not low income
- Assisted living is needed – cost is the concern
- Independent living, with the availability of services, meals and activities
- Active retirement living
- Lots of comments about the need for more transportation
- Congregate care rather than assisted living
- Something that would provide all levels of care (from active retirement all the way to full care)
- Something for people who don't want to cook, may need help with medications, etc.

Desired Features

- Safety
- Transportation
- Podiatry visits
- Either a physician who would come to the facility or transportation to the doctor
- Activities and outings
- A place to walk
- Lending library
- Crafts room / woodworking shop
- Interfaith chapel
- 24-hour staff
- Graduated services, including housekeeping and laundry
- A choice to have meals served in congregate dining or in their apartments
- Delivery service (e.g. for medications)
- Hair dresser
- Handicapped-accessible bathrooms and showers
- Therapy and exercise pools
- Couples able to live together
- Located close to stores, doctors, the hospital

Ideas

- A small facility would be less institutional
- Would like to see assisted living – perhaps like Brummet Homes which had 3 small homes next to each other
- Unlicensed communal independent living, with home health or IHSS providing services and perhaps staff from the hospital helping with medications 4/x a day
- A Green House model without the medical component
- A Green House skilled nursing facility

- Something like the Golden Umbrella in Redding, which has many senior services in one place (senior nutrition, food bank, small rooms for yoga, a computer room, a transportation center, etc.)
- Integrated with the senior nutrition site(s)
- Co-located with the new hospital when it is built

The Ideal Location

Willows

- **Reasons to build in Willows:**
 - The hospital is there and specialists are coming in now
 - There is extensive community support for a senior housing project in Willows, so it might be easier to marshal forces for fundraising (as needed) and volunteerism to develop vibrant activity programs
 - Some people from Orland would move to Willows if a good facility were available there
 - There may be more of a need for a facility in Willows than Orland, because the drive to facilities in Chico is more manageable from Orland and people from Orland are already used to going to Chico for services and medical care
- **Challenges to Building in Willows:**
 - A project in Willows would likely not serve the whole County, since many people from Orland would move to Chico over Willows
 - Would potentially be a smaller project because of a more limited market draw

Orland

- **Reasons to build in Orland:**
 - Many people from Willows would go to Orland so it would serve a larger portion of the County
 - Services in Orland are more centralized (e.g. grocery stores, doctors' offices, etc)
 - WestHaven isn't a fit for everyone because it is faith-based
- **Challenges to Building in Orland:**
 - Would compete with the assisted living and memory care units at WestHaven and the independent living units at the Village at Fairview, none of which are fully occupied
 - Even though Orland has limited age-restricted apartments, the IHSS case managers reported that Orland actually has more affordable options for seniors than does Willows (e.g. in apartments that are not age-restricted but are accessible)

Artois

- **Reasons to build in Artois:**
 - It's located right between Orland and Willows so would draw from both communities
 - Would be a neutral location, as far as the inter-community dynamics between Orland and Willows
- **Challenges to Building in Artois:**
 - Lack of available infrastructure and services (medical care, stores, restaurants, etc.)

Hamilton City

- **Reasons to Build in Hamilton City:**
 - There is currently no housing or services for seniors in Hamilton City;
 - It would be ideal to have a small project to serve the seniors in Hamilton City, perhaps in combination with a senior nutrition site and/or community center
- **Challenges to Building in Hamilton City;**
 - It is generally perceived as an unsafe, mostly low-income community with "nothing there" and negative publicity over recent violence
 - Would have a limited market draw, because it is so close to Chico and would likely only attract seniors from Hamilton City and the Capay area
 - Lack of available services (medical care, stores, restaurants, etc)

DISCUSSION

As summarized in the demand analyses sections of this report, quantitative analyses of the demographic data for the three primary market areas show there to be a need for additional senior housing in the County, with the extent of this need varying based on location and the type of housing. Following is a summary of the demand analyses presented in detail earlier in this report:

Table 56 Summary of Demand Analyses						
	Willows PMA		Orland PMA		Hamilton City PMA	
	2012	2017	2012	2017	2012	2017
Affordable Apartments	48	51	74	79	5	5
Market Rate Apts - \$825/mo	42	48	67	78	6	7
Independent Living - \$2,000/mo	10	11	14	16	1	2
Independent Living - \$1,400/mo	15	16	26	28	2	2
Assisted Living – \$2,800/mo	9	10	10	12	1	1
Assisted Living - \$2,100/mo	13	14	16	19	2	2
Memory Care – \$3,700/mo	10	12	7	8	1	1
Memory Care - \$3,100/mo	14	16	14	16	1	2

It is important in drawing conclusions from the data shown in Table 56 that qualitative data is considered along with the results of the quantitative demand analyses.

Affordable Senior Apartments. The demand analysis for the Willows primary market area shows there to be a need for between 41 and 51 units of affordable senior apartments. However, these numbers do not reflect the two 48-unit affordable, age-restricted projects that are under development in Willows and Williams. Assuming that these projects move forward, they should more than meet the need for additional affordable units in the Willows primary market area.

The demand analysis for the Orland primary market area also shows a need for additional affordable apartments. However, the 48-unit project planned for Willows would also meet a significant portion of this need since Willows is included in the primary market area for Orland. In addition, as noted in the Orland demand analysis section of this report, IHSS case managers shared in a focus group that they did not see a significant need in Orland for additional

affordable senior apartments, since many of the multi-family apartment properties located in Orland are appropriate for residency by seniors.

Market-Rate Senior Apartments. Both the Willows and Orland primary market areas show a demand for market-rate senior apartments. However, it should be noted that this demand is inclusive of the demand for independent living. That is, the demand analyses for market-rate apartments assume a minimum age of 65 and a minimum income of \$27,500 per year, whereas the independent living analyses assume a minimum age of 75 and a minimum income of either \$30,000 or \$45,000 per year (with starting rates of either \$1,400 or \$2,000 per month). Furthermore, because the majority of seniors in these primary market areas own their own homes, a move to an apartment would typically involve the sale of a home. With housing prices in the County having lost significant value in light of the recent economic downturn, many seniors may be unwilling to take a loss on the sale of home to make a lifestyle move to an independent apartment with no availability of services, as is the case with senior apartments.

Independent Living. The demand analyses for both the Willows and Orland primary market areas show a need for independent living. It should be noted that the need shown at the more moderate rate of \$1,400 per month is inclusive of the need at the \$2,000 per month rate, and it is not known at this time whether this reduced rate would be financially viable. However, because the interviews and focus groups reported a preference for a newly developed project to serve a range of income levels, it is recommended that the feasibility of offering independent living units at a lower rate be explored if a financial feasibility analysis is conducted.

Assisted Living and Memory Care. The Willows and Orland demand analyses show there to be some need for assisted living and memory care in these primary market areas. A reduced rate analysis was also conducted for both of these product types, to show the market demand if it were possible to offer these types of supportive housing at more moderate rates. As stated earlier, it is recommended that this option be explored if a financial feasibility study is conducted, in order to maximize the number of seniors who could be served if assisted living or dedicated memory care units were developed.

As explained in the demand analyses sections of this report, the assisted living and memory care analyses are not mutually exclusive. Rather, the assisted living analysis is based on ADL needs whereas the memory care analysis is based on the estimated prevalence of Alzheimer's disease in the market areas. Therefore, some duplication between these two analyses exists, although it is not possible to quantify the extent of that duplication.

Location. Feedback regarding the optimal location for a new senior housing project was provided during the interviews and focus groups conducted as part of this study, with this input summarized in the Interviews and Focus Groups section of the report. Of all of the feedback obtained, most striking was the consistently expressed opinion that seniors in Willows would prefer to stay in Willows and seniors in Orland would prefer to stay in Orland. It was thought that individuals from Willows would move to Orland if there were no new facilities available in

Willows, but that reportedly would not be the preference. Furthermore, it appears that most people from Orland would move to a facility in Chico rather than moving to Willows, even if a new facility were located in Willows (this is borne out by the fact that only one of the current 55 residents at the Eskaton Kennedy Manor relocated from Orland). As a result of this feedback, it is recommended that consideration be given to the development of smaller projects in both Willows and Orland to best meet the needs and preferences of the seniors in the County.

Willows could support a small project that might be phased in order to provide a conservative approach. A facility that provides a continuum of care, with a combination of independent housing, assisted living and memory care, could address much of the need shown in the demand analyses, and would be consistent with the feedback expressed during the interviews and focus groups. An advantage to developing a project in Willows would be the likely participation in the project by the local non-profit organization, Citizens for Senior Housing. Because a project in Willows would be limited in size, and thus potentially challenging to develop and operate, any grassroots support that could be provided would be seen as a plus. Such participation might take the form of capital fund raising efforts, informal marketing of the project via word-of-mouth, and an ongoing volunteer program to augment the activity programs coordinated by paid staff.

Orland has newly constructed senior housing at the Village at Fairview, WestHaven Assisted Living, and the dedicated memory care units at the Neighborhoods at WestHaven. As none of these facilities are fully occupied, it is suggested that a future development in Orland be delayed until these properties reach full occupancy. In addition, because the primary market area for Orland includes Willows, the demand for additional senior housing in Orland would likely decrease if a facility was built in Willows as it would no longer be appropriate to include Willows in the Orland primary market area.

The analysis conducted for Hamilton City does not show sufficient demand to support the development of a senior housing project. However, it was clear from the feedback obtained during the interviews that there is a need in this community for some type of senior housing and/or supportive services. Perhaps the best way to meet this need could be explored as part of another study.

Development Options. If a project were developed to provide multiple levels of care, the number of units to be developed, the optimal design of the project, and the mechanism to support the provision of services would need to be explored. For example, if both independent living and assisted living were offered, the entire project could be licensed as a RCFE to facilitate the flexibility of units and open the door to potential funding sources that are only available to licensed properties. Licensing the entire project could, however, increase the operating costs of the project and potentially restrict the independence of some residents as all of the units would fall under licensing regulations.

Alternatively, the entire project could be unlicensed with services brought in from an outside provider. This strategy would also provide flexibility with the use of the units, but it could be challenging to provide the higher levels of care associated with assisted living and memory care in an unlicensed setting. In addition, many capital funding sources that finance independent senior housing have income restrictions that would not apply to a market-rate project.

A third option would be to license the assisted living and memory care units, with the independent housing units unlicensed. This strategy would provide less flexibility as to the use of the individual units but would allow for the efficient provision of higher levels of care in the licensed units.

Sources of Funds. As part of this report, a summary of potential sources of capital funds was developed and is included in the appendix to this report. As presented in this summary, most of the funding sources typically used in senior housing projects have some restricted uses. That is, some sources can be used only for licensed facilities, some only for unlicensed facilities, and others only for projects that meet specified income restrictions. Therefore, it will be important to develop the vision for a project in conjunction with a financial feasibility analysis that would incorporate potential sources of capital funds.

Potential Sites. The committee that provided oversight and direction for this study asked that potential sites be identified for a project that would serve the Willows primary market area. Specifically, the committee specified that all sites between two and 10 acres within a two-mile radius of Willows city center be identified and evaluated for their appropriateness for a senior housing development (a few exceptions to the size criteria were made). A total of 23 potential locations were identified, with these sites narrowed down to those deemed most appropriate. A summary of all of the potential sites, maps showing the locations of the sites based on the County's GIS system, and a summary of the most appropriate sites are located in the appendix to this report.

Appendix A

Senior Life Report for

Willows PMA

prepared by Claritas, Inc.

Senior Life 2012

Polygon 1: WILLOWS PMA, Total

Population	Totals
2017 Projection	19,292
2012 Estimate	18,585
2000 Census	17,078
1990 Census	15,395

Growth 1990 - 2000	10.93%
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Population by Age	2000 Census	%	2012 Estimate	%	2017 Projection	%
Total Population	17,078		18,585		19,292	
Age 45 - 54	2,003	11.73%	2,423	13.04%	2,244	11.63%
Age 55 - 64	1,413	8.27%	1,900	10.22%	2,126	11.02%
Age 65 - 74	1,061	6.21%	1,254	6.75%	1,459	7.56%
Age 75 - 84	769	4.50%	705	3.79%	721	3.74%
Age 85 and over	302	1.77%	345	1.86%	355	1.84%
Age 65 and over	2,133	12.49%	2,304	12.40%	2,536	13.15%
Total Population, Male	8,699		9,448		9,794	
Age 45 - 54	1,042	11.98%	1,204	12.74%	1,129	11.53%
Age 55 - 64	716	8.23%	957	10.13%	1,051	10.73%
Age 65 - 74	491	5.64%	618	6.54%	712	7.27%
Age 75 - 84	320	3.68%	299	3.16%	317	3.24%
Age 85 and over	106	1.22%	120	1.27%	125	1.28%
Age 65 and over	918	10.55%	1,036	10.97%	1,154	11.78%
Total Population, Female	8,379		9,137		9,498	
Age 45 - 54	962	11.48%	1,219	13.34%	1,114	11.73%
Age 55 - 64	696	8.31%	943	10.32%	1,075	11.32%
Age 65 - 74	570	6.80%	636	6.96%	747	7.86%
Age 75 - 84	449	5.36%	406	4.44%	404	4.25%
Age 85 and over	196	2.34%	225	2.46%	230	2.42%
Age 65 and over	1,215	14.50%	1,268	13.88%	1,381	14.54%

Senior Life 2012

Polygon 1: WILLOWS PMA, Total

Population by Single Race Classification	2000 Census	%	2012 Estimate	%	2017 Projection	%
White Alone	11,871		12,668		12,765	
Age 65 and over	1,934	16.29%	1,940	15.31%	2,147	16.82%
Black or African American Alone	130		217		253	
Age 65 and over	10	7.69%	16	7.37%	16	6.32%
American Indian and Alaska Native Alone	363		407		421	
Age 65 and over	27	7.44%	34	8.35%	40	9.50%
Asian Alone	795		454		380	
Age 65 and over	38	4.78%	68	14.98%	63	16.58%
Native Hawaiian and Other Pacific Islander Alone	28		28		31	
Age 65 and over	1	3.57%	2	7.14%	3	9.68%
Some Other Race Alone	3,106		4,247		4,921	
Age 65 and over	71	2.29%	183	4.31%	222	4.51%
Two or More Races	785		564		520	
Age 65 and over	51	6.50%	60	10.64%	44	8.46%

Population by Hispanic or Latino	2000 Census	%	2012 Estimate	%	2017 Projection	%
Hispanic or Latino	5,476		8,179		9,331	
Age 65 and over	135	2.47%	362	4.43%	464	4.97%
Not Hispanic or Latino	11,601		10,406		9,961	

Household Income by Age of Householder	2000 Census	%	2012 Estimate	%	2017 Projection	%
Householder Age 45 - 54	1,095		1,340		1,241	
Income less than \$15,000	112	10.23%	96	7.16%	80	6.45%
Income \$15,000 - \$24,999	187	17.08%	140	10.45%	123	9.91%
Income \$25,000 - \$34,999	114	10.41%	188	14.03%	170	13.70%
Income \$35,000 - \$49,999	241	22.01%	186	13.88%	166	13.38%
Income \$50,000 - \$74,999	217	19.82%	311	23.21%	283	22.80%
Income \$75,000 - \$99,999	119	10.87%	179	13.36%	170	13.70%
Income \$100,000 - \$124,999	59	5.39%	115	8.58%	113	9.11%
Income \$125,000 - \$149,999	4	0.37%	62	4.63%	63	5.08%
Income \$150,000 - \$199,999	32	2.92%	21	1.57%	30	2.42%
Income \$200,000 or more	11	1.00%	42	3.13%	42	3.38%
Median Household Income	\$43,383		\$54,812		\$57,205	

Senior Life 2012

Polygon 1: WILLOWS PMA, Total

Household Income by Age of Householder	2000 Census	%	2012 Estimate	%	2017 Projection	%
Householder Age 55 - 64	775		1,060		1,182	
Income less than \$15,000	131	16.90%	146	13.77%	153	12.94%
Income \$15,000 - \$24,999	80	10.32%	76	7.17%	81	6.85%
Income \$25,000 - \$34,999	83	10.71%	115	10.85%	122	10.32%
Income \$35,000 - \$49,999	196	25.29%	176	16.60%	185	15.65%
Income \$50,000 - \$74,999	152	19.61%	278	26.23%	319	26.99%
Income \$75,000 - \$99,999	82	10.58%	125	11.79%	143	12.10%
Income \$100,000 - \$124,999	23	2.97%	82	7.74%	94	7.95%
Income \$125,000 - \$149,999	21	2.71%	20	1.89%	34	2.88%
Income \$150,000 - \$199,999	2	0.26%	29	2.74%	33	2.79%
Income \$200,000 or more	5	0.65%	11	1.04%	17	1.44%
Median Household Income	\$42,130		\$51,436		\$53,877	
Householder Age 65 - 74	640		798		932	
Income less than \$15,000	140	21.88%	145	18.17%	163	17.49%
Income \$15,000 - \$24,999	117	18.28%	111	13.91%	131	14.06%
Income \$25,000 - \$34,999	99	15.47%	133	16.67%	143	15.34%
Income \$35,000 - \$49,999	120	18.75%	128	16.04%	155	16.63%
Income \$50,000 - \$74,999	80	12.50%	135	16.92%	163	17.49%
Income \$75,000 - \$99,999	63	9.84%	66	8.27%	77	8.26%
Income \$100,000 - \$124,999	13	2.03%	51	6.39%	58	6.22%
Income \$125,000 - \$149,999	5	0.78%	14	1.75%	22	2.36%
Income \$150,000 - \$199,999	0	0.00%	11	1.38%	14	1.50%
Income \$200,000 or more	5	0.78%	5	0.63%	7	0.75%
Median Household Income	\$31,446		\$36,125		\$37,845	
Householder Age 75 - 84	545		453		463	
Income less than \$15,000	185	33.94%	96	21.19%	93	20.09%
Income \$15,000 - \$24,999	108	19.82%	106	23.40%	106	22.89%
Income \$25,000 - \$34,999	85	15.60%	60	13.25%	58	12.53%
Income \$35,000 - \$49,999	69	12.66%	70	15.45%	73	15.77%
Income \$50,000 - \$74,999	51	9.36%	65	14.35%	65	14.04%
Income \$75,000 - \$99,999	22	4.04%	20	4.42%	30	6.48%
Income \$100,000 - \$124,999	19	3.49%	15	3.31%	14	3.02%
Income \$125,000 - \$149,999	1	0.18%	13	2.87%	14	3.02%
Income \$150,000 - \$199,999	4	0.73%	4	0.88%	5	1.08%
Income \$200,000 or more	1	0.18%	4	0.88%	4	0.86%
Median Household Income	\$23,107		\$29,184		\$30,560	

Senior Life 2012

Polygon 1: WILLOWS PMA, Total

Household Income by Age of Householder	2000 Census	%	2012 Estimate	%	2017 Projection	%
Householder Age 85 and over	140		210		221	
Income less than \$15,000	63	45.00%	58	27.62%	54	24.43%
Income \$15,000 - \$24,999	29	20.71%	55	26.19%	58	26.24%
Income \$25,000 - \$34,999	19	13.57%	30	14.29%	32	14.48%
Income \$35,000 - \$49,999	14	10.00%	25	11.90%	27	12.22%
Income \$50,000 - \$74,999	9	6.43%	26	12.38%	26	11.76%
Income \$75,000 - \$99,999	2	1.43%	9	4.29%	14	6.33%
Income \$100,000 - \$124,999	1	0.71%	2	0.95%	2	0.90%
Income \$125,000 - \$149,999	1	0.71%	2	0.95%	2	0.90%
Income \$150,000 - \$199,999	1	0.71%	2	0.95%	3	1.36%
Income \$200,000 or more	0	0.00%	1	0.48%	2	0.90%
Median Household Income	\$17,332		\$23,598		\$24,594	

Households by Household Income	2000 Census	%	2012 Estimate	%	2017 Projection	%
Total Household Income	5,662		6,301		6,553	
Income Less than \$15,000	1,087	19.20%	877	13.92%	877	13.38%
Income \$15,000 - \$24,999	1,036	18.30%	903	14.33%	898	13.70%
Income \$25,000 - \$34,999	820	14.48%	896	14.22%	914	13.95%
Income \$35,000 - \$49,999	1,085	19.16%	1,054	16.73%	1,087	16.59%
Income \$50,000 - \$74,999	905	15.98%	1,243	19.73%	1,298	19.81%
Income \$75,000 - \$99,999	441	7.79%	636	10.09%	684	10.44%
Income \$100,000 - \$124,999	164	2.90%	378	6.00%	413	6.30%
Income \$125,000 - \$149,999	37	0.65%	147	2.33%	182	2.78%
Income \$150,000 - \$199,999	49	0.87%	82	1.30%	101	1.54%
Income \$200,000 - \$499,999	37	0.65%	74	1.17%	86	1.31%
Income \$500,000 or more	2	0.04%	11	0.17%	14	0.21%

Average Household Income	\$41,943		\$52,963		\$54,964	
Median Household Income	\$33,640		\$41,759		\$43,108	
Per Capita Income	\$14,192		\$18,132		\$18,830	

Senior Life 2012

Polygon 1: WILLOWS PMA, Total

All Owner-Occupied Housing Unit Values	2000 Census	%	2012 Estimate	%	2017 Projection	%
Total All Owner-Occupied Housing Unit Values	3,463		4,158		4,301	
Value Less than \$20,000	94	2.71%	61	1.47%	57	1.33%
Value \$20,000 - \$39,999	95	2.74%	71	1.71%	65	1.51%
Value \$40,000 - \$59,999	177	5.11%	60	1.44%	64	1.49%
Value \$60,000 - \$79,999	446	12.88%	92	2.21%	71	1.65%
Value \$80,000 - \$99,999	969	27.98%	163	3.92%	115	2.67%
Value \$100,000 - \$149,999	859	24.81%	1,057	25.42%	743	17.28%
Value \$150,000 - \$199,999	435	12.56%	1,042	25.06%	1,171	27.23%
Value \$200,000 - \$299,999	271	7.83%	923	22.20%	1,090	25.34%
Value \$300,000 - \$399,999	41	1.18%	388	9.33%	455	10.58%
Value \$400,000 - \$499,999	48	1.39%	119	2.86%	223	5.18%
Value \$500,000 - \$749,999	34	0.98%	104	2.50%	139	3.23%
Value \$750,000 - \$999,999	5	0.14%	53	1.27%	70	1.63%
Value \$1,000,000 or more	10	0.29%	26	0.63%	37	0.86%
Median All Owner-Occupied Housing Unit Value	\$99,205		\$177,586		\$194,177	

Group Quarters by Population Type*	2000 Census	%	2012 Estimate	%	2017 Projection	%
Group Quarters Population			401		379	
Correctional Institutions			82	20.45%	78	20.58%
Juvenile Institutions			47	11.72%	44	11.61%
Nursing Homes			155	38.65%	146	38.52%
Other Institutions			3	0.75%	3	0.79%
College Dormitories			71	17.71%	67	17.68%
Military Quarters			0	0.00%	0	0.00%
Other Noninstitutional Quarters			44	10.97%	42	11.08%

Tenure of Occupied Housing Units	2000 Census		2012 Estimate		2017 Projection	
Owner Occupied	3,463		4,158		4,301	
Renter Occupied	2,184		2,143		2,252	

Senior Life 2012

Polygon 1: WILLOWS PMA, Total

2000 Tenure By Age of Householder	Totals	
Total Households	5,664	
Owner Occupied	3,485	
Householder 55 to 59 Years	349	10.01%
Householder 60 to 64 Years	253	7.26%
Householder 65 to 74 Years	583	16.73%
Householder 75 to 84 Years	351	10.07%
Householder 85 and over	180	5.16%
Renter Occupied	2,180	
Householder 55 to 59 Years	89	4.08%
Householder 60 to 64 Years	88	4.04%
Householder 65 to 74 Years	129	5.92%
Householder 75 to 84 Years	122	5.60%
Householder 85 and over	59	2.71%

2000 Pop 65 and over by HH Type and Relationship	Totals	
Total for Pop 65 and over	2,128	
In Households:	1,918	
In Family Households:	1,249	58.69%
Householder	688	32.33%
Male	543	25.52%
Female	145	6.81%
Spouse	460	21.62%
Parent	32	1.50%
Other Relatives	58	2.73%
Nonrelatives	11	0.52%
In Non-Family Households:	670	31.48%
Male householder	193	9.07%
Living Alone	172	8.08%
Not Living Alone	21	0.99%
Female Householder	445	20.91%
Living Alone	434	20.39%
Not Living Alone	11	0.52%
Nonrelatives	32	1.50%
In Group Quarters:	210	
Institutionalized population	210	9.87%
Noninstitutionalized population	0	0.00%

Senior Life 2012

Polygon 1: WILLOWS PMA, Total

2000 Mobility and Disability Civilian Noninstitutionalized Persons Age 16 and over	Totals	%	65 Yrs And Over	%
Total Disability	3,805		1,690	
Sensory Disability	571	15.01%	276	16.33%
Physical Disability	1,218	32.01%	596	35.27%
Mental Disability	640	16.82%	239	14.14%
Self-Care Disability	340	8.94%	186	11.01%
Go-Outside-Home Disability	1,035	27.20%	392	23.20%

2000 Mobility and Disability Civilian Noninstitutionalized Persons Age 16 and over	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Disability by Sex by Age	12,049		1,010		908	
Male	5,990	49.71%	454	44.95%	378	41.63%
With a Disability	1,306	10.84%	155	15.35%	203	22.36%
No Disability	4,684	38.87%	299	29.60%	175	19.27%
Female	6,058	50.28%	556	55.05%	530	58.37%
With a Disability	1,253	10.40%	152	15.05%	331	36.45%
No Disability	4,806	39.89%	404	40.00%	199	21.92%

2000 Occupied Housing Units	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Total Units	5,664		712		712	
With Telephone	5,421	95.71%	709	99.58%	694	97.47%
No Telephone	244	4.31%	3	0.42%	18	2.53%

2000 Census Poverty Status in 1999 Families By Household Type by Age of Householder	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Population with Known Poverty Status	16,659		1,010		908	
Married-Couple Families	11,845	71.10%	658	65.15%	396	43.61%
In other Families	2,879	17.28%	107	10.59%	87	9.58%
Male householder, no wife present	952	5.71%	34	3.37%	7	0.77%
Female householder, no husband present	1,927	11.57%	73	7.23%	80	8.81%
Unrelated individuals	1,935	11.62%	245	24.26%	424	46.70%
Income At or Above Poverty Level	13,516	81.13%	909	90.00%	844	92.95%
Married-Couple Families	10,278	61.70%	646	63.96%	389	42.84%
In other Families	1,795	10.77%	76	7.52%	87	9.58%
Male householder, no wife present	624	3.75%	26	2.57%	7	0.77%
Female householder, no husband present	1,170	7.02%	50	4.95%	80	8.81%
Unrelated individuals	1,443	8.66%	188	18.61%	367	40.42%
Income Below Poverty Level	3,144	18.87%	101	10.00%	64	7.05%
Married-Couple Families	1,567	9.41%	12	1.19%	7	0.77%
In other Families	1,084	6.51%	32	3.17%	0	0.00%

Senior Life 2012

Polygon 1: WILLOWS PMA, Total

2000 Census Poverty Status in 1999 Families By Household Type by Age of Householder	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Male householder, no wife present	328	1.97%	9	0.89%	0	0.00%
Female householder, no husband present	756	4.54%	23	2.28%	0	0.00%
Unrelated individuals	492	2.95%	57	5.64%	57	6.28%

Some median values are assigned pre-determined amounts rather than calculated amounts. Med HH Inc by Age values more than \$200,000 are displayed as \$200,001. Med HH Inc values less than \$15,000 are displayed as \$14,999. Med HH Inc values more than \$500,000 are displayed as \$500,001. Med Housing Values more than \$1,000,000 are displayed as \$1,000,001.

Senior Life 2012

Appendix: Area Listing

Area Name: WILLOWS PMA

Type: Polygon 1 Reporting Detail: Aggregate Reporting Level: Block Group
WILLOWS, CA 95988

Polygon Points:

39.121827 -122.219501	39.117464 -122.080270	39.465100 -121.969261	39.622191 -121.978668
39.625100 -122.251486	39.617827 -122.601446	39.273100 -122.541238	39.121827 -122.219501

Project Information:

Site: 3

Order Number: 971137321



Appendix B

Senior Life Report for

Orland PMA

prepared by Claritas, Inc.

Senior Life 2012

Polygon 1: ORLAND PMA, Total

Population	Totals
2017 Projection	36,545
2012 Estimate	35,323
2000 Census	31,896
1990 Census	28,724

Growth 1990 - 2000	11.04%
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Population by Age	2000 Census	%	2012 Estimate	%	2017 Projection	%
Total Population	31,896		35,323		36,545	
Age 45 - 54	3,801	11.92%	4,809	13.61%	4,541	12.43%
Age 55 - 64	2,763	8.66%	3,740	10.59%	4,084	11.18%
Age 65 - 74	2,234	7.00%	2,480	7.02%	2,894	7.92%
Age 75 - 84	1,560	4.89%	1,422	4.03%	1,445	3.95%
Age 85 and over	550	1.72%	581	1.64%	639	1.75%
Age 65 and over	4,344	13.62%	4,482	12.69%	4,978	13.62%
Total Population, Male	15,857		17,612		18,198	
Age 45 - 54	1,940	12.23%	2,382	13.52%	2,266	12.45%
Age 55 - 64	1,337	8.43%	1,842	10.46%	2,014	11.07%
Age 65 - 74	1,044	6.58%	1,143	6.49%	1,344	7.39%
Age 75 - 84	668	4.21%	618	3.51%	596	3.28%
Age 85 and over	200	1.26%	219	1.24%	248	1.36%
Age 65 and over	1,912	12.06%	1,981	11.25%	2,188	12.02%
Total Population, Female	16,039		17,711		18,347	
Age 45 - 54	1,861	11.60%	2,428	13.71%	2,276	12.41%
Age 55 - 64	1,426	8.89%	1,898	10.72%	2,069	11.28%
Age 65 - 74	1,190	7.42%	1,336	7.54%	1,550	8.45%
Age 75 - 84	892	5.56%	803	4.53%	849	4.63%
Age 85 and over	350	2.18%	361	2.04%	391	2.13%
Age 65 and over	2,432	15.16%	2,501	14.12%	2,791	15.21%

Senior Life 2012

Polygon 1: ORLAND PMA, Total

Population by Single Race Classification	2000 Census	%	2012 Estimate	%	2017 Projection	%
White Alone	23,794		25,457		25,657	
Age 65 and over	4,044	17.00%	3,894	15.30%	4,342	16.92%
Black or African American Alone	173		271		313	
Age 65 and over	10	5.78%	5	1.85%	12	3.83%
American Indian and Alaska Native Alone	721		897		960	
Age 65 and over	42	5.83%	68	7.58%	75	7.81%
Asian Alone	909		746		674	
Age 65 and over	41	4.51%	73	9.79%	71	10.53%
Native Hawaiian and Other Pacific Islander Alone	42		40		44	
Age 65 and over	2	4.76%	6	15.00%	8	18.18%
Some Other Race Alone	4,963		6,602		7,583	
Age 65 and over	113	2.28%	258	3.91%	292	3.85%
Two or More Races	1,294		1,310		1,314	
Age 65 and over	92	7.11%	177	13.51%	178	13.55%

Population by Hispanic or Latino	2000 Census	%	2012 Estimate	%	2017 Projection	%
Hispanic or Latino	8,364		13,225		15,261	
Age 65 and over	227	2.71%	672	5.08%	811	5.31%
Not Hispanic or Latino	23,532		22,098		21,284	

Household Income by Age of Householder	2000 Census	%	2012 Estimate	%	2017 Projection	%
Householder Age 45 - 54	2,203		2,648		2,513	
Income less than \$15,000	411	18.66%	434	16.39%	401	15.96%
Income \$15,000 - \$24,999	353	16.02%	345	13.03%	312	12.42%
Income \$25,000 - \$34,999	249	11.30%	303	11.44%	278	11.06%
Income \$35,000 - \$49,999	395	17.93%	346	13.07%	319	12.69%
Income \$50,000 - \$74,999	461	20.93%	583	22.02%	540	21.49%
Income \$75,000 - \$99,999	181	8.22%	328	12.39%	334	13.29%
Income \$100,000 - \$124,999	106	4.81%	148	5.59%	156	6.21%
Income \$125,000 - \$149,999	22	1.00%	96	3.63%	93	3.70%
Income \$150,000 - \$199,999	18	0.82%	40	1.51%	51	2.03%
Income \$200,000 or more	8	0.36%	24	0.91%	30	1.19%
Median Household Income	\$38,355		\$45,497		\$47,502	

Senior Life 2012

Polygon 1: ORLAND PMA, Total

Household Income by Age of Householder	2000 Census	%	2012 Estimate	%	2017 Projection	%
Householder Age 55 - 64	1,562		2,076		2,270	
Income less than \$15,000	271	17.35%	286	13.78%	308	13.57%
Income \$15,000 - \$24,999	194	12.42%	207	9.97%	217	9.56%
Income \$25,000 - \$34,999	226	14.47%	262	12.62%	273	12.03%
Income \$35,000 - \$49,999	349	22.34%	398	19.17%	412	18.15%
Income \$50,000 - \$74,999	271	17.35%	436	21.00%	495	21.81%
Income \$75,000 - \$99,999	173	11.08%	219	10.55%	245	10.79%
Income \$100,000 - \$124,999	44	2.82%	171	8.24%	186	8.19%
Income \$125,000 - \$149,999	20	1.28%	52	2.50%	76	3.35%
Income \$150,000 - \$199,999	10	0.64%	29	1.40%	39	1.72%
Income \$200,000 or more	3	0.19%	16	0.77%	19	0.84%
Median Household Income	\$38,839		\$45,689		\$47,286	
Householder Age 65 - 74	1,340		1,547		1,810	
Income less than \$15,000	303	22.61%	271	17.52%	305	16.85%
Income \$15,000 - \$24,999	309	23.06%	312	20.17%	353	19.50%
Income \$25,000 - \$34,999	257	19.18%	245	15.84%	281	15.52%
Income \$35,000 - \$49,999	221	16.49%	342	22.11%	395	21.82%
Income \$50,000 - \$74,999	134	10.00%	173	11.18%	229	12.65%
Income \$75,000 - \$99,999	81	6.04%	100	6.46%	111	6.13%
Income \$100,000 - \$124,999	10	0.75%	68	4.40%	83	4.59%
Income \$125,000 - \$149,999	1	0.07%	8	0.52%	18	0.99%
Income \$150,000 - \$199,999	8	0.60%	9	0.58%	13	0.72%
Income \$200,000 or more	14	1.04%	21	1.36%	22	1.22%
Median Household Income	\$27,241		\$32,776		\$33,801	
Householder Age 75 - 84	1,150		973		990	
Income less than \$15,000	439	38.17%	273	28.06%	265	26.77%
Income \$15,000 - \$24,999	236	20.52%	252	25.90%	250	25.25%
Income \$25,000 - \$34,999	213	18.52%	121	12.44%	121	12.22%
Income \$35,000 - \$49,999	122	10.61%	162	16.65%	177	17.88%
Income \$50,000 - \$74,999	86	7.48%	85	8.74%	93	9.39%
Income \$75,000 - \$99,999	22	1.91%	39	4.01%	42	4.24%
Income \$100,000 - \$124,999	16	1.39%	16	1.64%	15	1.52%
Income \$125,000 - \$149,999	9	0.78%	11	1.13%	12	1.21%
Income \$150,000 - \$199,999	7	0.61%	8	0.82%	8	0.81%
Income \$200,000 or more	0	0.00%	6	0.62%	6	0.61%
Median Household Income	\$20,750		\$23,472		\$24,205	

Senior Life 2012

Polygon 1: ORLAND PMA, Total

Household Income by Age of Householder	2000 Census	%	2012 Estimate	%	2017 Projection	%
Householder Age 85 and over	333		389		434	
Income less than \$15,000	157	47.15%	130	33.42%	141	32.49%
Income \$15,000 - \$24,999	68	20.42%	107	27.51%	114	26.27%
Income \$25,000 - \$34,999	55	16.52%	48	12.34%	54	12.44%
Income \$35,000 - \$49,999	29	8.71%	51	13.11%	62	14.29%
Income \$50,000 - \$74,999	16	4.80%	33	8.48%	35	8.06%
Income \$75,000 - \$99,999	3	0.90%	11	2.83%	12	2.76%
Income \$100,000 - \$124,999	1	0.30%	4	1.03%	7	1.61%
Income \$125,000 - \$149,999	3	0.90%	1	0.26%	2	0.46%
Income \$150,000 - \$199,999	2	0.60%	2	0.51%	2	0.46%
Income \$200,000 or more	0	0.00%	2	0.51%	5	1.15%
Median Household Income	\$16,474		\$21,033		\$21,680	

Households by Household Income	2000 Census	%	2012 Estimate	%	2017 Projection	%
Total Household Income	11,366		12,395		12,836	
Income Less than \$15,000	2,514	22.12%	2,098	16.93%	2,107	16.41%
Income \$15,000 - \$24,999	2,176	19.14%	2,128	17.17%	2,131	16.60%
Income \$25,000 - \$34,999	1,698	14.94%	1,707	13.77%	1,743	13.58%
Income \$35,000 - \$49,999	2,085	18.34%	2,216	17.88%	2,268	17.67%
Income \$50,000 - \$74,999	1,673	14.72%	2,135	17.22%	2,258	17.59%
Income \$75,000 - \$99,999	713	6.27%	1,020	8.23%	1,095	8.53%
Income \$100,000 - \$124,999	283	2.49%	578	4.66%	628	4.89%
Income \$125,000 - \$149,999	95	0.84%	248	2.00%	293	2.28%
Income \$150,000 - \$199,999	67	0.59%	143	1.15%	173	1.35%
Income \$200,000 - \$499,999	62	0.55%	106	0.86%	121	0.94%
Income \$500,000 or more	1	0.01%	15	0.12%	19	0.15%

Average Household Income	\$38,247		\$47,528		\$49,084	
Median Household Income	\$30,848		\$36,781		\$37,888	
Per Capita Income	\$13,772		\$16,777		\$17,332	

Senior Life 2012

Polygon 1: ORLAND PMA, Total

All Owner-Occupied Housing Unit Values	2000 Census	%	2012 Estimate	%	2017 Projection	%
Total All Owner-Occupied Housing Unit Values	7,129		8,348		8,619	
Value Less than \$20,000	408	5.72%	336	4.02%	317	3.68%
Value \$20,000 - \$39,999	278	3.90%	237	2.84%	229	2.66%
Value \$40,000 - \$59,999	515	7.22%	172	2.06%	181	2.10%
Value \$60,000 - \$79,999	1,062	14.90%	258	3.09%	222	2.58%
Value \$80,000 - \$99,999	1,826	25.61%	465	5.57%	321	3.72%
Value \$100,000 - \$149,999	1,619	22.71%	2,419	28.98%	1,832	21.26%
Value \$150,000 - \$199,999	734	10.30%	1,636	19.60%	2,185	25.35%
Value \$200,000 - \$299,999	418	5.86%	1,795	21.50%	1,895	21.99%
Value \$300,000 - \$399,999	120	1.68%	489	5.86%	686	7.96%
Value \$400,000 - \$499,999	52	0.73%	201	2.41%	300	3.48%
Value \$500,000 - \$749,999	82	1.15%	161	1.93%	227	2.63%
Value \$750,000 - \$999,999	8	0.11%	91	1.09%	114	1.32%
Value \$1,000,000 or more	35	0.49%	88	1.05%	110	1.28%
Median All Owner-Occupied Housing Unit Value	\$94,410		\$158,799		\$177,645	

Group Quarters by Population Type*	2000 Census	%	2012 Estimate	%	2017 Projection	%
Group Quarters Population			273		258	
Correctional Institutions			89	32.60%	85	32.95%
Juvenile Institutions			21	7.69%	18	6.98%
Nursing Homes			72	26.37%	68	26.36%
Other Institutions			3	1.10%	3	1.16%
College Dormitories			39	14.29%	37	14.34%
Military Quarters			0	0.00%	0	0.00%
Other Noninstitutional Quarters			49	17.95%	48	18.60%

Tenure of Occupied Housing Units	2000 Census		2012 Estimate		2017 Projection	
Owner Occupied	7,129		8,348		8,619	
Renter Occupied	4,217		4,046		4,217	

Senior Life 2012

Polygon 1: ORLAND PMA, Total

2000 Tenure By Age of Householder	Totals	
Total Households	11,349	
Owner Occupied	7,157	
Householder 55 to 59 Years	631	8.82%
Householder 60 to 64 Years	657	9.18%
Householder 65 to 74 Years	1,077	15.05%
Householder 75 to 84 Years	776	10.84%
Householder 85 and over	328	4.58%
Renter Occupied	4,192	
Householder 55 to 59 Years	151	3.60%
Householder 60 to 64 Years	194	4.63%
Householder 65 to 74 Years	313	7.47%
Householder 75 to 84 Years	275	6.56%
Householder 85 and over	106	2.53%

2000 Pop 65 and over by HH Type and Relationship	Totals	
Total for Pop 65 and over	4,280	
In Households:	4,093	
In Family Households:	2,675	62.50%
Householder	1,482	34.63%
Male	1,225	28.62%
Female	258	6.03%
Spouse	1,006	23.50%
Parent	83	1.94%
Other Relatives	67	1.57%
Nonrelatives	36	0.84%
In Non-Family Households:	1,419	33.15%
Male householder	342	7.99%
Living Alone	306	7.15%
Not Living Alone	36	0.84%
Female Householder	999	23.34%
Living Alone	962	22.48%
Not Living Alone	37	0.86%
Nonrelatives	78	1.82%
In Group Quarters:	186	
Institutionalized population	144	3.36%
Noninstitutionalized population	42	0.98%

Senior Life 2012

Polygon 1: ORLAND PMA, Total

2000 Mobility and Disability Civilian Noninstitutionalized Persons Age 16 and over	Totals	%	65 Yrs And Over	%
Total Disability	8,608		3,801	
Sensory Disability	1,213	14.09%	653	17.18%
Physical Disability	2,934	34.08%	1,319	34.70%
Mental Disability	1,391	16.16%	563	14.81%
Self-Care Disability	811	9.42%	422	11.10%
Go-Outside-Home Disability	2,259	26.24%	844	22.20%

2000 Mobility and Disability Civilian Noninstitutionalized Persons Age 16 and over	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Disability by Sex by Age	23,041		2,153		1,983	
Male	11,263	48.88%	1,005	46.68%	798	40.24%
With a Disability	2,868	12.45%	375	17.42%	481	24.26%
No Disability	8,395	36.44%	630	29.26%	317	15.99%
Female	11,778	51.12%	1,147	53.27%	1,185	59.76%
With a Disability	2,858	12.40%	367	17.05%	736	37.12%
No Disability	8,920	38.71%	780	36.23%	450	22.69%

2000 Occupied Housing Units	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Total Units	11,349		1,389		1,486	
With Telephone	11,074	97.58%	1,378	99.21%	1,458	98.12%
No Telephone	275	2.42%	11	0.79%	28	1.88%

2000 Census Poverty Status in 1999 Families By Household Type by Age of Householder	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Population with Known Poverty Status	31,514		2,153		1,983	
Married-Couple Families	21,286	67.54%	1,483	68.88%	872	43.97%
In other Families	6,420	20.37%	164	7.62%	156	7.87%
Male householder, no wife present	2,277	7.23%	47	2.18%	19	0.96%
Female householder, no husband present	4,143	13.15%	117	5.43%	136	6.86%
Unrelated individuals	3,808	12.08%	506	23.50%	955	48.16%
Income At or Above Poverty Level	25,245	80.11%	1,992	92.52%	1,748	88.15%
Married-Couple Families	18,420	58.45%	1,416	65.77%	820	41.35%
In other Families	4,031	12.79%	147	6.83%	143	7.21%
Male householder, no wife present	1,429	4.53%	44	2.04%	19	0.96%
Female householder, no husband present	2,602	8.26%	103	4.78%	124	6.25%
Unrelated individuals	2,794	8.87%	428	19.88%	785	39.59%
Income Below Poverty Level	6,269	19.89%	161	7.48%	235	11.85%
Married-Couple Families	2,866	9.09%	67	3.11%	52	2.62%
In other Families	2,389	7.58%	17	0.79%	12	0.61%

Senior Life 2012

Polygon 1: ORLAND PMA, Total

2000 Census Poverty Status in 1999 Families By Household Type by Age of Householder	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Male householder, no wife present	848	2.69%	3	0.14%	0	0.00%
Female householder, no husband present	1,541	4.89%	14	0.65%	12	0.61%
Unrelated individuals	1,014	3.22%	77	3.58%	170	8.57%

Some median values are assigned pre-determined amounts rather than calculated amounts. Med HH Inc by Age values more than \$200,000 are displayed as \$200,001. Med HH Inc values less than \$15,000 are displayed as \$14,999. Med HH Inc values more than \$500,000 are displayed as \$500,001. Med Housing Values more than \$1,000,000 are displayed as \$1,000,001.

Senior Life 2012

Appendix: Area Listing

Area Name: ORLAND PMA

Type: Polygon 1

Reporting Detail: Aggregate

Reporting Level: Block Group

WILLOWS, CA 95988

Polygon Points:

39.467009 -122.250800	39.467009 -122.138568	39.805191 -122.058403	39.942645 -122.152715
39.942645 -122.217790	39.847373 -122.587494	39.586282 -122.589380	39.467009 -122.250800

Project Information:

Site: 1

Order Number: 971137321



Prepared On: Wed Aug 01, 2012 Page 9 Of 9

Project Code: Glenn County

Prepared For: CHI PARTNERS, LLC

Prepared By:

Nielsen Solution Center 1 800 866 6511

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Appendix C

Senior Life Report for
Hamilton City PMA
prepared by Claritas, Inc.

Senior Life 2012

Polygon 1: HAMILTON CITY PMA, Total

Population	Totals
2017 Projection	3,007
2012 Estimate	3,030
2000 Census	2,983
1990 Census	2,941
Growth 1990 - 2000	1.43%

Population by Age	2000 Census	%	2012 Estimate	%	2017 Projection	%
Total Population	2,983		3,030		3,007	
Age 45 - 54	355	11.90%	382	12.61%	379	12.60%
Age 55 - 64	243	8.15%	304	10.03%	317	10.54%
Age 65 - 74	147	4.93%	196	6.47%	214	7.12%
Age 75 - 84	81	2.72%	86	2.84%	100	3.33%
Age 85 and over	28	0.94%	25	0.83%	31	1.03%
Age 65 and over	256	8.58%	306	10.10%	345	11.47%
Total Population, Male	1,543		1,552		1,532	
Age 45 - 54	200	12.96%	201	12.95%	205	13.38%
Age 55 - 64	120	7.78%	164	10.57%	170	11.10%
Age 65 - 74	66	4.28%	92	5.93%	106	6.92%
Age 75 - 84	36	2.33%	36	2.32%	42	2.74%
Age 85 and over	10	0.65%	12	0.77%	13	0.85%
Age 65 and over	113	7.32%	140	9.02%	161	10.51%
Total Population, Female	1,440		1,478		1,475	
Age 45 - 54	155	10.76%	182	12.31%	174	11.80%
Age 55 - 64	123	8.54%	140	9.47%	148	10.03%
Age 65 - 74	81	5.62%	104	7.04%	108	7.32%
Age 75 - 84	44	3.06%	50	3.38%	59	4.00%
Age 85 and over	18	1.25%	13	0.88%	18	1.22%
Age 65 and over	142	9.86%	167	11.30%	185	12.54%

Senior Life 2012

Polygon 1: HAMILTON CITY PMA, Total

Population by Single Race Classification	2000 Census	%	2012 Estimate	%	2017 Projection	%
White Alone	1,517		1,739		1,750	
Age 65 and over	184	12.13%	205	11.79%	232	13.26%
Black or African American Alone	12		24		27	
Age 65 and over	0	0.00%	0	0.00%	0	0.00%
American Indian and Alaska Native Alone	37		35		37	
Age 65 and over	1	2.70%	1	2.86%	0	0.00%
Asian Alone	8		57		62	
Age 65 and over	1	12.50%	6	10.53%	8	12.90%
Native Hawaiian and Other Pacific Islander Alone	0		0		0	
Age 65 and over	0	0.00%	0	0.00%	0	0.00%
Some Other Race Alone	1,304		1,065		1,021	
Age 65 and over	63	4.83%	83	7.79%	92	9.01%
Two or More Races	105		110		110	
Age 65 and over	7	6.67%	11	10.00%	13	11.82%

Population by Hispanic or Latino	2000 Census	%	2012 Estimate	%	2017 Projection	%
Hispanic or Latino	1,878		2,078		2,129	
Age 65 and over	90	4.79%	153	7.36%	185	8.69%
Not Hispanic or Latino	1,105		952		878	

Household Income by Age of Householder	2000 Census	%	2012 Estimate	%	2017 Projection	%
Householder Age 45 - 54	203		206		201	
Income less than \$15,000	16	7.88%	17	8.25%	16	7.96%
Income \$15,000 - \$24,999	15	7.39%	9	4.37%	9	4.48%
Income \$25,000 - \$34,999	46	22.66%	18	8.74%	17	8.46%
Income \$35,000 - \$49,999	47	23.15%	58	28.16%	54	26.87%
Income \$50,000 - \$74,999	39	19.21%	35	16.99%	35	17.41%
Income \$75,000 - \$99,999	22	10.84%	34	16.50%	34	16.92%
Income \$100,000 - \$124,999	11	5.42%	17	8.25%	17	8.46%
Income \$125,000 - \$149,999	2	0.99%	8	3.88%	9	4.48%
Income \$150,000 - \$199,999	5	2.46%	6	2.91%	7	3.48%
Income \$200,000 or more	0	0.00%	4	1.94%	4	1.99%
Median Household Income	\$42,730		\$50,586		\$53,565	

Senior Life 2012

Polygon 1: HAMILTON CITY PMA, Total

Household Income by Age of Householder	2000 Census	%	2012 Estimate	%	2017 Projection	%
Householder Age 55 - 64	113		163		168	
Income less than \$15,000	15	13.27%	14	8.59%	12	7.14%
Income \$15,000 - \$24,999	10	8.85%	20	12.27%	20	11.90%
Income \$25,000 - \$34,999	18	15.93%	12	7.36%	11	6.55%
Income \$35,000 - \$49,999	35	30.97%	48	29.45%	44	26.19%
Income \$50,000 - \$74,999	21	18.58%	41	25.15%	48	28.57%
Income \$75,000 - \$99,999	6	5.31%	10	6.13%	14	8.33%
Income \$100,000 - \$124,999	5	4.42%	7	4.29%	8	4.76%
Income \$125,000 - \$149,999	0	0.00%	5	3.07%	5	2.98%
Income \$150,000 - \$199,999	3	2.65%	3	1.84%	3	1.79%
Income \$200,000 or more	0	0.00%	3	1.84%	3	1.79%
Median Household Income	\$40,795		\$45,895		\$48,875	
Householder Age 65 - 74	103		113		122	
Income less than \$15,000	20	19.42%	18	15.93%	19	15.57%
Income \$15,000 - \$24,999	22	21.36%	20	17.70%	19	15.57%
Income \$25,000 - \$34,999	28	27.18%	22	19.47%	22	18.03%
Income \$35,000 - \$49,999	18	17.48%	24	21.24%	31	25.41%
Income \$50,000 - \$74,999	11	10.68%	24	21.24%	23	18.85%
Income \$75,000 - \$99,999	0	0.00%	2	1.77%	4	3.28%
Income \$100,000 - \$124,999	0	0.00%	0	0.00%	0	0.00%
Income \$125,000 - \$149,999	2	1.94%	0	0.00%	0	0.00%
Income \$150,000 - \$199,999	2	1.94%	1	0.88%	1	0.82%
Income \$200,000 or more	0	0.00%	2	1.77%	3	2.46%
Median Household Income	\$28,288		\$33,286		\$35,834	
Householder Age 75 - 84	62		60		68	
Income less than \$15,000	9	14.52%	7	11.67%	9	13.24%
Income \$15,000 - \$24,999	22	35.48%	14	23.33%	15	22.06%
Income \$25,000 - \$34,999	2	3.23%	11	18.33%	14	20.59%
Income \$35,000 - \$49,999	11	17.74%	4	6.67%	4	5.88%
Income \$50,000 - \$74,999	13	20.97%	10	16.67%	12	17.65%
Income \$75,000 - \$99,999	1	1.61%	9	15.00%	8	11.76%
Income \$100,000 - \$124,999	2	3.23%	1	1.67%	3	4.41%
Income \$125,000 - \$149,999	0	0.00%	3	5.00%	3	4.41%
Income \$150,000 - \$199,999	0	0.00%	0	0.00%	1	1.47%
Income \$200,000 or more	1	1.61%	0	0.00%	0	0.00%
Median Household Income	\$24,839		\$32,520		\$32,353	

Senior Life 2012

Polygon 1: HAMILTON CITY PMA, Total

Household Income by Age of Householder	2000 Census	%	2012 Estimate	%	2017 Projection	%
Householder Age 85 and over	8		15		19	
Income less than \$15,000	2	25.00%	3	20.00%	4	21.05%
Income \$15,000 - \$24,999	3	37.50%	4	26.67%	5	26.32%
Income \$25,000 - \$34,999	0	0.00%	3	20.00%	4	21.05%
Income \$35,000 - \$49,999	1	12.50%	0	0.00%	2	10.53%
Income \$50,000 - \$74,999	2	25.00%	3	20.00%	2	10.53%
Income \$75,000 - \$99,999	0	0.00%	2	13.33%	2	10.53%
Income \$100,000 - \$124,999	0	0.00%	0	0.00%	0	0.00%
Income \$125,000 - \$149,999	0	0.00%	0	0.00%	0	0.00%
Income \$150,000 - \$199,999	0	0.00%	0	0.00%	0	0.00%
Income \$200,000 or more	0	0.00%	0	0.00%	1	5.26%
Median Household Income	\$21,921		\$26,447		\$25,366	

Households by Household Income	2000 Census	%	2012 Estimate	%	2017 Projection	%
Total Household Income	878		931		923	
Income Less than \$15,000	137	15.60%	112	12.03%	107	11.59%
Income \$15,000 - \$24,999	155	17.65%	134	14.39%	125	13.54%
Income \$25,000 - \$34,999	176	20.05%	117	12.57%	114	12.35%
Income \$35,000 - \$49,999	192	21.87%	228	24.49%	218	23.62%
Income \$50,000 - \$74,999	136	15.49%	173	18.58%	180	19.50%
Income \$75,000 - \$99,999	42	4.78%	90	9.67%	91	9.86%
Income \$100,000 - \$124,999	23	2.62%	35	3.76%	40	4.33%
Income \$125,000 - \$149,999	4	0.46%	19	2.04%	21	2.28%
Income \$150,000 - \$199,999	9	1.03%	11	1.18%	13	1.41%
Income \$200,000 - \$499,999	4	0.46%	10	1.07%	11	1.19%
Income \$500,000 or more	0	0.00%	1	0.11%	1	0.11%

Average Household Income	\$39,828		\$50,749		\$52,731	
Median Household Income	\$33,387		\$41,726		\$42,904	
Per Capita Income	\$11,736		\$15,588		\$16,183	

Senior Life 2012

Polygon 1: HAMILTON CITY PMA, Total

All Owner-Occupied Housing Unit Values	2000 Census	%	2012 Estimate	%	2017 Projection	%
Total All Owner-Occupied Housing Unit Values	561		507		504	
Value Less than \$20,000	28	4.99%	16	3.16%	16	3.17%
Value \$20,000 - \$39,999	53	9.45%	13	2.56%	10	1.98%
Value \$40,000 - \$59,999	35	6.24%	29	5.72%	20	3.97%
Value \$60,000 - \$79,999	54	9.63%	23	4.54%	28	5.56%
Value \$80,000 - \$99,999	163	29.06%	19	3.75%	16	3.17%
Value \$100,000 - \$149,999	98	17.47%	117	23.08%	68	13.49%
Value \$150,000 - \$199,999	43	7.66%	104	20.51%	136	26.98%
Value \$200,000 - \$299,999	46	8.20%	70	13.81%	76	15.08%
Value \$300,000 - \$399,999	17	3.03%	32	6.31%	36	7.14%
Value \$400,000 - \$499,999	5	0.89%	35	6.90%	31	6.15%
Value \$500,000 - \$749,999	10	1.78%	22	4.34%	34	6.75%
Value \$750,000 - \$999,999	3	0.53%	10	1.97%	12	2.38%
Value \$1,000,000 or more	5	0.89%	16	3.16%	19	3.77%
Median All Owner-Occupied Housing Unit Value	\$93,590		\$167,153		\$184,426	

Group Quarters by Population Type*	2000 Census	%	2012 Estimate	%	2017 Projection	%
Group Quarters Population			0		0	
Correctional Institutions			0	0.00%	0	0.00%
Juvenile Institutions			0	0.00%	0	0.00%
Nursing Homes			0	0.00%	0	0.00%
Other Institutions			0	0.00%	0	0.00%
College Dormitories			0	0.00%	0	0.00%
Military Quarters			0	0.00%	0	0.00%
Other Noninstitutional Quarters			0	0.00%	0	0.00%

Tenure of Occupied Housing Units	2000 Census		2012 Estimate		2017 Projection	
Owner Occupied	561		507		504	
Renter Occupied	318		424		419	

Senior Life 2012

Polygon 1: HAMILTON CITY PMA, Total

2000 Tenure By Age of Householder	Totals	
Total Households	880	
Owner Occupied	561	
Householder 55 to 59 Years	52	9.27%
Householder 60 to 64 Years	60	10.70%
Householder 65 to 74 Years	89	15.86%
Householder 75 to 84 Years	54	9.63%
Householder 85 and over	12	2.14%
Renter Occupied	319	
Householder 55 to 59 Years	7	2.19%
Householder 60 to 64 Years	10	3.13%
Householder 65 to 74 Years	9	2.82%
Householder 75 to 84 Years	9	2.82%
Householder 85 and over	2	0.63%

2000 Pop 65 and over by HH Type and Relationship	Totals	
Total for Pop 65 and over	270	
In Households:	270	
In Family Households:	222 82.22%	
Householder	126	46.67%
Male	98	36.30%
Female	28	10.37%
Spouse	83	30.74%
Parent	6	2.22%
Other Relatives	8	2.96%
Nonrelatives	0	0.00%
In Non-Family Households:	48 17.78%	
Male householder	18	6.67%
Living Alone	17	6.30%
Not Living Alone	0	0.00%
Female Householder	29	10.74%
Living Alone	29	10.74%
Not Living Alone	0	0.00%
Nonrelatives	0	0.00%
In Group Quarters:	0	
Institutionalized population	0	0.00%
Noninstitutionalized population	0	0.00%

Senior Life 2012

Polygon 1: HAMILTON CITY PMA, Total

2000 Mobility and Disability Civilian Noninstitutionalized Persons Age 16 and over	Totals	%	65 Yrs And Over	%
Total Disability	654		186	
Sensory Disability	105	16.06%	42	22.58%
Physical Disability	196	29.97%	62	33.33%
Mental Disability	93	14.22%	20	10.75%
Self-Care Disability	59	9.02%	11	5.91%
Go-Outside-Home Disability	200	30.58%	51	27.42%

2000 Mobility and Disability Civilian Noninstitutionalized Persons Age 16 and over	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Disability by Sex by Age	2,117		175		96	
Male	1,107	52.29%	76	43.43%	43	44.79%
With a Disability	216	10.20%	36	20.57%	8	8.33%
No Disability	891	42.09%	40	22.86%	36	37.50%
Female	1,010	47.71%	99	56.57%	52	54.17%
With a Disability	208	9.83%	32	18.29%	23	23.96%
No Disability	802	37.88%	67	38.29%	30	31.25%

2000 Occupied Housing Units	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Total Units	880		98		78	
With Telephone	874	99.32%	98	100.00%	78	100.00%
No Telephone	6	0.68%	0	0.00%	0	0.00%

2000 Census Poverty Status in 1999 Families By Household Type by Age of Householder	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Population with Known Poverty Status	2,952		175		96	
Married-Couple Families	2,287	77.47%	129	73.71%	62	64.58%
In other Families	395	13.38%	24	13.71%	8	8.33%
Male householder, no wife present	158	5.35%	0	0.00%	4	4.17%
Female householder, no husband present	237	8.03%	24	13.71%	4	4.17%
Unrelated individuals	271	9.18%	22	12.57%	26	27.08%
Income At or Above Poverty Level	2,428	82.25%	160	91.43%	90	93.75%
Married-Couple Families	1,989	67.38%	121	69.14%	61	63.54%
In other Families	262	8.88%	18	10.29%	8	8.33%
Male householder, no wife present	96	3.25%	0	0.00%	4	4.17%
Female householder, no husband present	166	5.62%	18	10.29%	4	4.17%
Unrelated individuals	177	6.00%	22	12.57%	20	20.83%
Income Below Poverty Level	524	17.75%	14	8.00%	6	6.25%
Married-Couple Families	298	10.09%	8	4.57%	0	0.00%
In other Families	133	4.51%	6	3.43%	0	0.00%

Senior Life 2012

Polygon 1: HAMILTON CITY PMA, Total

2000 Census Poverty Status in 1999 Families By Household Type by Age of Householder	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Male householder, no wife present	62	2.10%	0	0.00%	0	0.00%
Female householder, no husband present	71	2.41%	6	3.43%	0	0.00%
Unrelated individuals	93	3.15%	0	0.00%	6	6.25%

Some median values are assigned pre-determined amounts rather than calculated amounts. Med HH Inc by Age values more than \$200,000 are displayed as \$200,001. Med HH Inc values less than \$15,000 are displayed as \$14,999. Med HH Inc values more than \$500,000 are displayed as \$500,001. Med Housing Values more than \$1,000,000 are displayed as \$1,000,001.

Senior Life 2012

Appendix: Area Listing

Area Name: HAMILTON CITY PMA

Type: Polygon 1

Reporting Detail: Aggregate

Reporting Level: Block Group

HAMILTON CITY, CA 95951

Polygon Points:

39.729209 -122.029970

39.736482 -121.986432

39.804482 -122.057418

39.804482 -122.126985

Project Information:

Site: 2

Order Number: 971137321



Appendix D

Competitive Facilities Reports – Primary Market Areas

ALWAYS LOVING CARE I

1202 Walnut Street
Orland, CA 95963
Phone: 530-865-7001
Contact: Mars and Lorena Betita

Website: None

Type of Ownership: Private (family business)

Facility Type: AL

Total Units/Beds: 6 beds

Year Built: Home built in 1975;
RCFE opened in 2006

Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	6 beds	83%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Bed	Rate	# Beds	Rate
Independent Living										
Assisted Living							*	\$1,500+ /mo	*	\$1,500+ /mo
Memory Care										
Nursing Facility										

*The number of private versus semi-private rooms varies depending on resident preferences.

Services & Amenities:

- Warm, comfortable living room
- Exercise programs
- Senior center activities
- Barbecue pit
- Cable TV
- Home-cooked meals

Level of Care Fees: \$1,500 base – with additional variable rates based on mobility and care needs (the brochure quotes private rooms at \$2,800 to \$3,800 and semi-private rooms at \$1,800 to \$2,800 but a rate of \$1,500 was provided when information when information about the home was requested). Adult diapers are not included.

Site Observations: This facility is located in a single-family home in a residential neighborhood. There are four bedrooms in the house, of which two are shared.

Comments: This is a husband and wife owned and operated business, which opened in 2006. They also have another six-bed facility located in Orland, Always Loving Care II. The majority of their residents are from Orland, although they have had a resident move from Willows (and residents have moved from further distances to be closer to their families). They typically have five residents (as they do currently), but are sometimes full. This home is not approved to care for bedridden or hospice residents, and they also do not care for individuals with behavioral issues. The meals served in this home are prepared at Always Loving Care II.

ALWAYS LOVING CARE II

201 Guilford Circle
Orland, CA 95963
Phone: 530-865-1514
Contact: Mars and Lorena Betita

Website: none

Type of Ownership: private (family business)

Facility Type: AL

Total Units/Beds: 6 beds

Year Built: 1975
(opened as a RCFE in 2006)

Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	6	67%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Bed	Rate	# Beds	Rate
Independent Living										
Assisted Living							*	\$1,500+ /mo	*	\$1,500+ /mo
Memory Care										
Nursing Facility										

*The number of private versus semi-private rooms varies depending on resident preferences.

Services & Amenities:

- Warm, comfortable living room
- Exercise programs
- Senior center activities
- Barbecue pit
- Cable TV
- Home-cooked meals

Level of Care Fees: \$1,500 base – with additional variable rates based on mobility and care needs (the brochure quotes private rooms at \$2,800 to \$3,800 and semi-private rooms at \$1,800 to \$2,800 but a rate of \$1,500 was provided when information when information about the home was requested). Adult diapers are not included.

Site Observations: This facility is located in a large single-family home in a residential neighborhood. There are four resident bedrooms in the home. The owners, their children and her parents also live in the house. This house includes a fenced -off pool in the backyard, and a patio from which residents can watch the kids swimming.

Comments: This is a husband and wife owned and operated business, which opened in 2006. They own another six-bed facility also located in Orland, Always Loving Care I. The majority of the residents are from Orland, although they have had a resident move from Willows (and residents move from further distances to be closer to their families).

They currently have only four residents (three in private rooms and one in a shared room). A few years ago they were full with a waiting list, but their occupancy levels have fallen off in the last few years (thought by the owners to be due to the economic downturn).

ESKATON KENNEDY MANOR

714 North Humboldt Avenue
Willows, CA 95988
Phone: 530-934-3535
Contact: Rebecca "Sam" Evans

Website: www.eskaton.org/kennedy-manor.html

Type of Ownership: Eskaton (non-profit corporation)

Facility Type: IL
Total Units/Beds: 55 units
Year Built: 1983
Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living	55 units	100%	100%			
Assisted Living						
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living			55	30% of income						
Assisted Living										
Memory Care										
Nursing Facility										

Services & Amenities:

- Laundry room
- Activity/community room
- Bingo/card games
- Ceramics class
- Seasonal festive celebrations
- Monthly newsletters

Site Observations: This property is located on five park-like acres, with nine different buildings consisting of between four to eight units in each building. A central patio with a BBQ is available for use by residents, in addition to laundry facilities, shuffle board, and a Life Trail exercise system.

Comments: The facility was financed through the HUD 202 program. Residents must be at least 62 years of age or disabled (a doctor's note is needed to document a disability), and all but five of the current residents are 62-plus years old. Rent is based on 30% of adjusted gross income, with a maximum allowable income of \$20,300 for single residents (50% of the area median income).

The property is full with a waiting list of 16 plus an additional 10 on the "handicapped" list. An estimated 90% of residents have moved from within the County (including both Orland and Willows). The manager lives on the property

Services are not coordinated or provided by the facility, although the manager is planning to hire a part-time service coordinator. In addition, the manager plans to pilot a telephone reassurance program.

MIRSONA MANOR

282 10th Street
Williams, CA 95987
Phone: 530-473-5906
Contact: Michelle Oviedo

Website: www.mirsonamanor.com

Type of Ownership: For-Profit
(Mirsona, Inc.)

Facility Type: AL
Total Units/Beds: 15 beds
Year Built: Unavailable
Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	15	100%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living								\$3350/mo		\$2745/mo
Memory Care										
Nursing Facility										

Services & Amenities:

Custom Care Services

- Bathing assistance
- Medication supervision
- Routine resident checks
- Hygiene and incontinence care
- Dressing and grooming assistance
- Assistance setting doctor appointments

Other Services

- Hospice services
- Respite, short and long-term care available
- Visiting podiatrist
- Beautician services on site
- Mail delivery
- Bed making and room cleaning
- Personal laundry
- Personal emergency call system

Level of Care Fees: Rates range from \$2,745 to \$2,895 for shared rooms and \$3,350 to \$3,800 for private rooms, depending on the level of care needed.

Site Observations: This facility, which is located in a residential neighborhood,, has 9 rooms with 15 beds. Resident rooms do not include bathrooms (there are two bathrooms with showers in the home, and an additional half-bath). The property has a fence around the perimeter but the gate to the site is not secured.

Comments: This facility is full with two people currently on a waiting list. They are adding two rooms (four beds), to bring their licensed capacity to 19. The expansion is expected to be completed at the end of August. The facility is the only RCFE located in Colusa County, and the administrator reports that all of their residents are from the County (sometimes a resident will move from outside Colusa County, but in such a case they are usually relocating back to the area after having moved away).

THE NEIGHBORHOODS AT WESTHAVEN

1460 Fairview Street
Orland, CA 95963
Phone: 530-865-5299
Contact: Wade Elliott

Website:
www.westhavenorland.com/3664.html

Type of Ownership: Non-profit, faith-based

Facility Type: AL, MC

Total Units/Beds: licensed for 32 beds

Year Built: 2010

Community Fee: Not known



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living						
Memory Care	16 units / 24 beds*	75%**	100%			
Nursing Facility						

*If all units were double occupancy there would be 32 beds

** Based on the fact that three of the four neighborhoods are currently in use

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living										
Memory Care			*	\$3695/mo			*	\$3195/mo	*	\$2995/mo
Nursing Facility										

*The # of each unit type depends on resident preferences for private versus shared rooms; the 1-bedroom units are two private rooms combined.

Services & Amenities:

- Personalized care plans
- Advanced memory loss
- Behavioral interventions
- Companion care staffing
- Adaptive activities

Level of Care Fees:

- Activities of Daily Living: \$325 for Level 2, \$525 for Level 3
- Contingency Care: \$525 for Level 2; \$775 for Level 3
- Memory Care: \$525 for Level 2; \$775 for Level 3
- Incidental Labor: \$45 per hour, to ¼ hour

Other Fees:

- Incidental Expenses: Cost plus 20%
- Small Dog: \$200 one-time fee plus \$45/hour incidental fee when applicable

Site Observations: The Neighborhoods at WestHaven are located on the same campus as WestHaven Assisted Living and next to the Village at Fairview, which provides leased homes with the availability of services in an age-restricted community.

This facility is comprised of four neighborhoods, each of which include two shared units and two private units. One half-bathroom and

one full bathroom are also located in each neighborhood (there are no bathrooms in the units), in addition to a common sitting area. The neighborhoods are designed around a common area, which includes a central dining room.

Comments: The Neighborhoods at Westhaven opened in June of 2010 to provide specialized care to residents with dementia. Three of the four neighborhoods have opened to date.

The facility has developed a training program for staff called the Westhaven Academy, to provide training that goes beyond that required by regulation. Their staff turnover rate, at 26%, is significantly less than what is standard in the industry. Staff positions at Westhaven are considered to be a "ministry", and all employees must sign a Covenant of Faith, Statement of Staff Conduct, and have a Pastoral Reference completed from their home church.

If residents spend down their assets, the facility subsidizes their care so they don't have to move, with the Executive Director reporting that no one has ever been asked to leave because of lack of funds.

NEWPORT VILLAGE APARTMENTS (FORMERLY ORLAND SENIOR APARTMENTS)

1011 Newport Avenue
Orland, CA 95963
Phone: 530-865-4289
Contact: Lorna Edwards

Website: none (ads in Chico Craigslist and apartmentsmart)

Type of Ownership: Privately owned, managed by The Michaels Organization

Facility Type: IL
Total Units/Beds: 39 units
Year Built: 1991
Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living	39	100%	100%			
Assisted Living						
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living			39	30% of income						
Assisted Living										
Memory Care										
Nursing Facility										

Services & Amenities:

- Water, trash, sewer, cable TV
- Laundry room
- A/C, garbage disposals
- Community room
- Potlucks, arts and crafts
- Barbecue pit

Site Observations: This property consists of one-story garden-style apartment buildings. There is a community room where potlucks and activities are held, and an on-site manager. The units are approximately 631 square feet in size.

Comments: This property was financed by USDA Rural Development. Rents for all units are based on 30% of the resident's income, with maximum income requirements \$23,700 for one person and \$27,060 for couples. This complex used to be an age-restricted property (with the minimum age of 62 years), but that was changed about 10 years ago. Currently, residents must be either 62-plus years of age or have a permanent disability. About 50% of the current residents are younger, disabled individuals on SSI. This property currently has a waiting list of 13.

OLIVE CITY CARE HOME

423 Walnut Street
 Corning, CA 96021
 Phone: 530-824-2845
 Contact: Jeff Heaney

Website:
<http://www.olivecitycarehome.net/index.html>

Type of Ownership: private

Facility Type: AL
 Total Units/Beds: 9 beds
 Year Built: 1997
 Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	9	100%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living							9	\$2,200/mo or \$2,500 w/bathroom		
Memory Care										
Nursing Facility										

Services & Amenities:

- 24 hour care and supervision assistance with personal care
- Medication assistance
- Grooming and haircuts
- Manicures and pedicures
- Bathing and dressing
- Incontinence care

Level of Care Fees: Included

Comments: This small facility has a thorough screening process, with no level of care fees. Medication assistance, incontinence care, bathing and dressing are included. There are no additional costs, except if a client wants their room with a private bathroom.

PINEWOOD MANOR APTS

725 Pinewood Court
Williams, CA 95987
Phone: 530-473-5530
Contact: Rosalie

Website: none

Type of Ownership: Corporate (Richfield Properties)

Facility Type: IL

Total Units/Beds: 25 beds
Alzheimer Beds: 0

Year Built: 1993

Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living	25	100%	100%			
Assisted Living						
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living			24	30% of income	1	Used for manager				
Assisted Living										
Memory Care										
Nursing Facility										

Services & Amenities:

- Central Air and Heat
- All Appliances included
- Garbage Disposal
- Cable Ready
- Window Coverings
- Carpet
- Laundry Room
- Patio, Deck Or Balcony
- Private Entrance

Level of Care Fees: none

Comments:

Residents are SSI. 30% of adjusted income

Couple \$300/mo. Typically, a unit becomes available every six months. Units are 780 square/feet.

TEHAMA VILLAGE II

651 Toomes Avenue
 Corning, CA 96021
 Phone: 530-824-2151 (Richfield Properties)
 Contact: No answer

Website: None

Type of Ownership: Corporate (Richfield Properties)

Facility Type: IL

Total Units/Beds: 10 beds

Year Built: Information not available

Community Fee:



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living	10	n/a				
Assisted Living						
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living			10	30% of income*						
Assisted Living										
Memory Care										
Nursing Facility										

*Based on the listing of this property on the directory of HUD-financed properties.

Site Observations: This property has 10 units of elderly housing, with financing provided through HUD and USDA Rural Development. The property management company did not return repeated phone calls so additional information about the property is not available.

VALLEY WEST CARE CENTER

1224 E Street
Williams, CA 95987
Phone: 530-473-5321
Contact: Sandi Baker, Administrator
(spoke with Gayle)

Website: www.valleywestcc.com

Type of Ownership: For-Profit (Valley West Healthcare)

4 of 5 stars

Facility Type: SNF, MC

Total Units/Beds: 99 beds
(including 42 dedicated dementia care beds)

Year Built: 1960

Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living						
Memory Care						
Nursing Facility	99 beds	95%	4%*	6%*	89%*	

*According to CalQualityCare.org, as of May 2012

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living										
Memory Care										
Nursing Facility							*	\$210/day \$6300/mo	*	\$185/day \$5550/mo

*Did not know breakdown

Services & Amenities:

- 24 hour skilled nursing care
- Restorative Care
- Dysphagia Treatment
- Pain Management
- Catheter Care
- Colostomy Care
- On-site beauty shop
- Rehab Dining
- Enteral Feeding Program
- Wound Care
- Portable x-ray
- Bed Mobility
- Clinical laboratory
- Therapeutic diets
- Physical, occupational and speech therapies
- Nutrition and Hydration programs
- Diabetic management and education
- Splinting and contracture management
- Model environment for nursing training
- Manicured lawns with attractive patios

- Post Orthopedic rehabilitation
- On-site dental, ophthalmology, podiatry services
- Complete activities program
- Religious services for all faiths
- Medicare and Medi-Cal Certified
- Specialized Alzheimer's Secured Care
- Activities of Daily Living training

Site Observations: This is an older, traditionally appearing nursing facility. The facility has an attractive exterior but it appears that the interior of the property has not been renovated (e.g. the facility has linoleum flooring). A locked unit is available for residents who have Alzheimer's or another form of dementia.

Comments: This facility is owned by Valley West Healthcare, which also owns seven other nursing facilities in CA. Staff were not able to provide estimates as to the number of residents who move from Glenn County.

THE VILLAGE AT FAIRVIEW

1440 Fairview Street
Orland, CA 95963
Phone: 530-865-5299
Contact:

Website:
www.westhavenorland.com/64181.html

Type of Ownership: West Haven
Senior Living (Non-profit, faith-based)

Facility Type: IL
Total Units/Beds: 24 Units
Year Built: 2010
Community Fee:
\$1,500 security deposit



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living	24 units	83%	100%			
Assisted Living						
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		3 Bdrm			
	# Units	Rate	# Units	Rate	# Units	Rate	# Bed	Rate		
Independent Living						\$925/mo		\$1,095 - \$1,195 / mo		
Assisted Living										
Memory Care										
Nursing Facility										

Services & Amenities:

- Patio homes
- Single car attached garages
- Maintenance and yard care
- Social and recreational activities
- Lifestyle Lease Programs
- Optional "Housekeeping and Helps"
- Access to meals (dine-in, take-out or delivery) through the adjacent WestHaven campus

Additional Fees:

- Weekly housekeeping: \$200/mo
- Meals: \$6.00/meal

Site Observations: The Village at Fairhaven offers a variety of attractive patio homes in a residential neighborhood located next to the Westhaven Assisted Living Facility.

Comments: Started two years ago, this project currently consists of 24 homes, with 20 occupied. Sixty homes are planned for the development. The two-bedroom homes range in square footage from 1,115 to 1,260 square feet, with the three-bedroom homes ranging from 1,303 to 1,556 square feet. All of the homes include single-car attached garages.

Weekly housekeeping services are available for an additional \$200 per month, with meals provided through the Westhaven assisted living facility available for \$6.00 per meal. Additional services such as transportation are also available at an additional cost.

Residents of the Village must be at least 55 years of age, with the "typical" resident 70-plus years old.

WANDA'S BOARDING HOUSE

916 6th Street
 Corning, CA 96021
 Phone: 530-824-1715
 Contact: Judy Bahme

Website:

Type of Ownership: private

Facility Type: AL
 Total Units/Beds: 10 beds
 Year Built: 1986
 Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	10	50%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living			10	\$1,500/mo						
Memory Care										
Nursing Facility										

Services & Amenities:

3 meals a day
 3 bathrooms, front room, dining area, laundry service, all current residents are on SSI

Comments:

Regarding capacity: The operator's mother (Wanda) and dad passed away 10 years ago, and Judy needed time to heal – so, she stopped taking more than 5 or 6 residents at a time, as she hasn't really had the desire to manage more than that since then.

WESTHAVEN ASSISTED LIVING

1440 Fairview Street
Orland, CA 95963
Phone: 530-865-5299
Contact:

Website:
www.westhavenorland.com/2101.html

Type of Ownership: Non-profit, faith-based

Facility Type: AL

Total Units/Beds: 27 units /
42 licensed beds

Year Built:
1st phase AL – 2004
2nd phase AL - 2007

Community Fee: Not known



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	26 units (plus 1 respite unit)	85%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living							*	\$2495 - \$3195/mo	*	\$2295/mo
Memory Care										
Nursing Facility										

*Units can be either shared or private depending on residents' preferences

Services & Amenities:

- 24/7 care and monitoring
- Medications administration
- Bathing and grooming assistance
- Housekeeping and laundry
- Mobility and transfer assistance
- Planned activities and events
- Personal transportation
- Hospice care support
- Respite units

Level of Care Fees:

- Activities of Daily Living: \$325 for Level 2, \$525 for Level 3
- Continence Care: \$525 for Level 2; \$775 for Level 3
- Memory Care: \$525 for Level 2; \$775 for Level 3
- Incidental Labor: \$45 per hour, to ¼ hour

Other Fees:

- Incidental Expenses: Cost plus 20%
- Small Dog: \$200 one-time fee plus \$45/hour incidental fee when applicable

Site Observations: This facility is located on the same campus as the Neighborhoods at Westhaven, which provides care for individuals with dementia, and is located next to the Village at Fairview, which provides leased homes with the availability of services in an age-restricted community.

Westhaven Assisted Living has 27 units, including one respite unit. A variety of unit types are available, with some units including private bathrooms and others sharing a bathroom with an adjacent unit. Approximately half of the units have kitchenettes.

Comments: This facility was built in two phases, with the first phase opening in 2004 and the second phase opening in 2007. The facility is owned by a faith-based organization, and began as the vision of longtime Orland residents Everett and Edith Schmidt, who bequested a gift to their church to "build a retirement home".

The facility has developed a training program for staff called the Westhaven Academy, to provide training that goes beyond that required by regulation. Their staff turnover rate, at 26%, is significantly less than what is standard in the industry. Staff positions at Westhaven are considered to be a "ministry", and employees must sign a Covenant of Faith, Statement of Staff Conduct, and have a Pastoral Reference completed from their home church.

If residents spend down their assets, the facility subsidizes their care so they don't have to move, with the Executive Director reporting that no one has ever been asked to leave because of lack of funds.

WILLOWS CARE CENTER

320 N. Crawford Street
 Willows, CA 95988
 Phone: 530-934-2834
 Contact: Tina Brey, Administrator
 Website:
http://www.sunbridgehealthcare.com/Healthcare_Centers/California/Willows.aspx

Type of Ownership: SunBridge Healthcare (for-profit LLC)

CMS Rating: 3 out of 5 stars

Facility Type: SNF

Total Units/Beds: 76 beds

Year Built: Late 1960's
 (purchased by SunBridge about 10 years ago)

Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare - Skilled	Medicaid	Medicare - Sub-Acute
Independent Living						
Assisted Living						
Memory Care						
Nursing Facility	66 skilled nursing 10 sub-acute	95%	2%	5%	79%	13%

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living										
Memory Care										
Nursing Facility									76	\$207*

*According to CalQualityCare.org, as of May 2012.

Services & Amenities:

- Access to public transportation
- Private telephone lines
- Cable hook-up
- Wander management system

Site Observations: This is an older property, with the feel of a traditional nursing facility. There are two nursing stations in the facility – one for the long-term care residents and another for the sub-acute unit. All of the rooms are semi-private with two beds to a room. According to staff, the facility was supposed to have been refurbished recently, but these plans were put on hold.

Comments: This facility has a higher acuity level than most of the SunBridge Healthcare properties, because they take difficult-to-place patients from outside the local area. In addition, they have a 10-bed sub-acute unit that services a wide geographic area (only two of the current sub-acute patients are from the local area).

Long-term care residents at the facility relocate primarily from Glenn County, including Willows, Orland, and the unincorporated areas. However, as stated previously, this facility also serves residents who move from outside the immediate area because the facility is willing to admit residents with challenging needs.

The Director of Nurses reported difficulty in finding professional staff, with some nurses commuting from as far away as Sacramento and only two of the 13 department heads from the local area.

Appendix E

Competitive Facilities Reports – Chico

1200 PARK AVENUE SENIOR APARTMENTS

1200 Park Avenue
Chico, CA 95928
Phone: 530-894-2165
Contact: Jill

Website: www.1200parkavenue.com

Type of Ownership: Winn Residential

Facility Type: IL

Total Units/Beds: 107 units

Year Built: 2006

Community Fee: None
Processing Fee: \$35



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living	107 units	99%	100%			
Assisted Living						
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living			87	\$287 - \$617/mo*	20	\$346 - \$743/mo*				
Assisted Living										
Memory Care										
Nursing Facility										

*Based on income

Services & Amenities:

- Laundry facilities
- Close to downtown
- Cable TV ready
- Private balconies or patios
- Common areas for socializing

Site Observations:

This is an attractive, three-story building with a nicely landscaped interior courtyard.

Comments:

Low-Income Housing Tax Credits were used to develop this property, which is available to individuals aged 55 or older. There are four different income levels based on varying apartment sizes, ranging from 9 one-bedroom units at 30% of income (\$12,330 for a single person) with rents of \$287 per month to four two-bedroom units at 60% of income (\$24,660 for a single person) with rents of \$743 per month.

There is a waiting list of 86 people for the lowest income units, with approximately 19 people on a wait list for the middle-income units. The units at the higher income levels are in less demand because income that is twice the rent but less than the maximum income level allowed is required. At the current time, 36 residents have Section 8 vouchers which provide a subsidy for their rent through the local Housing Authority.

No services are coordinated or provided aside from scheduled activities such as cards and movie nights. However, staff from Passages are available once a week on the premises to assist residents as needed. The manager did not know how many residents are from Glenn County.

CALIFORNIA PARK REHAB HOSPITAL

2850 Sierra Sunrise Terrace
Chico, CA 95926
Phone: 530-894-1010
Contact: Terri (x. 221)

Website: calparkrehab.com

Type of Ownership: Private (Meritage Healthcare)

CMS Rating: 3 of 5 stars

Facility Type: SNF, MC

Total Units/Beds: 90 beds
(included 22 dedicated to dementia care)

Year Built: Purchased by the current owners in 2006

Community Fee: None
30-day Advance Pay



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living						
Memory Care						
Nursing Facility	90 beds	100% long-term care 80% rehab	9%	38%	53%	

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living										
Memory Care										
Nursing Facility							6 beds	*Long-term \$203/day \$6,090/mo Short-term \$263/day \$7,890/mo	84 beds	*Long-term \$203/day \$6,090/mo Short-term \$263/day \$7,890/mo

*Rate is based on long-term or short term rather than private or semi-private

Services & Amenities:

- Comfortable, home-like setting
- Daily activities/social services
- In-Patient and out-patient rehabilitation services
- High staff-to-patient rehabilitation services
- High staff-to-patient ratio
- Spacious private and semi-private rooms
- Relaxing courtyards
- Personal telephones
- Direct TV
- Electric beds
- Pressure relieving mattresses

Level of Care Fees:

\$45 per 15-minute unit

Site Observations: This facility was remodeled in 2010, with new carpeting and paint throughout, including all resident rooms. The building has a nice feel, with an attractive courtyard.

Comments: Staff report that they have an 18-month waiting list for their long-term care beds, and that their rehab unit typically stays about 80% full, although the last few months that unit has been full as well. They report getting some residents from Willows or Orland, typically for short-term rehab stays.

The facility currently has a 22-bed dedicated memory care unit that is being phased out. Instead, residents with dementia will be integrated with the rest of the long-term care population, with a Wanderguard system utilized.

COUNTRY COMMONS

962 Kovak Court
Chico, CA 95973
Phone: 530-342-7002
Contact: Lyn Dorenzo

Website: countryvillagecare.com

Type of Ownership: Country Village

Facility Type: MC

Total Units/Beds: 16 beds

Year Built: 1985

Community Fee: \$300



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living						
Memory Care	16 beds	100%	100%			
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living										
Memory Care							6*	\$3,650/mo	5	\$3,650/mo
Nursing Facility										

*Includes one respite room

Services & Amenities:

- Activities director, phone, cable,
- Memory walks
- Specialized home interior designed for individuals with dementia

Level of Care Fees: The cost of care is based on the resident's needs. Would not specify maximum cost.

Site Observations: This is a small, homelike facility located on the same property as the Country House, which provides care for individuals with early to mid-stage dementia. The building and site are designed with circular walking paths to support those residents who pace or wander. Resident rooms may be shared or private, depending on the needs of the resident (there are five private rooms). None of the rooms have bathrooms, as staff report that all residents at this stage require assistance with toileting and bathing. The property includes a beautifully landscaped, secured courtyard at the back of the building.

Comments: This facility was specially designed to serve individuals with dementia. One of the 16 units is used for respite care, and an adult day program is located within the facility. The day program provides services from 7 am to 10 pm seven days a week, is licensed for ten clients, and currently has an average daily census of five. There is waiting list of 9 people for the residential units.

Staff report that they have had some (but not a lot) of residents from Orland and Williams, but none from Willows.

COUNTRY HOUSE

966 Kovak Court
Chico, CA 95973
Phone: 530-342-7002
Contact: Lynette Dorenzo

Website: countryvillagecare.com

Type of Ownership: Country Village

Facility Type: AL

Total Units/Beds: 19 beds

Year Built: 1985

Community Fee: \$300



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	19 beds	100%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living							19	\$4,600/mo		
Memory Care										
Nursing Facility										

Services & Amenities:

- Activities director, phone, cable,
- Memory walks
- Specialized home interior

Level of Care Fees: The cost of care is based on the resident's needs. Would not specify the maximum cost.

Site Observations: This is a small, homelike facility located next to the Country Commons, a sister facility that provides care for residents with moderate to severe dementia. Resident rooms include half-baths, with assisted shower rooms located down the hall.

Comments: Of the 19 units located in this facility, one is used for respite care. The Country House primarily serves residents with mild to moderate dementia who are able to engage in activities and games, with residents with more advanced dementia served in the adjacent County Commons.

Staff report that they have had some (but not a lot) of residents from Orland and Williams, but none from Willows.

THE COURTYARD AT LITTLE CHICO CREEK

1770 Humboldt Road
Chico, CA 95928
Phone: 530-342-0707
Contact: Vicki Reed

Website: courtyardinchico.com

Type of Ownership: Private (local ownership)

Facility Type: AL

Total Units/Beds: 41 beds

Year Built: 1999

Community Fee: \$250



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	41 beds	100%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		1 Bdrm Deluxe		1 Bdrm Special		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate
Independent Living										
Assisted Living	*	\$3,750/mo	*	\$3,850/mo	*	\$3,950/mo	*	\$4,150/mo		
Memory Care										
Nursing Facility										

*Didn't know how many of each there are

Services & Amenities:

- Personal climate control in each apartment
- Private bath with barrier-free shower
- Kitchen with refrigerator/freezer
- Emergency call system monitored internally
- Spacious common living areas
- Activity and recreation center
- Fire safety and emergency communication systems
- Landscaped courtyard
- Private mail boxes
- Beauty parlor
- Whirlpool bath
- Pet friendly
- Three daily meals, restaurant-style

Level of Care Fees:

Level 1 – Included in room cost
Level 2 - \$100/mo
Level 3 - \$750/mo
Level 4 - \$1,000/mo

Site Observations: This is an attractive property with beautiful landscaping located directly across from Little Chico Creek.

Comments: The administrator said they occasionally have ranchers or farmers from Glenn County move to their facility, but not many from Orland, Willows or Hamilton City (she thought because of a lack of ability to afford their rates).

THE INN AT THE TERRACES

2750 Sierra Sunrise Terrace
 Chico, CA 95928
 Phone: 530-894-5429
 Contact: Lauri B.

 Website:
www.chicoseniorliving.com

 Type of Ownership: Corporate
 (Westmont Living)

Facility Type: AL

 Total Units/Beds: 24 units

 Year Built: 1982

 Community Fee:
 One month's rent



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	24 units	86%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living	*	\$3,250/ mo	*	\$3,695/ mo						
Memory Care										
Nursing Facility										

*Would not say how many of each unit

Services & Amenities:

- Apartment balconies or patios
- Housekeeping
- Kitchenettes in 1 bedroom and studio apartments
- Full kitchens and laundry in 2-bedroom cottage
- Month-to-month rentals, no buy-ins required
- All utilities except phone and cable
- Priority access to California Park Rehabilitation Hospital
- 24 hour nursing staff
- Emergency call system
- Scheduled transportation
- Community room
- Library
- Natural light art studio
- Beauty salon and barber shop
- Game room
- Theater
- Swimming Pools & Spas
- Private dining room
- Health club

- Wellness center
- Recycling program

Level of Care Fees:

Point system - \$250 - \$2,000/mo depending on need

Site Observations: This is a small, attractive facility with a warm, homelike feel. It is located next to the Lodge at the Terraces, and was developed as part of the Sierra Sunrise master planned community that also includes senior condos, senior apartments, another assisted living facility, and a skilled nursing facility.

Comments:

This facility does not admit individuals from the general community – only residents of the Lodge at the Terraces may move to the Inn at the Terraces. They have had a “handful” of residents move from Glenn County to either the Inn or the Lodge at the Terraces, mostly because the administrator used to work in home health there and has maintained relationships with many referrals sources in Willows.

JARVIS GARDENS SENIOR APARTMENTS

2001 Notre Dame Boulevard
 Chico, CA 95928
 Phone: 530-345-1384
 Contact: Susan Bachlor (spoke with
 Amanda)

Website: www.cchnc.org

Type of Ownership: Christian Church
 Homes

Facility Type: IL

Total Units/Beds: 49 units

Year Built: 2007

Community Fee: None
 Security Deposit: First
 month's rent



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living	49 units	100%	100%			
Assisted Living						
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living			49	30% of income						
Assisted Living										
Memory Care										
Nursing Facility										

Services & Amenities:

- Community room
- Gazebo
- Garden

Site Observations: This is an attractive two-story building.

Comments: This facility is a HUD 202 PRAC property, with all residents paying 30% of income. Residents have to be 62 years of age or older and meet maximum income-eligibility requirements (\$20,550 for a single person and \$23,500 for a couple). They have a 1½-year waitlist.

No services are coordinated or provided at this property, but staff work closely with Chico State to have students do internships at the facility. Staff did not know the percentage of residents that may have moved from Glenn County.

THE LODGE AT THE TERRACES

2750 Sierra Sunrise Terrace
 Chico, CA 95928
 Phone: 530-592-0374
 Contact: Linda (Lauri B is the administrator)

 Website: www.chicoseniorliving.com

 Type of Ownership: For-Profit
 (Westmont Living)

Facility Type: IL

 Total Units/Beds: 89 units

 Year Built: 1982

 Community Fee:
 One month's rent



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living	89 units	98%	100%			
Assisted Living						
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living	*	\$2,300/mo	*	\$2,720/mo	*	\$3,296/mo				
Assisted Living										
Memory Care										
Nursing Facility										

*Would not say how many of each unit

Services & Amenities:

- Apartment balconies or patios
- Housekeeping
- Kitchenettes in 1 bedroom and studio apartments
- Full kitchens and laundry in 2-bedroom cottage
- Month-to-month rentals, no buy-ins required
- All utilities except phone and cable
- Priority access to California Park Rehabilitation Hospital
- 24 hour nursing staff
- Emergency call system
- Scheduled transportation
- Community room
- Library
- Natural light art studio
- Beauty salon and barber shop
- Game room
- Theater
- Swimming pool & spas
- Private dining room
- Health club
- Wellness center

- Recycling program

Additional Fees:

\$600/mo additional occupant

\$45/mo parking space

Site Observations: This facility is located on a beautiful campus, with a junior-Olympic sized pool that overlooks a lake. The facility was designed to serve as the clubhouse for the entire master planned community in which it is located (which also includes senior condos, senior apartments, assisted living, and a skilled nursing facility). All of the properties in the community are now separately owned, so the "club house" is currently used only by residents of the Lodge at the Terraces. The property also includes a full gym, a library, and a movie theater.

Comments:

The administrator said they have a "handful" of residents from Glenn County, mostly because she used to work in home health there, and has maintained relationships with referral sources in Willows.

LUCIAN MANOR CHRISTIAN CENTER

120 Parmac Drive
Chico, CA 95926
Phone: 530-895-3120
Contact: Cathy Pandeski

Website: None

Type of Ownership: Church-owned

Facility Type: IL

Total Units/Beds: 38 units

Year Built: 1983

Community Fee: None
Security Deposit: \$500



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living	38 units	100%	100%			
Assisted Living						
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living			38	30% of income						
Assisted Living										
Memory Care										
Nursing Facility										

Services & Amenities:

- Garden
- Library
- Laundry facilities
- Storage available
- Patios

Site Observations: This is an older, two-story property that provides one-bedroom units in two buildings. One building has 32 apartments, with elevator access, while the second building has six units. There is an 18-foot garden on the property that is maintained by the residents. A clubhouse is also available for use by residents.

Comments: Lucian Manor Christian Center is a church-owned property that is HUD subsidized. Rent for all units is based on 30% of income, with the average rent approximately \$200 per month. Income limits are \$20,550 for single persons and \$23,550 for couples. The property has a waiting list of 30. The manager reported that most of their residents move from Butte County, although she does have one person on the wait list from Hamilton City.

THE OAKMONT

2801 Cohasset Road
Chico, CA 95973
Phone: 530-924-0387 (corporate number in Salem), Chico number is: 530-895-0123
Contact: Matt

Website: holidaytouch.com

Type of Ownership: Corporate (Holiday Retirement)

Facility Type: IL

Total Units/Beds: 91

Year Built: 1981

Community Fee: Cost of one month's rent, which can be negotiated



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living	91	100%	100%			
Assisted Living						
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living	*	\$2,400/mo	*	\$2,700 – \$3,100/mo	*	\$3,300-\$4,200/mo				
Assisted Living										
Memory Care										
Nursing Facility										

*Would not say how many of each unit

Services & Amenities:

- Social calendar of exciting activities
- Seniors Serving Seniors program
- Complementary shuttle service
- Pets welcome
- Travel program (stay in other Holiday Retirement facilities around the country)
- Weekly housekeeping

Site Observations: This is a two-story facility that has been well maintained. As is typical of Holiday Retirement properties, this facility has a large variety of unit sizes and designs, with the one-bedroom units currently the most popular.

Comments: This facility is 100% occupied with a waiting list for one-bedroom units. The managers planned and implemented an evidence-based wellness program that included physical exercise, brain fitness, and nutrition, in which 25 residents participated. They report that seven of their current residents are from Glenn County (mostly from the Orland area),

PRESTIGE ASSISTED LIVING AT CHICO

1351 E. Lassen Avenue
 Chico, CA 95973
 Phone: 530-899-0814
 Contact: Julie Genthe, Executive Director
 Spoke with Crystal
 Website:
www.prestigecare.com/assisted.php?id=37
 Type of Ownership: Prestige Care, Inc.

Facility Type: AL, MC
 Total Units/Beds: 79 beds
 Alzheimer Beds: 19 beds
 Year Built: 1998
 Community Fee: \$1,000
 Reservation fee: \$200
 Add spouse/partner:
 \$700/month
 \$25 phone fee



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	66 beds	98%	100%			
Memory Care	19 beds	98%	100%			
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living	47	\$3,202/mo	16	\$3,671-\$4,032/mo	3	\$4,316/mo				
Memory Care							12	\$5,402/mo	8	\$4,583/mo
Nursing Facility										

Services & Amenities:

- Beauty salon
- Home theater room
- Private walking path
- Library, game/card room and private dining rooms for gatherings with family and friends
- Expressions Memory Care program (see fees below)

Level of Care Fees:

Level 1 – \$475
 Level 2 – \$825
 Level 3 – \$1,175
 Level 4 – \$1,525
 Level 5 – \$1,875
 Level 6 – \$2,225

Expressions Memory Care:

Private (Level 1) – \$5,402 Companion (Level 1) – \$4,583
 Private (Level 2) – \$5,802 Companion (Level 2) – \$4,987

Site Observations: This is nicely maintained facility that has been recently been remodeled. The dedicated memory care unit has 16 rooms, of which four can be shared. The memory care units all include full bathrooms (with showers).

Comments: The administrator of this property says they typically run between 93 and 100 percent occupancy. She says they rarely have residents from Glenn County, likely because their rates are higher than what she thinks Glenn County residents could afford. She said their facilities in Oroville and Marysville would be more likely to attract Glenn County residents because the rates at those facilities are less expensive.

RIVERSIDE CONVALSCENT HOSPITAL

375 Cohasset Road
Chico, CA 95926
Phone: 530-343-5595
Contact: Michael

Website: riversideconvalescent.com

Type of Ownership: For-Profit (Glad Investments)

3 of 5 stars

Facility Type: SNF

Total Units/Beds: licensed for 99 beds (reported using 88 beds)

Year Built: 1964

Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living						
Memory Care						
Nursing Facility	88 beds	72%*	8%*	10%*	81%*	2%*

*According to CalQualityCare.org, as of May 2012

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living										
Memory Care										
Nursing Facility								\$6,975/ mo		\$6,975/mo

Services & Amenities:

- Laundry service
- Bingo
- Seven-day dining
- Full-time activities staff
- Seven-day activities,
- Diapers
- Birthday parties
- Movies

Level of Care Fees:

Therapy costs are \$.60/minute.

Site Observations: This is an older property with a traditional nursing facility design. The facility does not appear to have been updated or remodeled (e.g. the building has linoleum floors in the units).

Comments: Staff were not able to provide estimates of the number of residents who may have moved from Glenn County.

ROSELEAF SENIOR CARE

2180 Humboldt Road
 Chico, CA 95928
 Phone: 530-896-1990
 Contact: David & Florie Kuperman

 Website: www.roseleafcares.com

 Type of Ownership: David & Florie Kuperman

Facility Type: AL
 Total Units/Beds: 16 beds
 Year Built: 1998
 Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	16 beds	94%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living							8	\$3,900/mo	8	\$3,500/mo
Memory Care										
Nursing Facility										

Services & Amenities:

- Assistance with personal care and activities of daily living
- Nutritional planning and full meal service including snacks, and beverage bar
- Socialization and recreational activities program
- Medication management and assistance
- Case management by licensed nurses
- In-home primary care and palliative care
- In-home dental care
- In-home Podiatry Care
- Cognitive impairment care
- Incontinence care and retraining program
- Hospice care service
- Transportation to appointments
- Full laundry and linen service
- Housekeeping service
- Beauty salon and barbering service
- Massage therapy
- Facility amenities includes: sophisticated wireless call system, Wifi access, digital extended cable service
- Other specialized care services

Site Observations: This is a small facility located in a residential neighborhood. Resident rooms do not have kitchenettes or showers (there are two shower rooms in the facility), and rooms can be either shared or private. This property has a nicely landscaped, outdoor area in the back of the building.

Comments: This facility provides a lot of dementia care, although they do have some residents without dementia as well, with all residents integrated together in the facility. They have two caregivers on day and evening shifts to care for 16 residents. The administrator / owner is a RN who also has a six-bed RCFE in Chico, and recently purchased a 50-bed assisted living facility located in Chico (the Sierra Manor).

ROSES AND IVY ELDER CARE

853 Manzanita Court
 Chico, CA 95926
 Phone: 530-894-7836
 Contact: Brian Perry
 Spoke with Cindy
 Website: www.rosesandivy.com

Type of Ownership: private

Facility Type: AL
 Total Units/Beds: 15 units/20 beds
 Year Built: 1989
 Community Fee: None
 Deposit: \$500



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	15 units/20 beds	90%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living							10	\$3,885/mo	10	\$3,885/mo
Memory Care										
Nursing Facility										

Services & Amenities:

- Home cooked meals
- Supervision to doctors' offices
- Rose gardens
- Gazebos, fountains
- Sitting rooms
- Registered dietician

Level of Care Fees:

Level 1 – \$3,885
 Level 2 – \$4,250
 Level 3 – \$4,550

Site Observations: This is an attractive facility with a southern-style, residential feel. A beautifully landscaped outdoor area is located in back of the facility, with walking paths and raised garden beds available to residents. The facility has 10 private rooms and 5 shared rooms, with the same rates charged for private versus shared rooms because "some residents prefer having a roommate". Half baths are located in the resident rooms, with assisted shower rooms located down the hall.

Comments: According to staff at this facility, the services provided range from independent living to end-of life-care. The facility draws residents from "all over", with staff unable to specify how many come from Glenn County.

SIERRA MANOR

2770 Sierra Ladera Lane
Chico, CA 95928
Phone: 530-895-0800
Contact: Joseph Selak (Eric Luna is administrator)

Website: None at the current time

Type of Ownership: Just purchased by David and Florie Kuperman

Facility Type: AL

Total Units/Beds: 49 beds

Year Built: Not known

Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	49 beds	35%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living								\$1,600-\$4,000/mo*		\$1,600-\$4,000/mo*
Memory Care										
Nursing Facility										

*Depending on the level of care needed

Services & Amenities:

- Gated, secured perimeter
- Full-service beauty salon with manicurist
- Dental and podiatrist service scheduled on-site
- Transportation to and from appointments
- Respite care available

Site Observations: This is a very poorly maintained property. There is a security gate surrounding the property that was open at the time the site visit was conducted, with additional fencing and gates around the building itself. The landscaping is overgrown and has not been watered, and the accommodations in the facility are very basic and sparse. Resident rooms do not include kitchenettes or bathrooms, and can be private or shared.

This facility is located in the Sierra Sunrise master planned community, which was developed approximately 20 years ago and includes senior-owned condos, senior apartments, independent living, assisted living, and a skilled nursing facility.

Comments: The Sierra Manor has recently been sold, with the new owners taking over management of the property the week following the time the site visit was conducted. At the time of the site visit, there were only 17 residents.

SIERRA SUNRISE APARTMENTS

2701 Sierra Sunrise Terrace
 Chico, CA 95928
 Phone: 530-894-3220
 Contact: Jan Johnson

Website: None

Type of Ownership: Private

Facility Type: IL

Total Units/Beds: 72 units

Year Built: 1998

Community Fee: None

Security deposit: \$500



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living	72 units	94%	100%			
Assisted Living						
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living			42	\$810/mo	30	\$835 - \$965/mo				
Assisted Living										
Memory Care										
Nursing Facility										

Services & Amenities:

- Laundry facilities
- Small library
- Cable TV

Site Observations: This is a three-story building that appears to be well-maintained and is located in the Sierra Sunrise master planned community that also includes senior condominiums, independent living, assisted living, and a skilled nursing facility.

Comments: Staff were not available to provide estimates of the number of residents from Glenn County.

SYCAMORE GLEN RETIREMENT COMMUNITY

1199 Diablo Avenue
 Chico, CA 95973
 Phone: 530-894-0384
 Contact: Brian Vittitoe, Executive Director
 (spoke with Barbara)
 Website: www.sycamoreglen.com

Type of Ownership: Information not available

Facility Type: IL
 Total Units/Beds: 119 units
 (plus 1 guest unit)
 Year Built: 1986
 Community Fee: \$1,500



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living	119 units	95%	100%			
Assisted Living						
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living		\$1,940-\$1,990/mo		\$2,200-\$2,250/mo						
Assisted Living										
Memory Care										
Nursing Facility										

\$500/mo additional person

Services & Amenities:

- Fountain Cafe is open all day with over 20 different meal options.
- Housekeeping is provided weekly, and laundry facilities are available for your use at no extra charge.
- All utilities, with the exception of personal phone charges are included in the rent including cable television.
- An emergency response system is located in each apartment and is monitored throughout the day. Staff is available 24 hours a day for emergencies.
- Attractive features include a library, theatre, games, and exercise room, in-house beauty shop, and a conversation area with a large fireplace
- Activity room
- Activity Director on staff
- Beautician/ barber
- Chapel
- Courtyard/ outdoor sitting areas
- Flower/ vegetable garden
- Fitness center
- Gazebo
- Landscaped grounds
- Laundry room (on site)
- Library
- Maintenance staff
- Nutritious, delicious meals (3) prepared by on-site chef & served restaurant-style in the dining room

- Pets welcome (\$350 pet fee)
- Spacious lobby with piano, cozy fireplace, large screen TV
- Walking paths
- Beautifully furnished lounges
- Billiard room
- Bus available for group trips
- Fish pond
- General store
- Movie theatre
- Patios
- Private dining room for special occasions
- Scheduled transportation
- Weekly housekeeping

Site Observations: This is an older, somewhat dated facility that has been well maintained. The site includes courtyards that have been recently remodeled with fountains and sitting areas. A fish pond, raised gardens, and gazebos are also located on the property.

Comments: This property currently has five vacancies. Five residents have moved from Willows, two from Orland, and “some” from the unincorporated areas of Glenn County. The Concierge Director used to do home health in Glenn County, and has maintained relationships there, which she says facilitates referrals to the facility from Glenn County.

TOWNSEND HOUSE

10 Ilahee Lane
Chico, CA 95973
Phone: 530-342-4455
Contact: Michael Lang

Website: www.townsendhouse.net

Type of Ownership: Private, local owner

Facility Type: AL

Total Units/Beds: 38 units

Year Built: 1997

Community Fee: None
Security Deposit: \$500



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	38 units	100%	100%			
Memory Care						
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living	38	\$3,000-\$3,600/mo								
Assisted Living										
Memory Care										
Nursing Facility										

Services & Amenities:

- 24-hour personal care
- Activities coordinator
- Beauty care
- Transportation

Level of Care Fees:

Ranges from \$100-\$500/mo depending on need

Site Observations: This is a very attractive facility, with a homelike feel. Resident rooms include either half or full baths, and some of the rooms have kitchenettes. The site also includes a courtyard.

Comments: Staff at this property report that they have a waiting list. The facility's owner also owns the Panama House and the Monterey House, both small RCFEs located in Chico. The Resident Care Coordinator reports that they have had a few residents from Orland, but none from Willows that she knows of (most of their residents come from Butte County).

TWIN OAKS POST-ACUTE REHAB

1200 Springfield Drive
Chico, CA 95928
Phone: 530-342-4885
Contact: Marie or Holly

Website:
www.twinoaksrehabchico.com

Type of Ownership: For-profit corporation

CMS Rating: 2 of 5 stars

Facility Type: SNF
Total Units/Beds: 144 beds
Year Built: Not known
Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living						
Memory Care						
Nursing Facility	144 beds		2%	40%	58%	

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living										
Memory Care										
Nursing Facility								\$272/day \$8,160/ mo		\$245/day \$7,350/mo

Services & Amenities:

- 24-hour skilled nursing
- Restorative nursing
- Long-term care
- Physical therapy, occupational therapy, speech-language pathology
- Social services, including transition planning
- Life enrichment activities
- Dining/nutrition program

Site Observations: This is an attractive facility with warm color tones and a nice feel. The lobby and the rehab unit has been rehabbed in the last few years, to include carpet in all resident rooms (the long-term units have not yet been remodeled).

Comments: The Admissions Director did not know how many residents move from Glenn County.

WINDCHIME OF CHICO

855 Bruce Road
Chico, CA 95928
Phone: 530-566-1800
Contact: Athina Salazar

Website:
www.windchimeassistedliving.com

Type of Ownership: Privately owned

Facility Type: AL, MC

Total Units/Beds: 120 beds
Alzheimer Beds: 29 beds

Year Built: 1992

Community Fee: None
Reservation Fee: \$650



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living	91 beds	80%	100%			
Memory Care	29 beds	82%	100%			
Nursing Facility						

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living							*	\$2,972 - \$3,500/mo	*	\$2,179 - \$2,420/mo
Memory Care							*	\$5,072 - \$5,402/mo	*	\$4,295 - \$4,736/mo
Nursing Facility										

Medication Management: \$300/mo

Add'l occupant: \$998/mo

Services & Amenities:

- Medication Management
- Bathing Assistance
- Grooming / Hygiene Assistance
- Transfers
- Room Checks
- Toileting Assistance / Incontinence Care
- Reminders
- 24-Hour Call Button Response
- Daily Housekeeping
- Laundry Services
- Transportation Assistance

Level of Care Fees:

Level 1 - \$495/mo

Level 2 - \$990/mo

Level 3 - \$1485/mo

Level 4 - \$1980/mo

Hospice Care - \$700/mo

Site Observations: This is a two-story building with a dedicated 29-bed memory care unit that includes both private and shared rooms with private bathrooms (including showers). The property has an outdoor seating area in the back of the building that overlooks

a lake.

Comments: According to the Executive Director, most of the vacancies in the dedicated memory care unit are for shared rooms because many of the residents have behavioral issues and as a result require private rooms.

Most of their residents are from Chico, with some moving from Paradise. Staff did not know how many residents have moved from Glenn County.

WINDSOR CHICO CARE CENTER

188 Cohasset Lane
Chico, CA 95926
Phone: 530-343-6084
Contact:

Website:
www.windsorcares.com/windsor-chico-care-center.html

Type of Ownership: Windsor Healthcare

CMS Rating: 5 of 5 stars

Facility Type: SNF
Total Units/Beds: 75 beds
Year Built: 1984
Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living						
Memory Care						
Nursing Facility	76 beds	91%*	21%*	17%*	60%*	2%*

*According to CalQualityCare.org (as of May 2012)

	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living										
Memory Care										
Nursing Facility									75*	\$6,300/mo

*Licensed for 76 beds but one room has been changed to administrative, so are only using 75.

Services & Amenities:

- Recreational Therapy
- Pet Therapy
- Daily Activities – Community Outings
- Nintendo Wii Fit Program
- Holiday Parties and Bar-B-Qs
- Personal Bedside TVs
- In-House Movies
- Beauty and Barber Shop
- Business and Banking Services
- Religious and Spiritual Services
- Multi-Lingual Staff
- Volunteer Programs
- Resident Council
- Wanderguard™ Security System

Site Observations: This is an older, traditionally designed nursing facility. Some remodeling has been done on the interior of the building, such as carpet in the lobby and living room area.

Comments: This facility is owned by Windsor Healthcare, which owns 32 other skilled nursing facilities and one assisted living facility in CA. Staff were not available to estimate the number of residents that originate from Glenn County.

WINDSOR CHICO CREEK CARE AND REHAB

587 Rio Lindo Avenue
Chico, CA 95926
Phone: 530-345-1306
Contact: Jessica

Website:
www.windsorcares.com/windsor-chico-creek-care-and-rehabilitation-center.html

Type of Ownership: Windsor Healthcare

CMS Rating: 2 of 5 stars

Facility Type: SNF
Total Units/Beds: 184 beds
Year Built: 1984
Community Fee: None



Occupancy by Care Level:	Units/Beds	Occupancy	Private Pay	Medicare	Medicaid	Other
Independent Living						
Assisted Living						
Memory Care						
Nursing Facility	184 beds	84%*	8%*	18%*	73%*	3%*

*According to CalQualityCare.org (as of May 2012)

Rate Breakdown by Care Level:	Studio		1 Bdrm		2 Bdrm		Private Room		Semi-Private Rm	
	# Units	Rate	# Units	Rate	# Units	Rate	# Beds	Rate	# Beds	Rate
Independent Living										
Assisted Living										
Memory Care										
Nursing Facility									184	\$225/day \$6,750/mo

Services & Amenities:

- Recreational Therapy
- Pet Therapy
- Daily Activities – Community Outings
- Nintendo Wii Fit Program
- Holiday Parties and Bar-B-Qs
- Personal Bedside TVs
- In-House Movies
- Beauty and Barber Shop
- Business and Banking Services
- Religious and Spiritual Services
- Multi-Lingual Staff
- Volunteer Programs
- Resident Council
- Wanderguard™ Security System

Site Observations: This is an older facility that does not appear to have been updated on the exterior, although some remodeling has been done on the interior (e.g. Pergo-type flooring instead of linoleum).

Comments: Windsor Healthcare has 33 skilled nursing facilities and one assisted living facility in CA. Staff were not able to provide estimates on the number of residents who have moved to their facility from Glenn County.

Appendix F

Planned Senior Housing Facilities

PLANNED SENIOR HOUSING FACILITIES

City/County – Zip Codes	City Planning Agency	City Planning Agency Comments	County Planning Agency	County Planning Agency Comments	Developer
Corning (96021)	City of Corning Planning Department 794 Third Street Corning, CA 96021 530-824-7033 Lisa Linnet	Nothing at this time			
Glenn County (95920, 95939, 95943, 95951, 95963, 95988)			Glenn County Planning Department 525 W. Sycamore Street, Suite B1 Willows, CA 95988 530-934-6546 Casey Murray	Nothing at this time	
Orland (95963)	City of Orland Building Department 815 Fourth Street Orland, CA 95963 530-865-1600 Brian Elder	Nothing at this time			
Williams (95987)	City of Williams Planning & Zoning Department PO Box 310 Williams, CA 95987 530-473-5389 Monica Stegall	48-unit IL senior apartment complex has been approved. They hope to start building the end of this year. Will have clubhouse, pool, etc., amenities but no meal preparation, housekeeping, etc.			The Pacific Company 430 E. State St., Ste. 100 Eagle, ID 83616 208-461-0022
Willows (95988)	City of Willows Planning Department Civic Center 201 N Lassen Street Willows, CA 95988 530-934-7041 Karen Mantele	49-unit IL senior apartment complex just passed the design review stage. Will not have meal preparation or housekeeping, etc.			Mike Kelley The Pacific Company 916-834-5986 mikek@tpchousing.com

Appendix G

Summary of Available Services

GLENN COUNTY ADULT SERVICES

Human Resources Agency – Willows
420 E. Laurel St.
Willows, CA 95988-0611
Phone: 530-865-6162
Contact: Mary Lou Nelson

Human Resources Agency – Orland
604 E. Walker Street, Suite A
Orland, CA 95963
Phone: 530-865-6162
Contact: Mary Lou Nelson

Website:
www.hra.co.glenn.ca.us/adult_services/adult_services.aspx

Type of Service: Abuse/Neglect prevention

Type of Ownership: County Agency

Description of Service(s) Provided:

Assist elders and dependent adults when they have been or are currently being victims of abuse or neglect. Adult Services assists in situations of immediate danger to the elderly and dependent adults. Adult Services may also assist in keeping elders and dependents in their homes and communities if it has been determined to be a safe situation.

- The unit is on call 24-hours a day for referrals
- Links elders and dependent adults to other agencies where they can get help with their emergency needs
- Locates friends or relatives of the elder or dependent adult to provide support
- Provides help in completing application packets for conservatorship and assisting with referrals to the Public Guardian's Office
- Reviews and investigates calls/reports of abuse/neglect within 24 hours of the report

Geographic Area Served:

Glenn County

Population Served:

Age restriction for elder services is 65 years or older.

GLENN COUNTY IN-HOME SUPPORTIVE SERVICES (IHSS)

Human Resources Agency – Willows
420 E. Laurel St.
Willows, CA 95988-0611
Phone: 530-865-5019
Contact: Mary Lou Nelson

Human Resources Agency – Orland
604 E. Walker Street, Suite A
Orland, CA 95963
Phone: 530-865-6162
Contact: Mary Lou Nelson

Website: www.hra.co.glenn.ca.us/contact/contact.aspx

Type of Service: In-home care

Type of Ownership: County Agency

Description of Service(s) Provided:

In-Home Supportive Services includes the following: housekeeping, meal preparation, meal clean-up, laundry, shopping for food and running errands. Personal care services include assistance with bladder and bowel care, respiration, routine bed baths, feeding and dressing. Personal care services also include help getting in and out of bed, moving around, bathing, oral hygiene, and grooming. The Personal Care Services Program (PCSP) may also provide help with medications, travel to medical appointments, paramedical services and protective supervision.

Geographic Area Served:

Glenn County

Population Served:

IHSS provides assistance to Medi-Cal eligible aged, blind and/or disabled individuals 65 years of age or older so they may safely stay in their own homes. IHSS is an alternative to out-of-home care. PCSP provides personal care services, such as assistance with feeding, bathing and dressing, and accompaniment to medical appointments.

Capacity:

Along with expected growth, a quality assurance program is in place to monitor county needs, discourage fraud and abuse, and assess overall services.

Service Fees:

If a social worker determines that a person needs and is eligible for IHSS, then the social worker will determine how many hours of IHSS the person will need each month. Some beneficiaries receive IHSS free of charge if they automatically qualify for a Medi-Cal program with no share of cost (SOC). Beneficiaries with a SOC should try to qualify for a Medi-Cal program with no SOC or a program with a higher income cap such as the Medi-Cal Pickle Program or the Aged and Disabled Federal Poverty Level Program. The monthly income limit for IHSS is \$845 for a single person or \$1,407 for a couple.

Source of Funding:

Federal funding, administered in CA through the Medi-Cal program.

Additional Comments:

Referrals are assigned to social workers. The IHSS application paperwork is completed during a home visit, including medical certification, a Universal Release of Information Form, and any additional paperwork that assists the social worker in determining the needs of the applicant.

GLENN COUNTY MENTAL HEALTH SERVICES

Willows
242 North Villa Ave
Willows, CA 95988
Phone: 530-934-6582
Contact: Amy Lindsey, Deputy Director (l/m), Also Scott
Gruendl, Director

Orland
1187 E. South St
Orland, CA 95963
Phone: 530-865-6459
Contact: Tom Waggoner, Program Manager

Website: countyofglenn.net/govt/departments/mental_health

Type of Service: Mental Health

Type of Ownership: County agency

Description of Service(s) Provided:

This program's services work to improve outcomes for under-served populations (elderly) and those challenged with serious mental-health issues. Specifically, the mental health services program assists individuals who:

- Need information about a program
- Need immediate assistance
- Require counseling or recovery services

Moreover, senior services include reaching out to homebound individuals who are dealing with isolation and providing support to the services available at the Senior Center.

Geographic Area Served:

Glenn County

Source of Funding:

Receives funds from the MHSA Program, which provides funding to the counties from a special income tax for various components designed to transform and expand mental health services. One of the components is the MHSA Prevention and Early Intervention Program (PEI). MHSA does not allocate funding directly to the state for statewide projects, so it is necessary for the counties to approve of such projects and then assign funding.

GLENN COUNTY TRANSPORTATION SERVICES

525 W. Sycamore St, Suite B1
Willows, CA 95988
Phone: 530-934-6530
Contact: Mardy Thomas, Program Supervisor

Website: www.gcppwa.net/divisions/public_transit/default.aspx

Type of Service: Transportation

Type of Ownership: County Agency

Description of Service(s) Provided:

The following transportation services are available to residents of Glenn County:

- Fixed Route Transit Service – Provides bus service on a regular schedule from Willows to Chico with enroute service to Artois, Orland and Hamilton City. Seven roundtrips are scheduled every weekday with three round trips on Saturday.
- Dial-A-Ride - Provides transportation to qualifying seniors or persons with disabilities within Orland or Willows (can be used for needs such as shopping, banking or hair appointments, in addition to medical visits). The Dial-A-Ride service currently runs only two days a week.
- Volunteer Medical Transport – Provides transportation to qualifying seniors or persons with disabilities to medical appointments in locations not accessed by the Dial-A-Ride program, such as Chico, Redding or Sacramento.

Population Served:

Eligibility criteria for Dial-A-Ride or Volunteer Medical Transport - seniors 60 years of age or older, permanent disability, low income receiving Social Service Assistance or low income non-assisted (based on federal poverty income guidelines).

Capacity:

Services are currently at capacity, but the County is exploring ways to expand available services.

Service Fees:

Fixed Route Transit Service - \$1.50 per ride in-county; \$2.00 per ride out of county, with monthly passes available

Dial-A-Ride - \$3.00 one-way per destination (\$6.00 round-trip)

Volunteer Medical Transport – Based on mileage, with half of the current federal mileage rate charged

Source of Funding:

The majority of funding is provided through a 0,25 cent sales tax, which means the amount of funding varies based on current economic conditions. Limited funding is also provided through a federal transportation bill designed to fund rural transit agencies, and some funds are available through State transit assistance (which is tied to the gas tax). In addition, at least ten percent of the agency's budget must be generated from the fees charged for services provided.

Additional Comments:

Volunteer Medical Transport is operating on a limited basis. The program has been relatively successful and cost effective, since it is a volunteer-based service.

GLENN COUNTY VETERANS SERVICES

525 W. Sycamore St, Suite A2
Willows, CA 95988
Phone: 530-934-6524
Contact: Cindy Holley

Website:
countyofglenn.net/govt/departments/veterans_services

Type of Service: Veterans Benefits Services

Type of Ownership: County Agency

Description of Service(s) Provided:

Helps process veterans with VA benefits. The office processes claims for disabilities that the veteran believes are the result of serving in the military. The information is processed and sent to a rating specialist, who reviews the evidence and makes the decision on whether or not the disability was connected to the veteran's military service and how much they may receive for it.

Geographic Area Served:

Glenn County

Population Served:

Veterans and their widows or dependents

Capacity:

The office is only funded for 20 hours a week. The VA system is log jammed with claims, and as a result VA benefits may take as long as one year to process. This affects recipients from getting funds in a timely manner.

Source of Funding:

Federal. Some funding was also available to Glenn County for medical care through the SAHMSA grant.

PASSAGES CENTER

25 Main Street
Chico, CA 95929
Phone: 530-898-5961
Contact: Mary Neumann

Website: www.passagescenter.org/information-assistance

Type of Service: Information and assistance services

Years in Business: 1980

Type of Ownership: Non-profit

Description of Service(s) Provided:

Provides information and assistance services to older adults and family caregivers throughout the service area. By providing older adults and caregivers a single information and assistance resource, Passages makes it easy to access expert information and connections to critical services that older adults and caregivers need. Individual needs are matched with existing community services so clients may experience a better quality of life.

Passages provides the following services:

- Financial management assistance
- Legal services, including assistance with government benefits, powers of attorney, and housing issues
- Caregiver support services, including specialized information, support groups, respite programs, care planning, training for families and professionals, short-term counseling, and legal and financial consultation
- Multipurpose Senior Services Program (MSSP), which arranges and coordinates all needed services for eligible clients in addition to monitoring their ongoing care and health status
- Referrals for in-home services, including assistance with chore services, personal care, and medications
- Senior nutrition programs, including senior nutrition sites and in-home delivered meals
- Referrals to transportation services and assistance as needed in completing eligibility applications
- Long-term care ombudsman services, to provide advocacy for nursing home and residential care facility residents
- Care management services to help clients stay in their own homes, avoiding placement in institutional settings
- Counseling regarding Medicare, veterans' benefits, employer group health plans, and retiree plans
- Volunteer recruitment and coordination for programs including the Foster Grandparent Program and the Senior Companion Program

Consultation is provided by trained professionals through home visits, telephone consultations, and office visits. Consultants assess problems and needs, explore care options, and provide information to caregivers and family members.

Geographic Area Served:

Butte, Colusa, Glenn, Plumas and Tehama Counties

Population Served:

Elderly

Service Fees:

Varies with the service, although the majority of the services and programs Passages provides and makes referrals to are free of charge.

Source of Funding:

Private donations and public funds. Passages is a direct service program of the CSU, Chico Research Foundation, a private non-profit corporation that serves as an auxiliary of the California State University, Chico. Funding dollars for most programs are from federal sources. Their only state-funded program is the Caregiver Resource Center. However, that program has been drastically cut.

Additional Comments:

Passages is a multi-connected and multi-faceted organization that considers itself to be a one-stop clearinghouse of information, referrals and services. Many of the programs in Glenn County that affect elderly citizens have some sort of connection with Passages.

Mary Neumann commented that growth in Colusa County is occurring at a faster rate than other counties in their service area. Her opinion is that most citizens want to be closer to Sacramento, while still remaining in the rural areas.

SENIOR NUTRITION PROGRAM

Orland:
19 E. Walker St.
Orland, CA 95963
Phone: 530-865-1136

Willows:
556 E. Sycamore Street
Willows, CA 95988
Phone: 530-934-6573

Contact: Terry Goodwin

Website: glenncoe.org/_services/_senior_nutrition/index.html

Type of Service: Senior Nutrition

Years in Business: 1978

Type of Ownership: County agency

Description of Service(s) Provided:

Program provides a nutritious noon meal (12 noon to 12:30pm) for seniors aged 60 years and older. Meals are either served in the home or on-site as a congregate meal. Two meal sites are available in the County – one in Orland and one in Willows.

Activities available to participants at the nutrition sites include:

- Cards
- Arts & Crafts
- Nutrition Program
- Blood Pressure Monitoring
- Health Clinics
- Music
- Exercise
- Computer Usage
- Birthday, Anniversary & Holiday Parties
- Adult Education Program

Geographic Area Served:

For eligible older persons in the Northern California area, under the Title 3C of the Older Americans Act.

Population Served:

For acceptance in the home-delivered meals program, the senior citizen must be:

- Age 60 or older
- Homebound due to illness, incapacity or disability or be otherwise isolated
- Determined to be in need of service within the policies set by the Area Agency on Aging and the nutrition service provider.

Capacity:

Currently, there are 140 seniors served on-site and throughout the county. There is an expected volume increase. Currently, the program has a waiting list for some in-home meal clients. Staffing is mostly volunteer. Budget cuts have allowed only for the site administrator and chef as full-time employees.

Service Fees:

A donation of \$2.50 or more is requested for the meal, but not mandatory. There is a guest fee of \$4.50.

Source of Funding:

The program operates on 50 percent federal funds and 50 percent donations combined with fundraising (to try to offset a drop in donations). There used to be a matching state fund. The suggested donations for congregate meals are meeting the requested \$2.50 mark. However, the average donation received for in-home meals is down about 68 percent (only about 80 cents a person) on average.

Appendix H

Potential Sites

Potential Sites in Willows for a Senior Housing Project

Criteria – Vacant parcels within 2 miles of Willows city center 2-10 acres in size

Lot No.	Assessor Parcel Number	Street Address or Nearest Cross Streets	Current Owner	Acreage	Zoning	On Market	Max Allowable Density ¹	Onsite Constraints ¹	Infra-structure Capacity ¹	Comments
1	017-340-016	On County Road 99W south of County Road 57	Soeth Farming Corp	2.59	CG/ML/PD	No	Not available	Not available	Not available	These parcels are located just south of the 76 gas station and a commercial trucking facility between I5 and CR 99W. Across CR 99W are RR tracks and then agricultural land. The location is not considered to be desirable for a senior housing project because of the surrounding uses and the distance to services and amenities.
	017-340-017	On County Road 99W south of County Road 57	Soeth Farming Corp	2.26	CG/ML/PD					
2	017-170-005	At the end of an unnamed road east of County Road 99W and north of County Road 57	Willows, City of	10.0	Public Facilities & Services	No	Not available	Not available	Not available	This parcel is located just northeast of CR 57 and CR 99W between an industrial site (Wilbur-Ellis) and a wastewater treatment facility. This location is not considered desirable for a senior housing project because of the surrounding uses and the distance to services and amenities.
3**	017-170-011	Between County Road 99W and I-5 south of County Road 53	Basin Street Properties	>10	R-1/PD, Open Space, and CG/ML/PD	No	6 acres per unit	Some access issues need to be resolved for crossing irrigation canal or dual access to Tehama Street	Sewer and water need to be extended to site upon development of project	This large parcel is located between County Road 99W and I-5 bordering on County Road 53 on the north end. It is surrounded by farm land except for a small area of houses just north of the northeast corner and across the northeast corner of CR 99W. The owner of the property has expressed an interest in carving out a section bordering on CR 99W for senior housing.

¹ Information as per Housing Element Plan Table 29 unless otherwise noted

Lot No.	Assessor Parcel Number	Street Address or Nearest Cross Streets	Current Owner	Acreage	Zoning	On Market	Max Allowable Density ¹	Onsite Constraints ¹	Infra-structure Capacity ¹	Comments
4	001-102-014	End of CR-53 west of CR-99W	California Land Invest LLC c/o Basin St Prop	5.44	R-1/PD	No	6 units per acre	Some access issues need to be resolved for crossing irrigation canal or dual access to Tehama Street	Sewer and water need to be extended to site upon development of a project	Access to this site from CR 99W is on CR 53 through single-family homes, some of which are not well maintained. At the end of CR 53, adjacent to the site, is an industrial-type storage facility. This parcel is adjacent to other vacant land also owned by Basin St Properties, comprising the area between CR 99W to the east, I5 to the west, and the canal to the north. This site is not considered desirable for a senior housing project because of the uses off of CR 53 and the distance to services and amenities.
5	001-330-017	At intersection of Elm Street and Merrill Avenue	Not available	2.88	R-1 (R-3 after rezone)	No	6 units per acre (16-30 units per acre after rezone)	In SFH Flood Zone	Services available at site. Development will have to comply with building pads in accordance with FEMA regulations	This site is located in a residential neighborhood, with well-maintained single-family homes to the north and west. Jenson Park is located to the east of the site, and the site backs up to the canal and vacant land to the south. A two-story home is located on a small parcel cut out of the southeast corner of the site, with another home located on another small parcel cut out of the northwest corner of the site. The irregular shape of the site could make it difficult to develop, and the size of the site would not allow for as much green space and/or room for expansion as might be ideally desired. However, the location of this site would be considered to be appropriate for a senior housing project.
6	001-010-029	Intersection of Sycamore and Humboldt Avenues	Bhagat, Seema S/S	5.06	CG/PD	No	Not available	Not available	Not available	These sites back up to I-5, so would not be considered desirable for a senior housing project.
	001-010-027	Off Birch Street where it wraps north toward Sunset Drive	Bhagat, Seema S/S	8.97	CG/PD					

Lot No.	Assessor Parcel Number	Street Address or Nearest Cross Streets	Current Owner	Acreage	Zoning	On Market	Max Allowable Density ¹	Onsite Constraints ¹	Infra-structure Capacity ¹	Comments
7	001-061-013	At intersection of Humboldt and Sycamore east of 001-010-027 & 029	Not available	3.53	R-3	No	16-30 units per acre	None	Developer would have to contribute to the area sewer lift station upgrade; connection to public water and city sewer required	This site is located off of Sycamore Street just east of Humboldt. This location has recently been approved for the development of 49 age-restricted apartments by The Pacific Companies.
8	001-051-005	At intersection of Humboldt and Sycamore, north of 001-061-013	Not available	1.41+	R-3	No	16-30 units per acre	None	Developer would have to contribute to the area sewer lift station upgrade; connection to public water and city sewer required	These sites are located adjacent to each other on Sycamore Street, across the street from and slightly east of The Pacific Properties site. Together these sites comprise a square parcel surrounded by housing with some screening by trees. To the west of the site are two-story apartment buildings, with a dental office and vacant professional office building located directly across Sycamore Street. Apartments are located to the east of the dental office, and Glenn Medical Center is located about a half block east of the site on Sycamore. This site would be considered appropriate for a senior housing project, with acceptable surrounding uses, good accessibility and visibility, and ease of access to medical services. The downside to these parcels is that the size would not allow for as much green space and/or room for expansion as would a larger site and the site is not located in residential neighborhood.
	001-051-011	At intersection of Humboldt and Sycamore, north of 001-061-013	Not available	1.74+	RP	No	30 units per acre			

Lot No.	Assessor Parcel Number	Street Address or Nearest Cross Streets	Current Owner	Acreage	Zoning	On Market	Max Allowable Density ¹	Onsite Constraints ¹	Infra-structure Capacity ¹	Comments
9	001-041-024	On Highway 162 between Humboldt and Villa Avenues	Apodaca, Hank A	3.21	CH	No	Not available	Not available	Not available	This site is located just south of Highway 162, but does not front Highway 162. Access to the site from 162 is between commercial properties located on 162. The site is surrounded by commercial uses, including restaurants (KFC, McDonalds, and Black Bear Diner), an automotive repair shop, a car wash, and offices. The site backs up to another vacant parcel to the south. This site is not considered desirable because of the lack of visibility and direct access from a main thoroughfare and the non-residential nature of the surrounding uses.
10	017-220-023	At intersection of Highway 162 and unnamed street west of County Road F	Willow, Glenn RV & MHP ETAL	6.08	AE-20*	No	Not available	Not available	Not available	This site is located off of Highway 162 next to the Willows Mobile Home and RV Park. Across the street from the site is agricultural land. This site is not considered desirable for a senior housing project because of the distance from the site to services and amenities, the speed of traffic on Highway 162 at this location, and the proximity next to the RV Park.
11	017-330-012	South of 707 N. Humboldt Avenue	Rogers, Donald G & Rogers Jane TRS ETAL	3.28	CH	No	Not available	Not available	Not available	These sites are located on Humboldt Avenue across from the Eskaton Kennedy Manor and the Church of Jesus Christ of Latter Day Saints. To the north of these sites (adjacent to 017-330-027) is a Department of Motor Vehicles office. To the south of these parcels (adjacent to 017-330-012) is a hotel and a small strip mall including a Starbucks and a Subway restaurant. This location is not considered ideal because of the
12	017-330-011	South of 707 N. Humboldt Avenue	Chen, Cecil & Sue J J	3.31	CG	No	Not available	Not available	Not available	
13	017-330-010	707 N. Humboldt Avenue	Murphy, John P TRS	3.32	CG	No	30 units per acre	Zone C Flood Zone; noise from I-5	Services available to site	
14	017-330-027	North of 770 N. Humboldt Street	Willows Project Ptshp	4.42	CG/PD	No	30 units per acre	Zone C Flood Zone; noise from I-5	Services available to site	

Lot No.	Assessor Parcel Number	Street Address or Nearest Cross Streets	Current Owner	Acreage	Zoning	On Market	Max Allowable Density ¹	Onsite Constraints ¹	Infra-structure Capacity ¹	Comments
										surrounding commercial uses and the fact that the parcels back up to I5 to the west. However, the commercial uses are offset somewhat by the Eskaton Kennedy apartments and the single family homes that are located east of Humboldt.
15	005-170-006	815 Pacific Avenue	Nordyke, Felix A	4.94	R-1/A	No	Not available	Not available	Not available	This site is located in a rural residential area on Pacific Avenue. The parcel is bordered on the south by well-maintained single family homes. The homes on Pacific Avenue next to this parcel and across the street itself are on larger parcels so there is more land surrounding each home. Trees border the property along Pacific Avenue, and there are two buildings located on the property.
16**	005-200-001	On Green Street across from Shasta Street	Sprague, Forrest J Co.	>10	RE-5*	No	Not available	Flood Zone A ²	Not available	This site is located on Green Street just northwest of Butte Street in a residential neighborhood with well-maintained single family homes. An industrial building, located across Butte Street, is visible from the site, but could likely be screened with trees. The site borders an unpaved road and trees to the north. This site would be considered appropriate for a senior housing project, as it is aesthetically pleasing and is located in a well-maintained residential neighborhood.
17	005-321-007	On Second Street between Cherry and Garden Streets	Pfister, Gregory J & Pfister, Kristine M J/T	3.18	R-1*	No	Not available	Flood Zone A ²	Not available	This site is located in a residential area, with fairly well-maintained single family homes located across Second St from the site. To the north of the site are homes that are not well

² Per Andy Popper, Glenn County Planner

Lot No.	Assessor Parcel Number	Street Address or Nearest Cross Streets	Current Owner	Acreage	Zoning	On Market	Max Allowable Density ¹	Onsite Constraints ¹	Infra-structure Capacity ¹	Comments
										maintained, several RVs, and some small out-buildings. The site borders First Street to the east, with fairly well-maintained homes located across this street. Overall, however, this location would not be considered desirable for a senior housing project as the surrounding area includes many properties that do not appear to be well-maintained.
18	005-242-001	At the end of CR-49 east of 2 nd Street	Hughes, Jimmie L & Dolores M	5.94	R-1*	No	Not available	Flood Zone A ³	Not available	This site is located just southeast of some type of a PG&E substation and a home (or barn) with numerous miscellaneous items stored on the property. This site would not be considered to be a desirable location due to these surrounding uses.
19	005-150-007	On CR-49 (1 st Avenue) west of Plumas Street	Rinehart, William E & Rinehart, Laurence SUC TRS	5.74	RE-NW*	No	Not available	Flood Zone A ³	Not available	This site is located in a rural residential area of single-family homes set on large lots. The Seventh Day Adventist Church is located across First Avenue from the site, and the site backs up to an unpaved road to the south. This site would be an appropriate location for a senior housing project, although the downside would be a lack of visibility or access from a main thoroughfare.
20	005-121-010	931 Butte Street	Mallory, Bradley & Nancy J/T	2.78	RE-NW*	No	Not available	Not available	Not available	This site is located in a residential area on Butte Street between Second and First Streets. Horses were on the property at the time the site visit was conducted. Many of the homes in the surrounding neighborhood are not well maintained, with old cars and older miscellaneous items visible. Access to

³ Per Andy Popper, Glenn County Planner

Lot No.	Assessor Parcel Number	Street Address or Nearest Cross Streets	Current Owner	Acreage	Zoning	On Market	Max Allowable Density ¹	Onsite Constraints ¹	Infra-structure Capacity ¹	Comments
										the site from CR 99W would need to be either through industrial buildings on Second Street or homes that aren't well maintained on First Street. This site would thus not be recommended for a senior housing project.
21	005-050-005	On Pacific Avenue between County Road 48 and County Road 49 (1 st Avenue)	Whyler, Richard R & Whyler Rena T TRS	2.31	RE-NW*	No	Not available	Not available	Not available	This site is located in a residential area with mature trees and well-maintained homes on large lots. The site is currently used as horse property, and is adjacent to a parcel that has a house or barn set back from the road. It is difficult to tell the boundary between these two parcels, but the long, narrow shape of 005-050-005 could make it difficult to develop.
22	005-050-006+	On Pacific Avenue between County Road 48 and County Road 49 (1 st Avenue)	Faughn, Gerald J Jr & Faughn-Patrick, Vanessa J/T	3.68	RE-NW*	Yes (seller very motive to sell)	Not available	Not available	Not available	This site is located to the north of 005-050-005 on Pacific Avenue in a residential area with mature trees and well-maintained homes on large lots. The location of this site would be considered to be appropriate for a senior housing project, with the downside being the lack of visibility and direct access from a main thoroughfare. The site is L-shaped, with a manufactured home located to the east and north of the site. The irregular shape of the site could make it difficult to develop.
	005-050-008+									
	005-050-009+									

Lot No.	Assessor Parcel Number	Street Address or Nearest Cross Streets	Current Owner	Acreage	Zoning	On Market	Max Allowable Density ¹	Onsite Constraints ¹	Infra-structure Capacity ¹	Comments
23	020-340-007	On County Road 99W north of County Road 48	Brooks, Kathy S/S	5.0	RE-NW*	No	Not available	Flood Zone A ⁴	Not available	This site is located just north of County Road 48 on CR 99W, adjacent to a vacant parcel that borders CR 48. Across CR 48 on the corner of CR 99W is an industrial use property. The land across CR 99W from the site is vacant. This site would not be considered to be ideal for a senior housing project because of the close proximity of the industrial use property and the distance from services and amenities.

*Outside Willows city limits

+Combine to equal between 2-10 acres

Color coding indicates that parcels are adjacent to one another

**Indicates sites that are larger than 10 acres. Despite exceeding the specified criteria of 2-10 acres, these sites were included due to interest expressed by the owners in a senior housing development.

City of Willows Zoning for IL/AL = Allowed in R-1, R-2, R-3 and RP but must meet Health & Safety Code provisions which limit size to only 6 beds for senior housing. Planner thought building in a Planned Development zone (PD) might enable project to get permission to have more than 6 beds, particularly in an R-3 zone which allows for 16-30 units per acre.

Glenn County Zoning for IL/AL = R-3 – Multi-Residential. Rest homes (synonymous with nursing homes) may be permitted in the RE-NW (and Multi-Family Residential), if a conditional use permit has first been secured. Rezoning property is possible, requiring an application process/fees and approval from the Planning Commission and the Board for Supervisors. RE-NW is specifically for North(east) Willows, so rezoning to RE-NW, if possible, should occur adjacent to RE-NW. Rezoning a property to R-M (Multi-Family) is limited to the unincorporated areas of the county which have (or can provide) sanitary sewer systems and a piped water system. R-M is generally limited to Hamilton City, Northeast Willows CSD (orange outline on previous Sr Housing Map) , and/or adjacent to municipal services; i.e. city limits.

City of Willows Zoning Definitions:

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

18.30.020 Permitted uses.

The following uses and structures are permitted in the R-1 district:

- (1) One single-family residence including manufactured homes, private garages, accessory buildings and uses.
- (2) Agriculture, horticulture, gardening, and keeping of animals as permitted by city ordinance but not including stands or structures for the sale of agricultural or nursery products.
- (3) Underground utility installations and aboveground utility installations for local service except that substations, generating plants, public utility communication buildings, and gas holders must be approved by the planning commission prior to construction. The route of any proposed transmission line shall be discussed with the planning commission prior to acquisition.
- (4) Rooming and boarding of not more than two persons.

⁴ Per Andy Popper, Glenn County Planner

- (5) Family day care homes serving 12 or fewer children exclusive of children who reside at the home.
- (6) Residential care facilities in accordance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 (serving six or fewer persons).
- (7) Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. [Ord. 696-11 § 1, 7-12-11; Ord. 632-91 § 11.02, 10-22-91].

18.30.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the R-1 district only if a conditional use permit has first been secured:

- (1) Private and religious schools, nursery schools and family day care centers providing services to more than 12 children.
- (2) Churches and home occupations.
- (3) Golf and country clubs.
- (4) Temporary real estate offices, tract sales offices and advertising signs, and tract construction and equipment yards.
- (5) Bed and breakfast establishments. [Ord. 696-11 § 1, 7-12-11; Ord. 632-91 § 11.03, 10-22-91].

R-2 TWO-FAMILY RESIDENTIAL DISTRICT

18.35.020 Permitted uses.

The following uses and structures are permitted in the R-2 district:

- (1) One- or two-family dwellings, manufactured homes, including private garages, accessory buildings and uses.
- (2) Agriculture, horticulture, gardening, and keeping of animals as permitted by city ordinance but not including stands or structures for the sale of agricultural or nursery products.
- (3) Underground utility installations and aboveground utility installations for local service except that substations, generating plants, public utility communication buildings, and gas holders must be approved by the planning commission prior to construction. The route of any proposed transmission line shall be discussed with the planning commission prior to acquisition.
- (4) Rooming and boarding of not more than two persons.
- (5) Family day care homes serving 12 or fewer children exclusive of children who reside at the home.
- (6) Residential care facilities in accordance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 (serving six or fewer persons).
- (7) Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. [Ord. 697-11 § 1, 7-12-11; Ord. 632-91 § 12.02, 10-22-91].

18.35.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the R-2 district only if a conditional use permit has first been secured:

- (1) Private and religious schools, nursery schools, and family day care centers providing services to more than 12 children.
- (2) Churches and home occupations.
- (3) Golf and country clubs.
- (4) Temporary real estate offices, tract sales offices and advertising signs, and tract construction and equipment yards.
- (5) Bed and breakfast establishments. [Ord. 697-11 § 1, 7-12-11; Ord. 632-91 § 12.03, 10-22-91].

R-3 HIGH DENSITY RESIDENTIAL DISTRICT

18.40.020 Permitted uses.

The following uses and structures are permitted in the R-3 district:

- (1) Uses permitted in an R-2 district as set forth in WMC [18.35.020](#).
- (2) Group dwellings, multiple-family dwellings and apartments, boarding and lodging houses and single-room occupancy (SRO) units.

(3) Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use. [Ord. 698-11 § 1, 7-12-11; Ord. 632-91 § 13.02, 10-22-91].

18.40.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the R-3 district only if a conditional use permit has first been secured:

- (1) Uses permitted in R-2 district as set forth in WMC [18.35.030](#).
- (2) Nursing and group care homes.
- (3) Private schools.
- (4) Hospitals.
- (5) Other uses which the planning commission finds are similar to the above. [Ord. 698-11 § 1, 7-12-11; Ord. 632-91 § 13.03, 10-22-91].

R-P MULTIPLE RESIDENCE-PROFESSIONAL OFFICE DISTRICT

18.45.020 Permitted uses.

The following uses and structures are permitted in the R-P district:

- (1) Uses permitted in the R-3 district as set forth in WMC [18.40.020](#).
- (2) Offices occupied by accountants, architects, dentists, physicians, engineers, attorneys, counselors, drugless practitioners, electrologists, geologists, optometrists, and psychologists.
- (3) Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. [Ord. 699-11 § 1, 7-12-11; Ord. 632-91 § 14.02, 10-22-91].

18.45.030 Uses permitted with a conditional use permit.

The following uses and structures are permitted in the R-P district only if a conditional use permit has first been secured:

- (1) Uses permitted in the R-3 district as set forth in WMC [18.40.030](#).
- (2) Offices for other professions the planning commission determines are similar to the offices occupied by accountants, architects, dentists, physicians, engineers, attorneys, drugless practitioners, electrologists, geologists, optometrists, and psychologists. [Ord. 699-11 § 1, 7-12-11; Ord. 664-00 § 14.03, 6-27-00; Ord. 632-91 § 14.03, 10-22-91].

A AGRICULTURAL COMBINING DISTRICT

18.90.020 Uses permitted.

- (1) All uses permitted in the respective district with which the A district is combined.
- (2) Animal husbandry and livestock farming, provided not more than one horse, one mule, one cow, one steer, or five sheep shall be kept for each acre of land.
- (3) Small livestock farming; provided, that a use permit shall be required for the raising of more than 100 head of either poultry or small animals.
- (4) Sale of agricultural products produced on the premises; provided, that no commercial structure for such purpose, other than a temporary stand, shall be permitted. [Ord. 632-91 § 21A.02, 10-22-91].

18.90.030 Uses requiring use permits.

- (1) Dog and cat kennel, commercial stables.
- (2) Veterinary hospital. [Ord. 632-91 § 21A.03, 10-22-91].

18.90.040 Special yards and distances between buildings.

Barns, stables, chicken houses, and similar accessory buildings shall not be less than 50 feet from the front property line; not less than 20 feet from any side property line; and not less than 30 feet from any dwelling. [Ord. 632-91 § 21A.04, 10-22-91].

CG GENERAL COMMERCIAL DISTRICT

18.60.020 Permitted uses.

The following uses and structures are permitted in the CG district:

- (1) Uses permitted in the CC district as set forth in WMC [18.55.020](#).
- (2) Pet shops and veterinarian offices.
- (3) Mortuaries and funeral parlors.
- (4) Private schools and business colleges.
- (5) Commercial parking lots and parking garages.
- (6) Automobile service stations.
- (7) Residences, boardinghouses, and group dwellings; provided, that residential units and quarters occupy only the second story or higher of structures whose first stories contain nonresidential uses, either permitted or permitted by conditional use permits in the CG district.
- (8) Emergency shelters (up to 50 beds), subject to development and managerial standards per WMC [18.110.111](#). [Ord. 701-11 § 1, 7-12-11; Ord. 632-91 § 16.02, 10-22-91].

18.60.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the CG district only if a conditional use permit has first been secured:

- (1) All uses permitted in any residential zones.
- (2) Boardinghouses, group dwellings, and churches.
- (3) Bars and cocktail lounges.
- (4) Adult businesses.
- (5) Major automobile and equipment repair service stations.
- (6) Automobile and equipment sales and service including used car lots.
- (7) Wholesale distribution uses and warehouses.
- (8) Hotels, motels, hospitals, sanitariums, and rest homes.
- (9) Other commercial uses in the opinion of the planning commission which are of similar nature to those uses listed above.
- (10) Emergency shelters, 50 beds or more, subject to development and managerial standards per WMC [18.110.111](#). [Ord. 701-11 § 1, 7-12-11; Ord. 632-91 § 16.03, 10-22-91].

CH HIGHWAY COMMERCIAL DISTRICT

18.65.020 Permitted uses.

The following uses and structures are permitted in the CH district:

- (1) Motels and hotels.
- (2) Automobile service stations.
- (3) Restaurants and cafes.
- (4) Convenience stores.
- (5) Office space. [Ord. 632-91 § 17.02, 10-22-91].

18.65.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the CH district only if a conditional use permit has first been secured:

- (1) Additional highway commercial uses will require a conditional use permit only if the planning commission finds that the type of use is necessary for servicing the traveling public.
- (2) All permitted uses set forth in WMC [18.60.020](#). [Ord. 664-00 § 17.03, 6-27-00; Ord. 632-91 § 17.03, 10-22-91].

ML LIGHT INDUSTRIAL DISTRICT

18.70.020 Permitted uses.

The following uses and structures are permitted in the ML district:

- (1) Uses permitted in the CG district as defined in WMC [18.60.020](#).
- (2) Assembly and storage of goods, materials, liquids, and equipment, except storage of flammable or explosive matter or materials which create dust, odors, or fumes.
- (3) Wholesale and storage warehouses.
- (4) Feed stores.
- (5) Manufacturing, processing, fabricating, refining, repairing, packaging or treatment of goods, materials or produce by electric power, oil or gas (except operations involving fish fats and oils, bones and products or similar substances commonly recognized as creating offensive conditions in the handling thereof).
- (6) Dyeing and dry cleaning plants, rug cleaning plants, laundries, veterinary hospitals and enclosed animal kennels, cabinet shops, and construction and materials yards (except gravel, rock, and cement materials yards).
- (7) The following, when conducted within a building or enclosed within a solid wall or fence of a type approved by the planning commission not less than six feet in height: major automobile repairs, body and fender repair shops, auto painting shops, cooperage and bottling works, sheet metal shops, welding shops, truck terminals and retail lumberyards.
- (8) Automobile sales and service including used car lots.
- (9) Caretaker's residence; provided, that the legally established use requires the continuous supervision of a caretaker or security person. [Ord. 664-00 § 18.02, 6-27-00; Ord. 632-91 § 18.02, 10-22-91].

18.70.030 Uses requiring conditional use permits.

The following uses and structures may be permitted:

Retail stores and business or service enterprises which, in the opinion of the planning commission, are similar those included in WMC [18.60.030](#) (CG district). [Ord. 632-91 § 18.03, 10-22-91].

OS OPEN SPACE DISTRICT

18.80.020 Permitted uses.

The following uses are permitted in the OS district:

- (1) Parks, public or private.
- (2) Outdoor recreation facilities such as golf courses.
- (3) Educational or charitable institutions of a predominantly open space character.
- (4) Uses of open lands within subdivisions or approved land development projects, which uses are included in agreements, contracts, or permits.
- (5) Uses of lands not included in subdivisions or land development projects, which lands are offered for open space classification by dedication, agreement, contract, or permit and which uses are specified therein.
- (6) Uses which the planning commission determines, by written findings, are similar to the above. [Ord. 632-91 § 20.02, 10-22-91].

18.80.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the OS district only if a conditional use permit has first been secured: all buildings. [Ord. 632-91 § 20.03, 10-22-91].

PD PLANNED DEVELOPMENT COMBINING DISTRICT

18.105.010 Purpose.

The planned development or PD combining district is intended to provide a means of guiding land development or redevelopment in areas of the city that are uniquely suited for a planned coordination of land uses and to provide for a greater flexibility in land use intensity and design because of accessibility, ownership patterns, and community objectives. [Ord. 632-91 § 24.01, 10-22-91].

18.105.020 Applicability of regulations.

The PD combining district shall overlay the district with which it is combined and permits those uses allowed in that district and any other uses approved by the planning commission. All development proposed within areas designated PD on the zoning map must first secure approval of a use permit by the planning commission. The planning commission shall find that the proposed development is in the public interest and where application of these regulations will provide a better means of carrying out the intent of the general plan. [Ord. 632-91 § 24.02, 10-22-91].

18.105.030 Development plans.

(1) Preliminary Development Plan. At the option of the property owner or agent, a preliminary development plan may be filed with the city manager. The preliminary development plan is not a permit or entitlement and shall not be binding on the city in any way but is intended as a preapplication review process. Submittal of a preliminary development plan is not required but is highly recommended.

The preliminary development plan shall include all of the following unless deemed unnecessary by the city manager:

- (a) Legal boundary of the project.
- (b) Plot plan of land and area to be developed, indicating the location of adjacent streets and all private rights-of-way existing and proposed.
- (c) General topography of the land with all drainage features and location of all proposed structures.
- (d) Vehicular and pedestrian circulation within the site with connections to adjacent streets and alleys.
- (e) The extent, location, and proposed improvements of all off-street parking facilities.
- (f) Existing and proposed land uses.
- (g) The number of units proposed.
- (h) The extent, location, and general arrangement of landscaping and open space.
- (i) Architectural drawings to demonstrate the concept and character of the proposed development.
- (j) A preliminary schedule of staging, sequence, and approximate times for all proposed development.
- (k) Such additional information as may be required by the planning commission or the city council.

(2) Final Development Plan. Submittal of a final development plan is required for all development in a PD zoning district. The final development plan shall be prepared and endorsed by a licensed land development professional including, but not limited to, an urban planner, architect, land surveyor, civil engineer, and/or landscape architect. It shall encompass all contiguous parcels under the same ownership and shall include the following:

- (a) A topographic map of the property prepared by a registered civil engineer or licensed land surveyor, with metes and bounds descriptions, which depicts in accurate detail the topography, existing buildings, land features (including area subject to flooding or ponding), and pertinent features of adjacent properties that may affect or be affected by the project.
- (b) A site plan map, at the same scale as the topographic map, showing in detail the design and location of proposed lots, proposed and existing structures, and all functional use area such as roads, trails, paths, walkways, parks, common areas, rights-of-way, public and private open spaces, parking, planting, recreation, and so forth.
- (c) A geologic soils report prepared by a licensed soils engineer.

- (d) Architectural elevations of all proposed building types.
- (e) Relationship of proposed buildings and structures to the nearest off-site improvement.
- (f) Plan of approximate grading.
- (g) Plan showing location, grades and widths of all streets, location and size of all utilities, drainage structures, parking areas, walkways, and other improvements.
- (h) Preliminary landscape plans.
- (i) Description of all open areas and statement indicating their intended disposition, i.e., how vested or to be vested, such as homeowners' association, dedicated to city, or otherwise.
- (j) Statement setting forth a program for the installation and maintenance of parking areas, lighting, landscaping, private grounds, streets, utilities, and open areas.
- (k) Indication of proposed property division, if applicable.
- (l) Such additional information as may be required by the planning commission or the city council. [Ord. 632-91 § 24.03, 10-22-91].

18.105.040 Procedures.

- (1) Preliminary Development Plan. Once the city manager has determined that the appropriate materials have been submitted, an informational meeting(s) with the planning commission and/or city council will be held at which the project proponent is to present the conceptual plan and respond to questions and at which public input may be gathered. Notices to property owners within 300 feet, homeowner groups, and other interested parties shall be sent at least 10 days prior to said meetings.
- (2) Final Development Plan. A final development plan shall be filed along with an application for a use permit. The procedures outlined in Chapter [18.135](#) WMC shall then apply. [Ord. 632-91 § 24.04, 10-22-91].

18.105.050 Development standards.

- (1) Uses Permitted. The uses permitted in any PD district shall be determined by those uses allowed with or without use permit approval in districts with which the PD district is combined. The planning commission may approve alternative uses only if those uses can be found to be in the public interest. The number of dwellings per parcel and the number of dwellings per building may exceed the number allowed within R-1 and R-2 districts, provided the total density of the project does not exceed that designated by the general plan.
- (2) Parking Required. Off-street parking shall be provided in an amount not less than that set forth in the regulations of Chapter [18.120](#) WMC for the uses proposed.
- (3) Building Height Limit. The height of buildings or structures shall be limited to the height requirements in each particular zone combined with the PD districts.
- (4) Minimum Open Space. In all residential developments 40 percent of the gross property area shall be reserved for and devoted to outdoor open space area. In the case of unit or phase development of a total area, the same open space requirement shall be applicable to each phase. Of this required open space area, 25 percent may be restricted to private use by individual owners or users of the planned development; however, 75 percent of said 40 percent shall be common or a shared outdoor open area. Open space shall not be construed to include streets (public or private), parking areas, or area covered by structures of any kind. The planning commission may grant a modification where, after considering the general purposes of a planned development, including the open space requirements, a practicable result will obtain.
- (5) Underground Utilities. In any development which is primarily designed for or occupied by dwellings, all electric and telephone facilities, fire alarm conduits, street light wiring, and other wiring conduits and similar facilities shall be placed underground by the development unless waived by the planning commission.
- (6) Unit Size and Setbacks. A residential planned development may be established on parcels of land comprised of not less than three acres of contiguous land, unless the planning commission in its discretion, or the city council upon appeal, finds that the property of less than three acres is suitable, by virtue of its unique character. When a PD district abuts a residential district, the setback requirements of the adjacent residential district shall apply to that portion of the PD district along the common boundary. [Ord. 632-91 § 24.05, 10-22-91].

18.105.060 Legal requirements – Common areas.

With respect to the common areas as set out in the development plan, there shall be provided, either in the body of the application or plan or appended thereto as exhibits, a subdivision plat showing the dedicated areas, covenants and other deed restrictions, plan of maintenance, and lot assessment procedures, which, among other things, shall include the following:

- (1) The form of document or covenant that will legally create an automatic membership nonprofit homeowners' association.
- (2) The extent and type of title of homeowners in the common property area or give definite assurance that it automatically will be so placed within a reasonable period of time.
- (3) Limitations on use of common property.
- (4) The extent and right of each lot owner to the use and enjoyment of the common property.
- (5) Responsibility for the operation and maintenance of the common property.
- (6) The amount of charge or assessment on each lot for the maintenance of common property, which will:
 - (a) Assure sufficient funds to maintain the common property and provide that such assessment shall be a lien on the property; and
 - (b) Provide adequate safeguards for the lot owners against undesirably high charges.
- (7) All documents required by this section shall be in a form that may be enforced by the city of Willows and a form that shall be first approved by the city attorney. [Ord. 632-91 § 24.06, 10-22-91].

VARIANCES

18.140.010 General provisions.

Where practical difficulties, unnecessary hardships, or results inconsistent with the purposes and intent of this title may result from the strict application of certain area, height, yard, and space requirements thereof, variances in such requirements may be granted by the planning commission as provided in this chapter. [Ord. 632-91 § 27.01, 10-22-91].

18.140.020 Application and fee.

- (1) Application for a variance shall be made on the form provided by the planning commission and shall be accompanied by a scale plot plan and other drawings necessary to clearly show details of the variance requested.
- (2) Such application shall be accompanied by a filing fee as established by city council resolution. [Ord. 632-91 § 27.02, 10-22-91].

18.140.030 Notice of public hearing.

The planning commission must hold at least one public hearing and may hold additional hearings thereon as it may deem to be necessary.

Notice of a public hearing for a variance shall be provided at least 10 calendar days prior to the public hearing on the proposed use. Notice shall be provided in the following manner:

- (1) Notice shall be published in a newspaper of general circulation in the city.
- (2) Notice by mail to:
 - (a) The applicant;
 - (b) All property owners as indicated on the latest secured assessor's records within 300 feet of the perimeter of the parcel on which the use is proposed; and
 - (c) All persons who have requested to be on the mailing list for that development project. [Ord. 632-91 § 27.03, 10-22-91].

18.140.040 Action by planning commission.

The planning commission may approve or deny the variance and may require changes and/or impose any conditions of approval as are necessary to carry out the purpose of this title. The decision of the planning commission becomes effective 10 days after the date of decision unless an appeal has been received. [Ord. 632-91 § 27.04, 10-22-91].

18.140.050 Required findings for variances.

The planning commission may approve or conditionally approve an application for a variance only if all of the following findings are made:

- (1) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class or use in the same zone in the vicinity;
- (2) The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship and would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district;
- (3) That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district; and
- (4) That granting the variance or its modification will not be materially detrimental to the public health, safety, or welfare. [Ord. 632-91 § 27.05, 10-22-91].

18.140.060 Appeal.

Appeal from any decision of the planning commission may be made in writing to the city council within 10 days from the date of the commission's action. All decisions made by the city council are final. [Ord. 632-91 § 27.06, 10-22-91].

18.140.070 Expiration.

In any case where a use, permitted by a variance permit, is not made on the property subject to the variance permit within the time specified in the permit or within one year after the date of granting thereof, then without further action the permit shall be null and void, and such use shall not be made of the property except on the granting of a new variance permit. [Ord. 632-91 § 27.07, 10-22-91].

18.140.080 Extension.

The applicant or property owner may apply to the hearing officer for a one-year extension of the variance prior to the expiration of said permit in accordance with WMC [18.140.020](#). [Ord. 632-91 § 27.08, 10-22-91].

18.140.090 Revocation.

In any case where the conditions of granting of variance have not or are not complied with, the city council shall give notice to the permittee of intention to revoke such variance at least 10 days prior to hearing thereon. After conclusion of the hearing, the council may revoke such variance. [Ord. 632-91 § 27.09, 10-22-91].

Glenn County Zoning definitions:

15.330: AE EXCLUSIVE AGRICULTURAL ZONE

15.330.030: Permitted Uses

The following uses and structures shall be permitted in the "AE" zone provided that the performance standards in Division 4, Part 1 are met:

- A. One single-family residence or mobile home per each parcel of land;
- B. In addition to the residence allowed under paragraph (A) above for each parcel of land, one additional residence or mobile home for each forty (40) acres in "AE-20" and eighty (80) acres in "AE-40";
- C. Any use listed within this section which exceeds any development or performance standard required by this zoning code shall require a conditional use permit;
- D. Growing and harvesting of any agricultural crop or product;
- E. The use of implements of husbandry including aircraft when used in the growing of crops or raising of animals, except as may be regulated by other laws or regulations;
- F. Game preserves and hunting clubs, private or public, but shall not include permanent facilities such as hotels, motels, restaurants, club houses;
- G. Agricultural service establishments primarily engaged in performing agricultural animal husbandry services or horticultural services to farmers not exceeding a building area of 5000 square feet;
- H. Temporary landing of aircraft engaged in agricultural uses;

- I. Livestock farming, including the raising, feeding, maintaining and breeding of horses, cattle, sheep, goats, and similar livestock;
- J. Agricultural processing plants and facilities, such as hulling operations, greenhouses, wineries, silos, dehydrators, canneries and similar agricultural uses not exceeding a total combined building area of 10,000 square feet;
- K. Accessory buildings such as garages, carports, lath houses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure;
- L. Home occupations if a permit is secured pursuant to Chapter 15.780;
- M. Storage of materials used for the construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto and provided further that such use shall be permitted only during the construction period and the 30 days thereafter;
- N. Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises;
- O. The keeping of fowl and animals shall conform to all other provisions of law governing same. No pen, coop, stable, barn or corral used for fowl and animals shall be kept or maintained within fifty (50) feet of any dwelling or other building used for human habitation, or within one hundred (100) feet of the front lot line of the lot upon which it is located, or within twenty-five (25) feet of the street side of a corner lot, or within one hundred (100) feet of any parcel of land used for a public park, school or similar institution;
- P. Stands for the purpose of displaying and selling agricultural, floricultural or farming products which are grown or produced on the premises, provided that there shall be not more than one stand per lot or parcel of land. The ground coverage of the stand shall not exceed 300 square feet and it shall be set back from the street or highway right-of-way a distance of at least 20 feet. Such stand must be of good frame construction;
- Q. Windmills, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks;
- R. Seasonal Farm worker Housing which meets the Seasonal Farm worker Housing Standards as set forth in Chapter 15.800 and approved for such use pursuant to Title 25 of the California Code of Regulations. Seasonal Farm worker Housing shall also conform to such public health, building, and fire safety criteria as may be established by resolution or ordinance of the Board of Supervisors. (Ord. 1183 § 2, 2006)

15.330.040: Uses Permitted With a Conditional Use Permit

The following uses and structures may be permitted in the "AE" zone only if a conditional use permit has first been secured:

- A. Licensed storage and handling of agricultural chemicals;
- B. Fertilizer manufacturing or processing for resale;
- C. Farm labor camps and structures for transient labor;
- D. Hog and pig farming on parcels less than forty acres or on parcels contiguous to a Residential or Commercial Zone;
- E. Animal sales yards;
- F. Stables, riding academies with (1) more than one boarding horse per acre or (2) more than forty boarding horses dedicated for such use, regardless of the size of the parcel;
- G. Aqua culture with an aggregate pond larger than one acre in size;
- H. Agricultural processing plants and facilities, such as hulling operations, greenhouses, wineries, silos, dehydrators, canneries and similar agricultural uses exceeding a total combined building area of 10,000 square feet;
- I. Animal processing plants, rendering plants;
- J. Public and private non-profit nursery schools, elementary schools, junior high schools, high schools and colleges;
- K. Churches, public playgrounds and parks;
- L. Sales and services to farmers or farm-related activities;
- M. Power generation;

- N. Kennels, animal hospitals and veterinarian's offices;
 - O. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots; P. Storage (storage for resale) of inflammable fluid or gas fuels in a quantity greater than five hundred gallons in any container less than two and one-half feet below the surface of the ground;
 - Q. Injection wells;
 - R. Public dumping and disposal areas;
 - S. Mining and related processing activities;
 - T. Hunting clubs and facilities including spaces for recreational vehicles, horse racing establishments, golf courses, sporting clay courses, rodeos, spectator events and other similar uses;
 - U. Air strips and / or airports;
 - V. Home occupation not in residential dwelling for parcels smaller than 10 acres in size;
 - W. Cattle and hog feed yards and animal sales yards on parcels less than 80 acres and within ½ mile of any residential or commercial zoning district;
 - X. Confined animal facility;
 - Y. Agricultural products and equipment manufacturing establishments, such as farm equipment manufacturing, irrigation equipment and products manufacturing, and similar manufacturing of equipment or products used primarily by agriculture.
- (Ord. 1183 § 2, 2006)

15.330.050: Uses Permitted With an Administrative Permit

The following uses and structures may be permitted only if an administrative permit has first been secured:

- A. Second residence per each parcel of land (refer to minimum residential construction standards);
 - B. Natural gas wells;
 - C. Home occupation not in residential dwelling for parcels of at least 10 acres or more in size;
 - D. Agricultural Homestay Establishment.
- (Ord. 1183 § 2, 2006)

15.350: RE RURAL RESIDENTIAL ESTATE ZONE

15.350.020: Permitted Uses

The following uses and structures shall be permitted in the RE zone:

- A. One single-family residence or mobile home per parcel of land (refer to mobile home standards);
- B. In addition to the residence allowed under subsection A above for each parcel of land, one additional residence or mobile home for each five acres;
- C. Growing and harvesting of any agricultural crop or product;
- D. Growing and harvesting of field crops, grain and hay crops, and the growing of grass for pasture and grazing;
- E. Fish farming operations for the raising and harvesting of fish as a crop, but not including fishing clubs or fishing for the general public on a commercial basis;
- F. Agricultural service establishments primarily engaged in performing agricultural animal husbandry services or horticultural services to farmers;
- G. Accessory buildings such as garages, carports, lath houses, greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure;
- H. Home occupations if a permit is secured pursuant to Chapter 15.780;

- I. Storage of materials used for the construction of a building, including the contractor's temporary office; provided, that such use is on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and the thirty days thereafter;
- J. Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises;
- K. The keeping of fowl and animals shall conform to all other provisions of law governing same. No pen, coop, stable, barn or corral used for fowl and animals shall be kept or maintained within fifty feet of any dwelling or other building used for human habitation, or within one hundred feet of any parcel of land used for a public park, school or similar institution;
- L. Stands for the purpose of displaying and selling agricultural, floricultural or farming products which are grown or produced on the premises, provided that there shall be not more than one stand per lot or parcel of land. The ground coverage of the stand shall not exceed three hundred square feet, and it shall be set back from the street or highway right-of-way a distance of at least twenty feet. Such stand must be of good frame construction;
- M. Windmills, silos, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks.
(Ord. 1183 § 2, 2006)

15.350.030: Uses Permitted With a Conditional Use Permit

The following uses and structures may be permitted in the RE zone only if a conditional use permit has first been secured:

- A. Commercial stables, riding academies;
- B. Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges;
- C. Churches and religious institutions, private clubs and lodges, public playgrounds and parks, private or public golf courses;
- D. Sales and services to farmers or farm-related activities;
- E. Government buildings and properties;
- F. Animal hospitals and veterinarian's offices;
- G. Public utility buildings and public service or utility uses, (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots;
- H. Cemeteries, crematories and mausoleums;
- I. Planned mobile home parks;
- J. Natural gas wells;
- K. Injection wells providing ten acres parcel size for each injection well;
- L. Home occupation not in residential dwelling for parcels smaller than 10 acres in size.
(Ord. 1183 § 2, 2006)

15.350.040: Uses Permitted with an Administrative Permit

- A. Second residence per each parcel of land (refer to minimum residential construction standards).
- B. Administrator collector's permit subject to standards in Section 15.770.
- C. Home occupation not in residential dwelling for parcels of at least 10 acres in size.
(Ord. 1183 § 2, 2006)

15.350.050: Sub-Zone and Lot Area

- A. The minimum area of any lot or parcel of land for each of the RE sub-zones shall be as indicated below except in a planned unit development project:

Sub-Zone: RE-1

Minimum Parcel Size: 40,000 square feet

Sub-Zone: RE-2

Minimum Parcel Size: 1.7 acres

Sub-Zone: RE-5

Minimum Parcel Size: 4.25 acres

Sub-Zone: RE-10

Minimum Parcel Size: 8.5 acres

B. Each lot or parcel of land shall abut a public street for a minimum of sixty feet; the minimum width shall be one hundred twenty feet.

C. Lots which are less than ten acres in size shall conform to a 3:1 length to width ratio.

(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006;

15.360: RE-NW RURAL RESIDENTIAL ESTATE ZONE - NORTH WILLOWS

15.360.020: Permitted Uses

The following uses and structures shall be permitted in the RE-NW zone:

A. One single-family dwelling or mobile home, accessory buildings and uses, and home occupations per each parcel of land;

B. Crop and tree fanning, nurseries and greenhouses for the propagation of plants;

C. Private stables; provided, such stables shall not be closer than twenty-five feet to any street or property line;

D. Publicly owned parks and playgrounds and public schools and buildings when placed in conformance with the general plan;

E. Locations of underground utility installations, and of aboveground utility installations for local service; except that locations for substations, generating plants, and gas holders must be approved by the planning commission prior to construction, and the route of any proposed transmission line must be discussed in detail with the planning commission prior to acquisition;

F. Animal husbandry and livestock farming subject to the following requirements:

1. For each horse or head of cattle over one year of age there must be twenty thousand square feet, or

2. For each head of swine over twelve weeks of age there must be forty thousand square feet, or

3. For each head of sheep or goats there must be ten thousand square feet, and

4. Poultry and rabbit farming not to exceed fifty chickens or fifty rabbits per forty thousand square feet.

G. Major and minor auto repair of vehicles which are not owned or operated by occupants of the property. If such repair causes a nuisance or visual blight in the neighborhood, a conditional use permit shall be required.

(Ord. 1183 § 2, 2006)

15.360.030: Uses Permitted With a Conditional Use Permit

The following uses and structures may be permitted in the RE-NW zone only if a conditional use permit has first been secured:

A. Publicly owned parks and playgrounds and public schools and buildings, except as noted in Section 15.360.020(D);

B. Sanitariums, rest homes, hospitals, churches, private schools, day care centers;

C. Golf courses and country clubs;

D. Kennels;

E. Natural gas wells;

F. Planned mobile home parks with a maximum of two units per acre or forty thousand square feet;

G. Home occupation not in residential dwelling for parcels smaller than 10 acres in size.

(Ord. 1183 § 2, 2006)

15.370: R-1 SINGLE FAMILY RESIDENTIAL ZONE

15.370.030: Permitted Uses

The following uses and structures are permitted in the “R-1” zone:

- A. One single-family residence or mobile home per parcel of land;
- B. Accessory buildings such as garages, carports, lath houses, greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure;
- C. One home occupation per dwelling unit, if a permit is secured pursuant to Chapter 15.780;
- D. Storage of materials used for the construction of a building, including the contractor’s temporary office, provided that such use is on the building site or immediately adjacent thereto, and provided further that such shall be permitted only during the construction period and 30 days thereafter;
- E. Major and minor auto repair of vehicles which are not owned or operated by occupants of the property. If such repair causes a nuisance of visual blight in the neighborhood, a conditional use permit shall be required;
- F. One hobby kennel when accessory to a permitted principal use and not used for commercial purposes. No more than one hobby kennel is permitted per parcel of land.

(Ord. 1183 § 2, 2006)

15.370.040: Uses Permitted With a Conditional Use Permit

The following uses and structures are permitted in the “R-1” zone only if a conditional use permit has first been secured:

- A. Public and private non-profit nursery schools, elementary schools, junior high schools, high schools and colleges;
- B. Churches and religious institutions, private clubs and lodges, public playgrounds and parks, private or public golf courses;
- C. Government buildings and properties;
- D. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots; E. Kennel when accessory to a permitted principal use. No more than one kennel may be permitted parcel of land.

(Ord. 1183 § 2, 2006)

15.370.050: Uses Permitted With an Administrative Permit

The following uses and structures are permitted only if an administrative permit has first been secured:

- A. Second residence per each parcel of land (refer to minimum residential construction standards);
- B. Collection of five or fewer antique or hobby accumulation vehicles, subject to the requirements of chapter 15.770;
- C. One commercial hobby kennel when accessory to a principal permitted use. No more than one hobby kennel, commercial or otherwise, is permitted per lot.

(Ord. 1183 § 2, 2006)

15.530: AV AIRPORT ZONE

15.530.020: Permitted Uses

The following-uses and structures shall be permitted in the AV zone:

- A. Paved runways, taxiways, landing strips and aprons;
- B. Aircraft storage, service and repair hangars;

- C. Aircraft fueling facilities;
 - D. Passenger and freight terminal facilities;
 - E. Lighting, radio and radar facilities;
 - F. Accessory structures and facilities, including aircraft and aviation accessory sales.
- (Ord. 1183 § 2, 2006)

15.530.030: Uses Permitted With a Conditional Use Permit

Uses permitted in the M (industrial) zone; this does not include conditionally permitted uses in the M (industrial) zone.

- A. Commercial uses which are dependent upon the airport for their existence or commercial uses which are related to the traveling public, including highway, community and service commercial uses, but not including any commercial use such as minor or major auto repair or commercial use not conducted entirely within an enclosed building.
 - B. Those uses which have overhead public utility transmission and distribution facilities are not permitted.
 - C. Wash racks, rinsing and/or mixing facilities for agricultural chemicals and/or fertilizers prior to or following aerial application.
 - D. Non-airport related public facilities.
- (Ord. 1183 § 2, 2006)

For reference, application information and code pertaining to the discussion is included below.

Chapter 360

[RE-NW RURAL RESIDENTIAL ESTATE ZONE - NORTH WILLOWS](#)

Section 030 Uses Permitted With a Conditional Use Permit

The following uses and structures may be permitted in the RE-NW zone only if a conditional use permit has first been secured:

- B. Sanitariums, rest homes, hospitals, churches, private schools, day care centers;

ALSO:

Chapter 380

[R-M MULTIPLE RESIDENTIAL ZONE](#)

Section 020 Placement

The placement of the R-M zone is to be limited to the unincorporated areas of the county which have sanitary sewer systems and a piped water system, or which are located within an established service area of a governmental district or utility company which can offer such services. (Ord. 1183 § 2, 2006)

Section 040 Uses Permitted With a Conditional Use Permit

The following uses and structures may be permitted only if a conditional use permit has first been secured:

- A. Boardinghouses and rooming-houses;
- B. Planned mobilehome parks;
- C. Convalescent hospitals;
- D. Rest homes;

Definitions, general:

9. "Nursing home" means a structure operated as a lodginghouse in which nursing, dietary and other personal services are rendered to convalescents, invalids or aged persons (other than persons suffering from contagious or mental diseases, alcoholism or drug addiction) and in which surgery is not performed and primary treatment, such as customarily is given in hospitals and sanitariums, is not provided. A convalescent home shall be deemed a nursing home.

10. "Rest homes" means the same as "nursing home".

INSTRUCTIONS FOR FILING APPLICATION FOR CONDITIONAL USE PERMIT

The Glenn County Planning & Public Works Agency advises the Applicant to request a Pre-Application Review to be reviewed by the Technical Review Group **PRIOR** to applying for projects requiring development permits or projects that propose substantial land use changes. Application fees are only for the processing of the application and not a guarantee that the project will be approved. There is a **Non-Refundable Fee of \$327.00** which will be credited toward the application fee if the application is submitted within six (6) months of the pre-application review. Fees are accepted by check, cash, or credit card. Checks should be made payable to Glenn County.

It is advisable to obtain Building Department and Health Department requirements **PRIOR** to applying for a Conditional Use Permit. This application is for the use of the property and in no way guarantees the acceptability of the site for onsite sewage disposal systems.

The following list is intended to meet the requirements of State of California Government Code Section 65940.

APPLICATION CHECKLIST:

1. The applicant shall pay the required application fee. Fees are accepted by check, cash, or credit card. Checks should be made payable to Glenn County. The current application fee is as follows:

Filing Fee:	\$ 2,622.00
Recorder Processing Fee:	\$ <u>50.00</u>
Total Fee:	\$ 2,672.00

2. The County of Glenn will refer your application to the Northeast Information Center (NEIC) of the California Historical Resources Information System (CHRIS) for a Records Search to identify the potential existence of historical and/or cultural resources located at the project site. This is a state requirement as of March 1, 2005. **A separate non-refundable fee of \$75.00 is required.** The check or money order (no cash) should be made out to the NEIC. The NEIC will provide a recommendation of whether further archeological survey of the project site is warranted. If further archeological survey work is required, the County will work with the applicant to see that it is accomplished, according to set standards, by a qualified archaeologist. The applicant can be provided with a list of qualified archaeologists. The applicant shall bear all costs associated with further archeological survey work required to continue processing the application.

3. The application form shall be properly filled out and signed by the applicants and ALL property owners. All property owners shall sign (husband and wife) or a Power-of-Attorney shall be submitted specifically authorizing a designated person to sign the application. If the property owner is a corporation, a Resolution from the corporation authorizing this application shall be submitted. The Resolution shall indicate an individual or individuals who are authorized to sign the application on behalf of the corporation.

4. Preliminary Title Report (issued within 90 days) and Current Deeds.

5. The attached Environmental Information Form must be properly filled out and signed.
6. If applicable, one set of building plans shall be required at the time of application submittal. The plans shall show elevations to scale which show all sides of any proposed building or structure. The elevations shall identify exterior materials. The plans shall also include a detailed scaled drawing of the floor plan for each proposed building or structure. The floor plan shall show uses within each proposed building or structure.
7. One copy of the current County Assessor's Map with the property for the proposed project delineated on the map shall be submitted with the application.
8. **SITE PLAN REQUIREMENTS:**
Twenty-five (25) copies of a clear and legible site plan shall be submitted with the application. Additional copies of the site plan shall be submitted to the County upon request. For complex projects, it is recommended that the site plan be prepared by a professional engineer. The site plan shall be at least 8.5 inches by 11 inches. It shall be large enough to show all information clearly and shall be drawn using an engineer's scale. A legible reproducible reduction of the site plan is also required if presented on sheets larger than 11 inches by 17 inches. In addition, a digital copy of the map and aerial photographs are encouraged. The site plan shall contain the following information unless it doesn't apply to the specific project or project location:
- (a) Name, mailing address, and phone number of applicant(s).
- (b) Name, mailing address, and phone number of property owner(s).
- (c) Name, mailing address, and phone number of engineer or person who prepared the site plan and the date of preparation (if applicable).
- (d) Current Glenn County Assessor's Parcel Number(s) and property address (if applicable).
- (e) North arrow and scale. The site plan shall be drawn so that north faces the top of the page and shall be drawn to a scale. The scale of the site plan shall be indicated (i.e. graphic bar scale, verbal scale, representative fraction).
- (f) All property dimensions and acreage. Parcels less than one acre in area may be noted in square feet.
- (g) Locations of all existing and proposed buildings and structures including their dimensions (LxW), height (H), and distances to all property lines (setbacks). The distances between all proposed and existing buildings and structures shall also be shown. Proposed buildings and structures shall be clearly differentiated from existing buildings and structures. All buildings and structures shall be labeled according to their type of use. Any existing buildings or structures proposed to be removed shall be identified.
- (h) Names, locations, and dimensions of all existing adjoining/adjacent streets or roads, width of road right-of-ways, and location of center of roads. Also show the locations and dimensions of existing and proposed driveways, on-site curbs, gutters, sidewalks, road surface widths, and possible future street continuations.
- (i) The widths, location, and purpose of all existing and proposed easements on-site and show or describe off-site access easements serving the project.

- (j) Existing and proposed walls and fences including location, height, and construction material.
- (k) Locations and dimensions of all existing and proposed utilities including pipelines, sewer lines, irrigation and drainage facilities, fire hydrants within 300 feet on the project site, water wells, septic tanks and drain (leach) fields. Include a list of all firms and/or public districts supplying utility services. Sewage disposal and water supply shall comply with the Health standards (Chapter 15.660 & 15.670 of the Glenn County Code).
- (l) Existing and proposed off-street parking and loading areas. The locations, number of spaces, dimensions, type of surfacing, and internal circulation pattern shall be shown. Areas to be reserved for disabled parking shall be indicated. Include any concrete curbing, retaining walls, and on-site lighting. Off-street parking and loading areas shall comply with Chapter 15.610 of the Glenn County Code unless otherwise approved.
- (m) The locations and dimensions of any proposed signs. Indicate on a separate detailed drawing, the size, height aboveground if free standing, and what will be on the face of the sign(s). Also, indicate if the sign(s) will be illuminated and how. Signs shall comply with the standards of Chapter 15.620 of the Glenn County Code.
- (n) Locations and dimensions of open and outdoor storage. Outdoor storage shall comply with Glenn County Code Section 15.560.110 unless otherwise approved. Also show locations of any trash enclosures.
- (o) Existing and proposed landscaping in accordance with Chapter 15.570 of the Glenn County Code. A Landscaping Plan, either as an overlay of the proposed Site Plan or a separate drawing, shall be submitted to the planning authority for review and approval by the Director. The Landscaping Plan shall include: the location of all landscaped areas with the proposed shrubs, trees, and other plant materials clearly labeled with information on size, type, and spacing. A description and layout of the proposed irrigation system is also required. (Note: no use shall commence nor occupancy permit issued until the Landscaping Plan has been implemented and approved)
- (p) Identify adjacent land uses and distances to any residential dwellings within 500 feet of subject property.
- (q) Locations of any hazardous material or chemical storage. Include locations of above or below ground storage tanks.
- (r) Show lines indicating the direction of the slope of the land and the approximate percent grade, including all drainage features. A separate Drainage Plan may be required. Include locations of any proposed grading and drainage. Areas subject to inundation or overflow shall be indicated. Include contour lines at sufficient intervals to provide for a proper study of drainage and indicate the direction of flow.
- (s) Locations of all watercourses including FEMA 100-year floodplain, reservoirs, rivers, creeks, ponds, and irrigation canals. Also illustrate mature trees, rock outcroppings, and similar natural features.
- (t) A small inset map indicating the location of the land in relation to the nearest major roads and/or significant features in the surrounding area or region.
- (u) Identify any other information on the site plan which may be pertinent to the specific project or site.

9. A clear and legible written narrative shall be submitted on a separate sheet of paper which details the proposed project. The narrative shall include: proposed uses, number of employees, proposed hours of operation, traffic count, types and quantities of any storage of material, any processing of material, etc. Additionally, explain why the establishment, maintenance or operation of

the use of the proposed project, will not, under the circumstance of the particular case, be detrimental to the health, safety (including traffic safety), and general welfare (peace, morals) of persons residing or working in the vicinity, or injurious to property and improvements in the vicinity.

In order to consider approval of the Conditional Use Permit, the application should demonstrate that the proposed project would meet all applicable minimum requirements as established in Glenn County Code Title 15, Development Standards, Part 1 Performance Standards, Chapters 15.560 through 15.620. Uses which are not in compliance with all applicable performance standards are allowed with approval of a Conditional Use Permit. Any deviations from the performance standards will need to be specifically addressed and approved during the Conditional Use Permit process. The performance standards shall not be construed as preventing the review authority, as part of any discretionary approval, to require more restrictive standards as deemed necessary.

According to Section 65943 of the California Government Code, your application shall be reviewed by the County within 30 days from the filing date to determine the completeness of the application. You shall receive written notice if the application is determined to be incomplete. Please note that acceptance of the application as complete is not an indication of approval.

If the application is deemed incomplete for further processing, the applicant may appeal this decision to the Planning Commission by filing a Notice of Appeal with the Planning & Public Works Agency within ten (10) days from the date of the written notice (Glenn County Code §15.050.040). The Notice of Appeal shall be submitted in writing and accompanied by a \$450.00 appeal fee.

The Planning & Public Works Agency or any other reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application. According to Section 65944(C), additional information may be requested in order to comply with Divisions 13 of the State of California Public Resources Code.

Pursuant to Board of Supervisors Resolution No. 96-12

For complex projects, an estimate of the Glenn County Planning & Public Works Agency time and expense shall be prepared by the Glenn County Planning Division within thirty days of application submittal. The Applicant shall be notified of the amount of deposit required in writing. The Applicant shall be required to deposit the amount of money specified in the estimate in a Glenn County Planning & Public Works Agency Trust Account for the specific application.

No work shall be performed by the Glenn County Planning & Public Works Agency on the project in excess of the allotted hours listed above until funds are deposited in a Glenn County Planning & Public Works Agency Trust Account. Funds shall be deposited prior to determining that the application is complete for processing. At the time of final project approval, any excess funds remaining in the Trust Account shall be returned to the applicant.

Additional Fee: California State Fish and Game Code Section 711.4:

Pursuant to California Fish & Game Code §711.4, the County of Glenn is required to collect filing fees for the Department of Fish and Game for all projects processed with a Negative Declaration or Environmental Impact Report unless a fee exemption is provided in writing from the Department of Fish and Game. These filing fees are collected to defray the costs of managing and protecting fish and wildlife resources including, but not limited to, consulting with public agencies, reviewing environmental documents, recommending mitigation measures, and developing monitoring programs.

California Fish & Game Code §713 requires the Department of Fish and Game to adjust the filing fees annually. The annual fee adjustments are based on changes in the Implicit Price Deflator for State and Local Government Purchases of Goods and Services, as published by the U.S. Department of Commerce. As the filing fees are adjusted annually, you will be notified of the fee amount upon release of the environmental document for the project. You may go to <http://www.dfg.ca.gov/habcon/ceqa/> for more information and to see a list of the current filing fees.

Pursuant to California Fish & Game Code §711.4(d) and California Code of Regulations Title 14, Chapter 3, Article 6, Section 15075(a), the filing fee is required to be submitted **within 5 DAYS of approval** of any project. All checks should be made payable to Glenn County. Under Section 711.4 (c)(3) of the Fish and Game Code, any approvals granted for any project are not vested until the filing fee is paid.

Additional Fees:

If additional fees are required for environmental review of a project, the applicant shall be responsible for these fees. The applicant shall also be responsible to pay the cost for obtaining any necessary permits from any other agencies.

INSTRUCTIONS FOR FILING APPLICATION FOR ZONE CHANGE

The Glenn County Planning & Public Works Agency advises the Applicant to request a Pre-Application Review to be reviewed by the Technical Review Group **PRIOR** to applying for projects requiring development permits or projects that propose substantial land use changes. Application fees are only for the processing of the application and not a guarantee that the project will be approved. There is a **Non-Refundable Fee of \$327.00** which will be credited toward the application fee if the application is submitted within six (6) months of the pre-application review. Fees are accepted by check, cash, or credit card. Checks should be made payable to Glenn County.

The following list is intended to meet the requirements of State of California Government Code Section 65940.

APPLICATION CHECKLIST:

1. The applicant shall pay the required application fee. Fees are accepted by check, cash, or credit card. Checks should be made payable to Glenn County. The current application fee is as follows:

Filing Fee:	\$ 3,165.00
Recorder Processing Fee:	\$ <u>50.00</u>
Total Fee:	\$ 3,215.00 (Zone Change)

If the application for a Zone Change is submitted concurrently with an application for a General Plan Amendment, only one fee will be collected to process both applications. The following application fee shall apply if applications are filed together:

Filing Fee:	\$ 3,420.00
Recorder Processing Fee:	\$ <u>50.00</u>
Total Fee:	\$ 3,470.00 (General Plan Amendment/Zone Change)

2. The County of Glenn will refer your application to the Northeast Information Center (NEIC) of the California Historical Resources Information System (CHRIS) for a Records Search to identify the potential existence of historical and/or cultural resources located at the project site. This is a state requirement as of March 1, 2005. **A separate non-refundable fee of \$75.00 is required.** The check or money order (no cash) should be made out to the NEIC. The NEIC will provide a recommendation of whether further archeological survey of the project site is warranted. If further archeological survey work is required, the County will work with the applicant to see that it is accomplished, according to set standards, by a qualified archaeologist. The applicant can be provided with a list of qualified archaeologists. The applicant shall bear all costs associated with further archeological survey work required to continue processing the application.

3. The application form shall be properly filled out and signed by the applicants and ALL property owners. All property owners shall sign (husband and wife) or a Power-of-Attorney shall be submitted specifically authorizing a designated person to sign the application. If the property owner is a corporation, a Resolution from the corporation authorizing this application shall be submitted. The Resolution shall indicate an individual or individuals who are authorized to sign the application on behalf of the corporation.

4. Preliminary Title Report (issued within 90 days) and Current Deeds.

5. The attached Environmental Information Form must be properly filled out and signed.

6. One copy of the current County Assessor's Map with the property for the proposed project delineated on the map shall be submitted with the application.

7. **MAP REQUIREMENTS:**

Thirty (30) copies of a clear and legible map shall be submitted with the application. Additional copies of the map shall be submitted to the County upon request. The map shall be at least 8.5 inches by 11 inches. It shall be large enough to show all information clearly and shall be drawn using an engineer's scale.

Additionally, one legible reproducible reduction of the map shall be presented on sheets of 8.5 inches by 11 inches. In addition, a digital copy of the map and aerial photographs are encouraged.

The map shall contain the following information unless it doesn't apply to the specific project or project location:

(a) Name, mailing address, and phone number of applicant(s).

(b) Name, mailing address, and phone number of property owner(s).

(c) Name, mailing address, and phone number of engineer or person who prepared the map and the date of preparation (if applicable).

(d) Current Glenn County Assessor's Parcel Number(s) and property address (if applicable).

(e) North arrow and scale. The map shall be drawn so that north faces the top of the page and shall be drawn to a scale. The scale of the map shall be indicated (i.e. graphic bar scale, verbal scale, representative fraction).

(f) All property dimensions and acreage. Parcels less than one acre in area may be noted in square feet.

(g) Locations of all existing buildings and structures including their dimensions and distance to all property lines (setbacks). All buildings and structures shall be labeled according to their type of use. Any existing buildings or structures proposed to be removed shall be identified.

(h) Names, locations, and dimensions of all existing and proposed adjoining/adjacent streets or roads, width of road right-of-ways, and location of center of roads. Also show the locations and dimensions of existing on-site curbs, gutters, sidewalks, road surface widths, and possible future street continuations.

- (i) The widths, location, and purpose of all existing and proposed easements on-site and show or describe off-site access easements serving the project.
- (j) Existing walls and fences including location, height, and construction material.
- (k) Locations and dimensions of all existing utilities including pipelines, sewer lines, irrigation and drainage facilities, fire hydrants within 300 feet of the project site, water wells, septic tanks and drain (leach) fields. Include a list of all firms and/or public districts supplying utility services.
- (l) Show existing and proposed zoning designations for the project site.
- (m) Identify adjacent land uses and zoning designations within 300 feet of the project boundary.
- (n) Show lines indicating the direction of the slope of the land and the approximate percent grade, including all drainage features. Areas subject to inundation or overflow shall be indicated. Include contour lines at sufficient intervals to provide for a proper study of drainage.
- (o) Locations of all watercourses including FEMA 100-year floodplain, reservoirs, rivers, creeks, ponds, and irrigation canals. Also illustrate mature trees, rock outcroppings, and similar natural features.
- (p) A small inset map indicating the location of the land in relation to the nearest major roads and/or significant features in the surrounding area or region.
- (q) Identify any other information on the map which may be pertinent to the specific project or site.

According to Section 65943 of the California Government Code, your application shall be reviewed by the County within 30 days from the filing date to determine the completeness of the application. You shall receive written notice if the application is determined to be incomplete. Please note that acceptance of the application as complete is not an indication of approval.

If the application is deemed incomplete for further processing, the applicant may appeal this decision to the Planning Commission by filing a Notice of Appeal with the Planning & Public Works Agency within ten (10) days from the date of the written notice (Glenn County Code §15.050.040). The Notice of Appeal shall be submitted in writing and accompanied by a \$450.00 appeal fee.

The Planning & Public Works Agency or any other reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application. According to Section 65944(C), additional information may be requested in order to comply with Divisions 13 of the State of California Public Resources Code.

Pursuant to Board of Supervisors Resolution No. 96-12

For complex projects, an estimate of the Glenn County Planning & Public Works Agency time and expense shall be prepared by the Glenn County Planning Division within thirty days of application submittal. The Applicant shall be notified of the amount of deposit required in writing. The Applicant shall be required to deposit the amount of money specified in the estimate in a Glenn County Planning & Public Works Agency Trust Account for the specific application.

No work shall be performed by the Glenn County Planning & Public Works Agency on the project in excess of the allotted hours listed above until funds are deposited in a Glenn County Planning & Public Works Agency Trust Account. Funds shall be deposited prior to determining that the application is complete for processing. At the time of final project approval, any excess funds remaining in the Trust Account shall be returned to the applicant.

Additional Fee: California State Fish and Game Code Section 711.4:

Pursuant to California Fish & Game Code §711.4, the County of Glenn is required to collect filing fees for the Department of Fish and Game for all projects processed with a Negative Declaration or Environmental Impact Report unless a fee exemption is provided in writing from the Department of Fish and Game. These filing fees are collected to defray the costs of managing and protecting fish and wildlife resources including, but not limited to, consulting with public agencies, reviewing environmental documents, recommending mitigation measures, and developing monitoring programs.

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Additional Fees:

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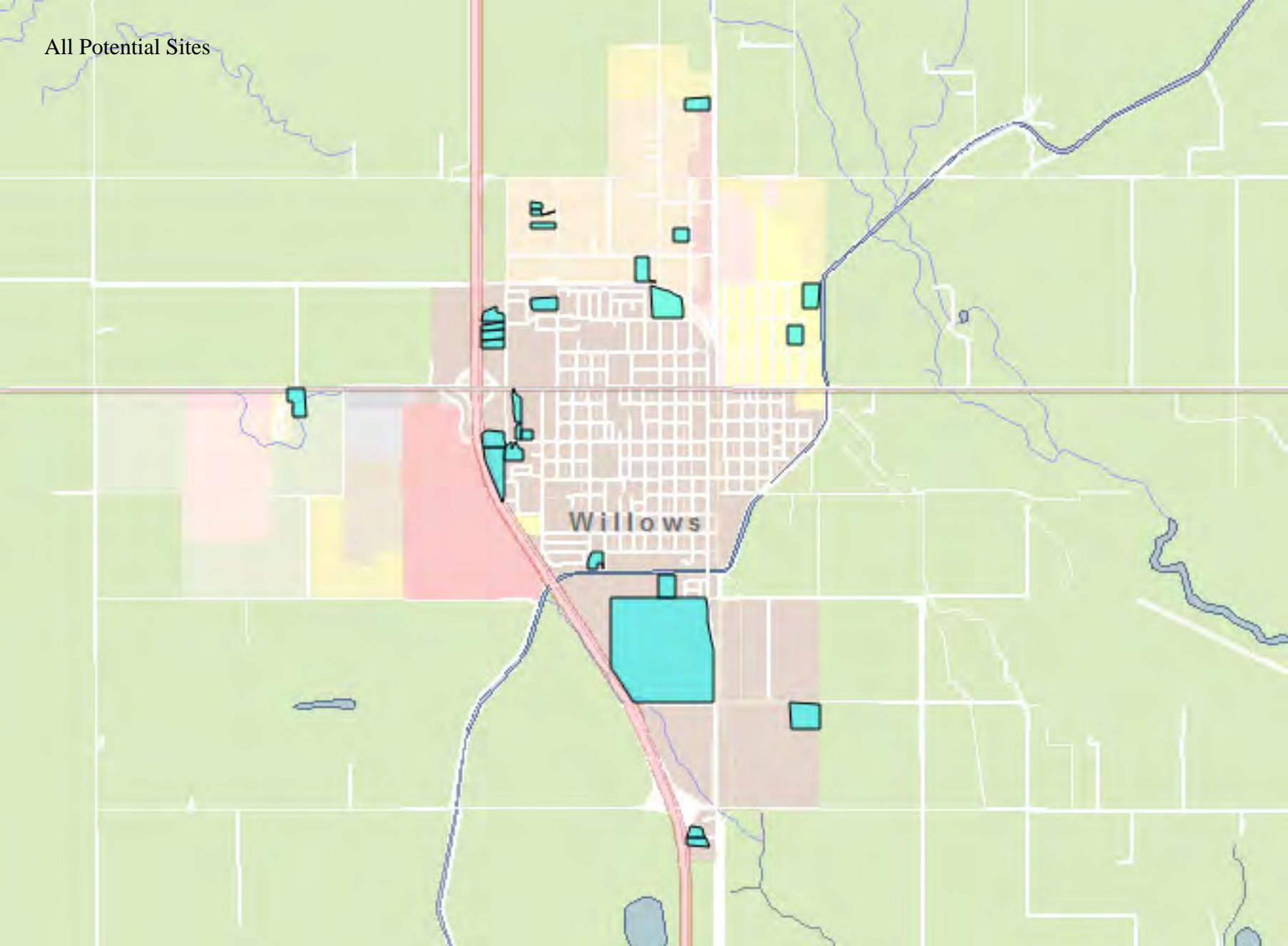
Summary of the Most Appropriate Potential Sites

<u>Site #</u>	<u>Location</u>	<u># Acres</u>	<u>Zoning</u>	<u>Onsite Constraints/Capacity</u>	<u>Drawbacks</u>	<u>Advantages</u>
	<u>Tier 1 Properties</u>					
3	CR 99W south of CR 53	>10	R1/PD, CG/ML/PD, Open Space	n/a	Very large parcel would have to be subdivided Not within walking distance to restaurants	Aesthetic location Sufficient size to allow for green space / expansion
					Zoning would need exception to Willows Municipal Code that restricts use to 6 or fewer unless rezoned to R-3 Sewer and water need to be extended to site	Direct access to a main street
8	Humboldt and Sycamore	3.18	R3 and RP	Developer would have to contribute to sewer lift station	2 parcels Small size	Close to hospital Walking distance to restaurants
					Zoning would need exception to Willows Municipal Code that restricts use to 6 or fewer for AL; should be okay for IL Negative perception of adjacent apartments	Might be able to share services with the affordable senior apartment project planned for the Pacific Group property On the bus route
11 to 14	Humboldt Avenue (4 parcels)	14.3 total	1 - CH; 2 - CG; 1 - CG/PD	2 parcels - services available and in Zone C Flood Zone The other 2 parcels - n/a Noise from I5	Surrounding commercial uses Backs up to I5 Four separate parcels If only had 1 parcel may be long and narrow Not zoned appropriately	Located close to Eskaton and a residential neighborhood Might be able to share services with Eskaton Walking distance to restaurants
15	815 Pacific Avenue	4.94	R-1/A	n/a	Not within walking distance to restaurants Zoning would need exception to Willows Municipal Code that restricts use to 6 or fewer unless rezoned to R-3	Residential neighborhood Aesthetic location
16	Green Street west of Butte	> 10	RE-5*	n/a	Not within walking distance to restaurants Not zoned appropriately Zone A Flood Zone Would need to be connected to the City's sewer	Residential neighborhood Aesthetic location Sufficient size to allow for green space / expansion
22	Pacific Avenue between CR 48 and CR 49	3.68	RE-NW*	n/a	L-shape may be difficult to develop No visibility or direct access from a main street Not within walking distance to restaurants	Residential neighborhood On market - motivated seller Acceptable zoning with CUP
	<u>Tier 2 Properties</u>					
5	Elm and Merrill	2.88	R-1 (R-3 after rezone)	Services available	Unusual shape of site	Located next to a park

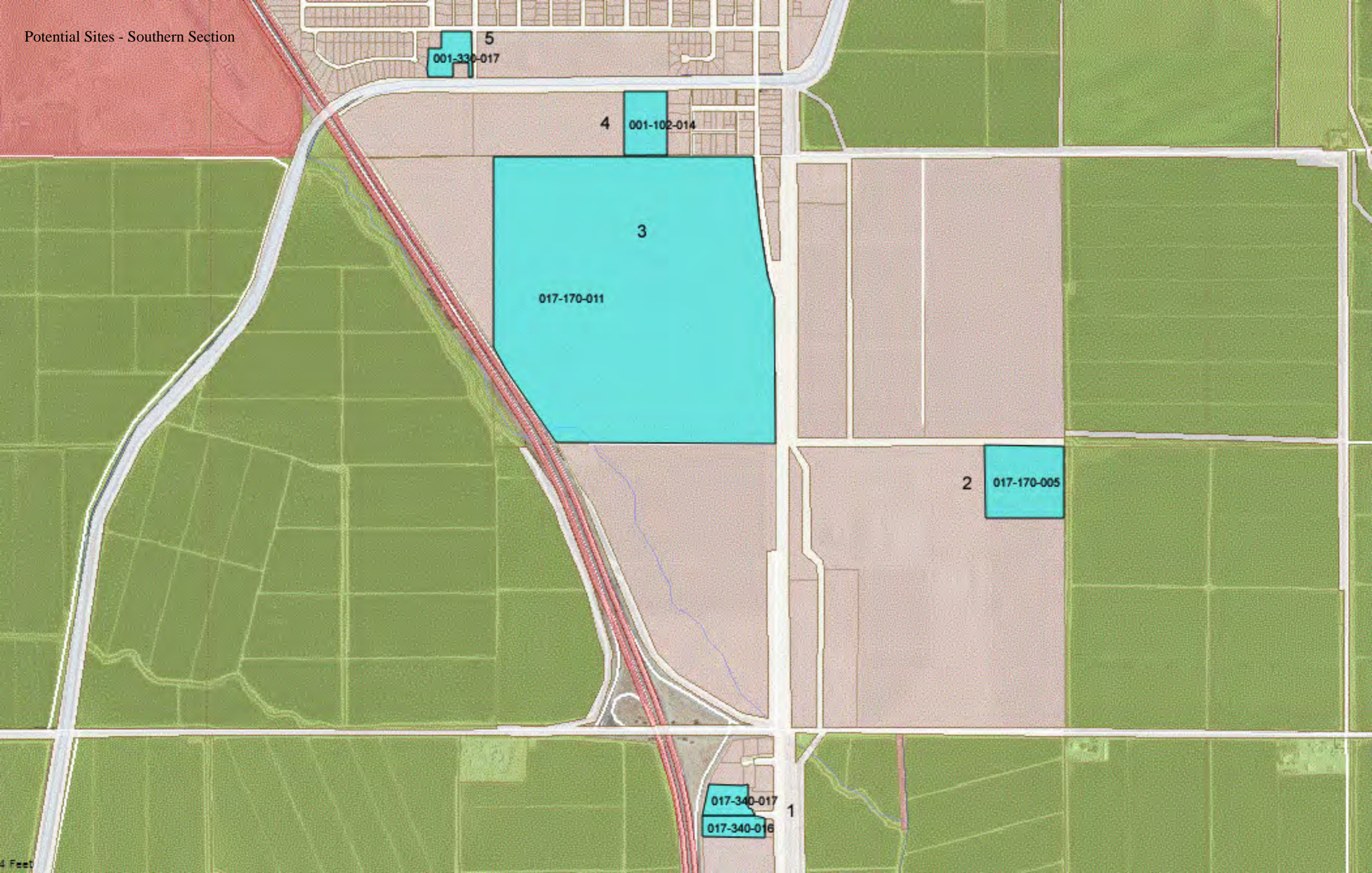
Summary of the Most Appropriate Potential Sites

					Small size	Residential neighborhood
					No visibility or direct access from a main street	Services available
					Not within walking distance to restaurants	
					Zoning would need exception to Willows Municipal Code that restricts use to 6 or fewer unless rezoned to R-3	
					Zone A Flood Zone	
19	1st and Plumas (across from church)	5.74	RE-NW*	n/a	Not within walking distance to restaurants	Residential neighborhood
					No visibility or direct access from a main street	Aesthetic location
					Zone A Flood Zone	Acceptable zoning with CUP
					No sewer or water	

All Potential Sites



Potential Sites - Southern Section



001-330-017

5

4

001-102-014

3

017-170-011

2

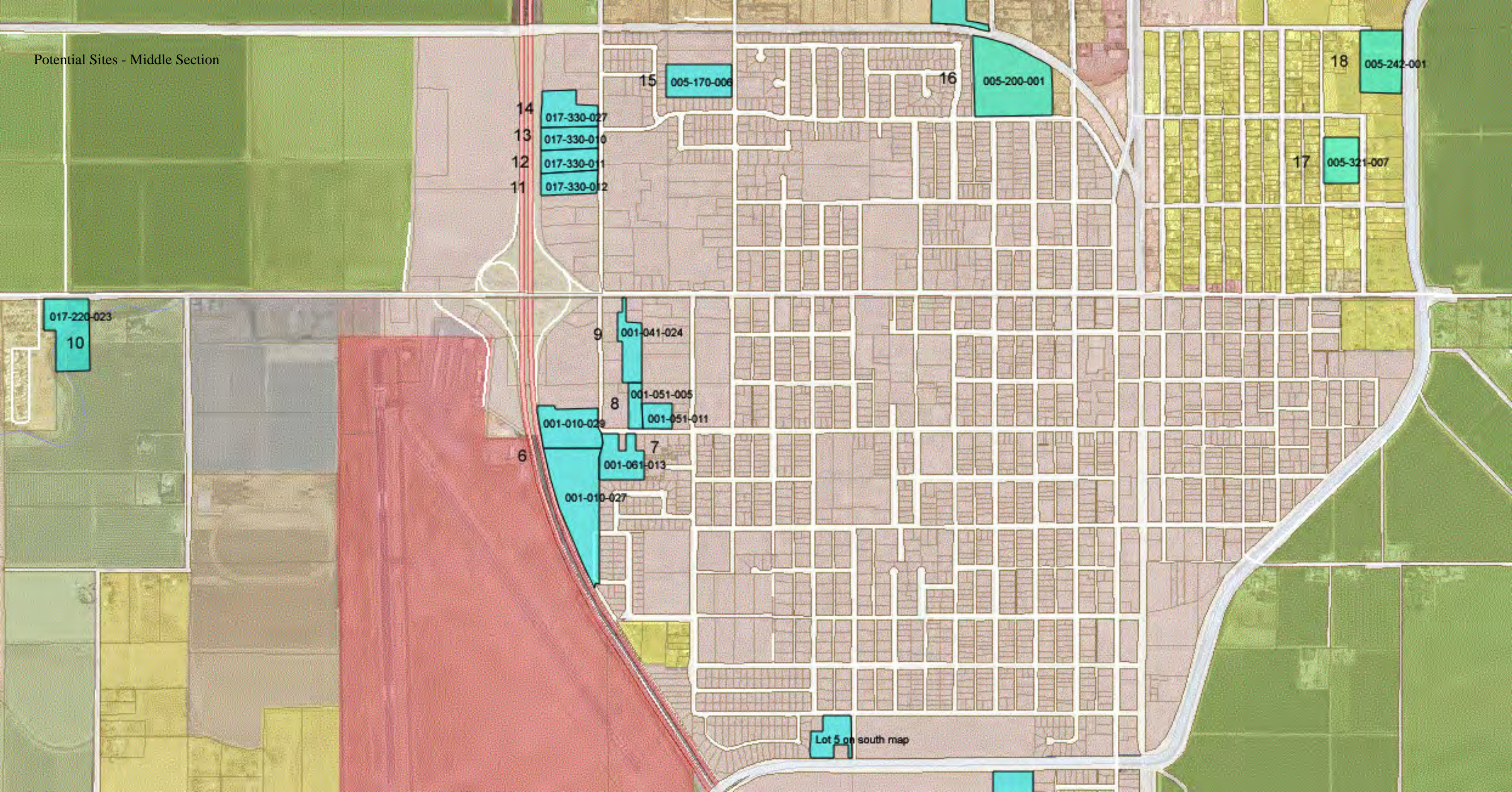
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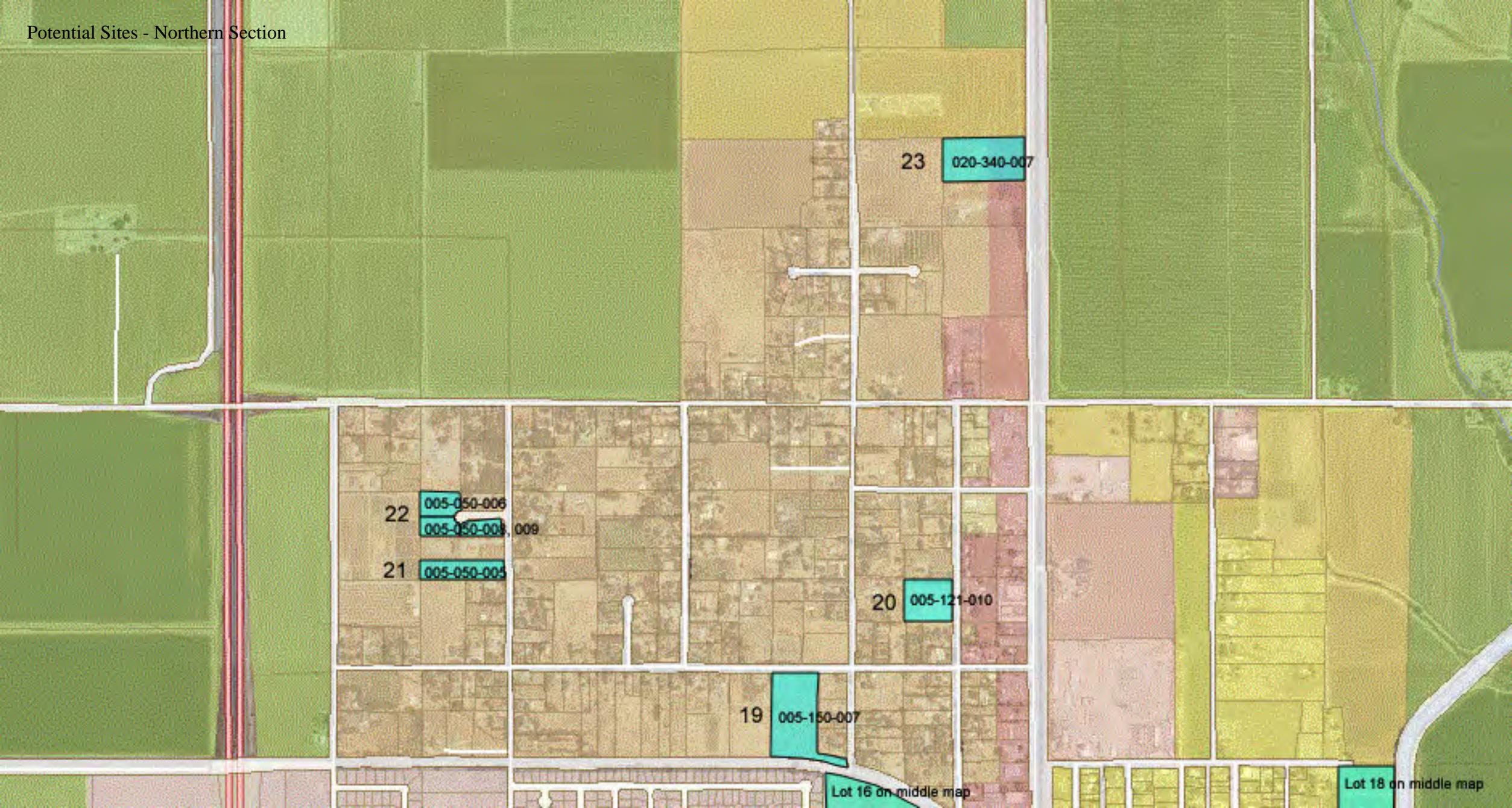
1

Potential Sites - Middle Section



Lot 5 on south map

Potential Sites - Northern Section



Appendix I

Possible Funding Sources

**Possible Sources of Capital Funds
For a Senior Housing Project**

Financing Program	Description and Resources
Tax Exempt Bonds (fixed and variable)	<p>Tax-exempt bonds are municipal bonds that are not taxed by the federal government and are free from state and local taxes in most states if purchased by in-state residents. Most general obligation municipal bonds are exempt from state and local taxes in the states where they are originated, and certain bonds are triple tax exempt, regardless of where they originate. If the yield differential is high enough, a taxable bond issued out of state actually may pay a better return to the investor. Tax-exempt bonds typically have 30-year terms, with debt coverage ratios of 1.3 typical. May be used for either independent living or assisted living.</p> <p>For more information: http://www.irs.gov/pub/irs-tege/teb_phase_1_course_11204_-2module_a.pdf</p>
HUD 232 Mortgage Insurance	<p>Section 232 is a FHA-insured loan product that covers housing for seniors in need of supportive services, such as nursing homes, assisted living facilities and board and care homes. Section 232 may be used to finance the purchase, refinance, new construction, or substantial rehabilitation of a project. The program allows for long-term, fixed-rate financing (up to 40 years). The maximum loan amount is based on the lesser of up to 95% of the project's value, a 1.45 debt service coverage ratio, or 100% of HUD's estimated replacement cost. For use only with licensed facilities, such as assisted living facilities.</p> <p>For more information: http://portal.hud.gov/hudportal/HUD?src=/federal_housing_administration/healthcare_facilities/section_232/lean_processing_page</p>
HUD 221(d)(3) and (d)(4) Mortgage Insurance for Rental and Cooperative Housing	<p>Section 221(d)(3) and 221(d)(4) insures mortgage loans to facilitate the new construction or substantial rehabilitation of multifamily rental or cooperative housing for moderate-income families, the elderly, and the handicapped. There are no income limits associated with these programs. Section 221(d)(3) is used by non-profit sponsors and 221(d)(4) is used by profit-motivated sponsors. The 221 program allows for long-term mortgages (up to 40 years) that can be financed with Government National Mortgage Association (GNMA) Mortgage Backed Securities.</p> <p>The maximum mortgage limits are currently the lesser of 83.3% of HUD's estimated cost plus land, 1.2 debt service coverage ratio, HUD statutory per-unit limits, higher limits for non-profits, or 100% of mortgageable transaction costs less grants, public loans and tax credits. For use with unlicensed rental projects such as independent living.</p> <p>For more information: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdsc/rentcoophs221d3n4</p>
USDA Rural Development Community Facilities Direct Loan	<p>USDA Rural Development Community Facilities Direct Loan funds may be used to construct, enlarge or improve community facilities for health care, public safety and public services in rural areas and towns of up to 20,000 in population. Acceptable uses can include costs to acquire land needed for a facility, pay necessary professional fees and/or purchase equipment required for its operation. Loans are available to public entities such as municipalities, counties and special-purpose districts, as well to non-profit corporations and tribal governments. There are three levels of interest rates available, each on a fixed basis, based on the median household income for the area. The maximum term for USDA direct loans is 40 years. For use only with licensed facilities such as assisted living.</p>

Financing Program	Description and Resources
	<p>For more information: http://www.rurdev.usda.gov/HAD-CF_Loans.html</p>
<p>USDA Rural Development Community Facilities Guaranteed Loan</p>	<p>USDA Rural Development provides a credit enhancement to help finance community facilities in rural areas and towns of up to 20,000 in population. Through the Community Facilities Guaranteed Loan Program, RD guarantees up to 90 percent of loss of principal and interest on loans and bonds made to develop or improve essential community facilities in rural areas. A broad range of community facilities are eligible for guaranteed loans.</p> <p>Loan funds may be used to construct, enlarge, or improve community facilities for health care, public safety, and public services. This can include costs to acquire land needed for a facility, pay necessary professional fees, and purchase equipment required for its operation. Eligible loans can be made and serviced by lenders such as banks, savings and loans, mortgage companies which are part of bank holding companies, banks of the Farm Credit System, or insurance companies regulated by the National Association of Insurance Commissioners. Up to 90% of any loss of interest or principal on the loan is guaranteed. The interest rate is the lender's customary interest rate for similar projects, and may be fixed or variable. May be used only for licensed facilities such as assisted living.</p> <p>For more information: http://www.rurdev.usda.gov/HAD-CF_Loans.html</p>
<p>USDA Rural Development Community Facility Grants</p>	<p>USDA Rural Development provides grants to assist in the development of essential community facilities in rural areas and towns of up to 20,000 in population. Grants are authorized on a graduated scale, with applicants located in small communities with low populations and low incomes receiving a higher percentage of grants. Grants are available to public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments. Applicants must be unable to obtain needed funds from commercial sources at reasonable rates and terms.</p> <p>Grant funds may be used to construct, enlarge, or improve community facilities for health care, public safety, and community and public services, and may be made in combination with USDA Rural Development direct or guaranteed loans, applicant contributions, or loans or grants from other sources. Grant assistance may be available for up to 75% of project costs, with grant funding limitations based on population and income, economic feasibility, and availability of funds. For use only with licensed facilities such as assisted living.</p> <p>For more information: http://www.rurdev.usda.gov/HAD-CF_Grants.html</p>
<p>USDA Rural Rental Housing Loans (Section 515)</p>	<p>Section 515 Rural Rental Housing Loans are mortgages made by USDA to provide affordable rental housing for very low, low, and moderate-income families, elderly persons, and persons with disabilities. The 515 is primarily a direct mortgage program, but its funds may also be used to buy and improve land and provide necessary facilities such a water and waste disposal systems.</p> <p>The Rural Development State Directors use needs criteria to establish a list of targeted communities for which applicants may request loan funds. A list of these communities is published yearly in the Federal Register in the form of a Notice of Funding Availability (NOFA). The applications are then rated competitively in order</p>

Financing Program	Description and Resources
	<p>to select recipients. The NOFA is generally published around November 1 each year.</p> <p>Eligible applicants include individuals, partnerships, limited partnerships, for-profit corporations, non-profit corporations, limited equity cooperatives, Native American tribes, and public agencies. For use with unlicensed rental projects that meet income-eligibility requirements.</p> <p>For more information: http://www.rurdev.usda.gov/HAD-Direct_Rental_Loans.html</p>
<p>USDA Rural Development Business and Industry Guaranteed Loans (B&I)</p>	<p>The purpose of the Business and Industry Guaranteed Loan Program is to improve, develop or finance business, industry, and employment and improve the economic and environmental climate in rural communities. This purpose is achieved by bolstering the existing private credit structure through the guarantee of quality loans which will provide lasting community benefits.</p> <p>A borrower must be engaged in or proposing to engage in a business that will provide employment; improve the economic or environmental climate; promote the conservation, development and use of water for aquaculture; or reduce reliance on nonrenewable energy resources by encouraging the development and construction of solar energy systems and other renewable energy systems.</p> <p>B&I loans are normally available in rural areas, which include all areas other than cities or towns of more than 50,000 people and the contiguous and adjacent urbanized area of such cities or towns. Loan purposes are not limited to but include business and industrial acquisitions when the loan will keep the business from closing, prevent the loss of employment opportunities, or provide expanded job opportunities; business conversion, enlargement, repair, modernization or development; purchase and development of land, easements, rights-of-way, building, or facilities; and the purchase of equipment, leasehold improvements, machinery, supplies or inventory.</p> <p>The maximum of guarantee is 80% for loans of \$5 million or less and 70% for loans between \$5 and \$10 million. The maximum repayment for loans on real estate will not exceed 30 years. The interest rate will be negotiated between the lender and the applicant. Collateral is required and must have documented value. B&I loans are not typically used for senior housing projects, but a USDA regional representative indicated this might be a possibility.</p> <p>For more information: http://www.rurdev.usda.gov/rbs/busp/b&i_gar.htm</p>
<p>Low-Income Housing Tax Credits (LIHTC)</p>	<p>The LIHTC Program is an indirect federal subsidy used to finance the development of affordable rental housing for low-income individuals. This program provides the private market with an incentive to invest in affordable rental housing, with federal housing tax credits awarded to developers of qualified projects. Developers can then sell those credits to investors to raise capital, which reduces the debt the developer would otherwise have to borrow. Because the debt is lower, a tax-credit property can in turn offer lower, more affordable rates.</p> <p>Each year the IRS allocates housing tax credits to designated state agencies which in turn award the credits to developers of qualified projects through a competitive process. The credit amount is calculated based on the costs of development and the number of qualified low-income units. To be eligible for LIHTCs, a proposed project must be a residential rental property; commit to one of</p>

Financing Program	Description and Resources
	<p>two possible low-income occupancy threshold requirements; restrict rents in the low-income units; and operate under the rent and income restrictions for 30 years or longer. May be used for either independent living or assisted living as long as income-eligibility requirements are met.</p> <p>For more information: http://www.hud.gov/offices/cpd/affordablehousing/training/web/lihtc/basics/</p>
HOME Investment Partnership	<p>The HOME Investment Partnership program provides formula grants to states and localities that communities use - often in partnership with local nonprofit organizations - to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. HOME funds may be awarded in the form of grants, direct loans, loan guarantees or other forms of credit enhancement, rental assistance or security deposits.</p> <p>For rental housing and rental assistance, at least 90% of benefiting families must have incomes that are no more than 60% of the HUD-adjusted median family income for the area. In rental projects with five or more assisted units, at least 20% of the units must be occupied by families with incomes that do not exceed 50% of the HUD-adjusted median, and the incomes of households receiving HUD assistance must not exceed 80% of the area median income.</p> <p>Participating jurisdictions must match every dollar of HOME funds used with 25 cents from nonfederal sources, which may include donated materials or labor, the value of donated property, proceeds from bond financing, and other resources. May be used for either independent living or assisted living, as long as the project meets income-eligibility requirements.</p> <p>For more information: http://www.hud.gov/offices/cpd/affordablehousing/programs/home/</p>
Community Development Block Grant (CDBG) Program	<p>The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs, providing annual grants on a formula basis to local governments and states. The CDBG program is designed to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses.</p> <p>At least 70% of CDBG funds must be used for activities that benefit low and moderate-income persons. The primary objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate incomes. Funds may be used for the acquisition of property for public purposes; the construction of streets, water and sewer facilities, neighborhood centers, recreation facilities, and other public works; demolition; rehabilitation of public and private buildings; public services; planning activities; assistance to non-profit entities for community development activities; and assistance to for-profit entities to carry out economic development activities.</p> <p>Local governments are responsible for considering local needs, preparing grant applications for submission to the State, and carrying out the funded community development activity. CDBG funds are not typically used for capital funds, but are often used for planning or development activities.</p> <p>For more information:</p>

Financing Program	Description and Resources
	http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs
Federal Home Loan Banks' (FHLB) Affordable Housing Program	<p>The Federal Home Loan Banks' Affordable Housing Program (AHP) is one of the largest private sources of funds for affordable housing in the country, funded by 10% of the FHL Banks' net income each year. AHP funds serve a wide range of needs, including seniors, the disabled, homeless families, first-time homeowners, and others with limited resources, providing grants and subsidized loans to support affordable rental housing and homeownership opportunities. Grants are often used to fill a gap in available financing.</p> <p>FHLB member banks partner with developers and community organizations seeking to build and renovate housing for low- to moderate-income households. Applicants must partner with a FHLB member institution and apply to the FHL Bank to which that member belongs. May be used for either independent living or assisted living as long income-eligibility requirements are met.</p> <p>For more information: http://www.fhlbanks.com/overview_whyfhlb.htm</p>
The Local Initiatives Support Corporation (LISC)	<p>The Local Initiatives Support Corporation is dedicated to helping community residents transform distressed neighborhoods into healthy and sustainable communities. LISC mobilizes corporate, government and philanthropic support to provide local community development organizations with loans, grants and equity investments; local, statewide and national policy support; and technical and management assistance. LISC is building sustainable communities by expanding investment in housing and other real estate; increasing family income and wealth; stimulating economic development; improving access to quality education; and supporting healthy environments and lifestyles.</p> <p>For more information: http://www.lisc.org/rural_lisc/partners/index.php</p>
Real Estate Investment Trust (REIT)	<p>A real estate investment trust, or REIT, is a company that owns and, in some cases, operates large-scale, income-producing real estate such as offices, hotels, healthcare facilities, apartments, shopping centers, etc. REITs generally partner with large operators of multiple facilities. REITs yielded a consistent annual income component of 8.3 percent from 1972 through 2010, representing approximately 60 percent of the industry's average annual total return of approximately 13.75 percent.</p>
Commercial Mortgage	<p>Local banks will sometimes finance debt for senior housing projects. The term for such debt typically ranges from 20 to 25 years, with debt coverage ratios of up to 1.3 often required. Some lenders are able to provide low-interest loans for qualifying projects. May be used for either independent living or assisted living facilities.</p>
Private Foundations	<p>Private foundations that have an interest in aging may provide grants for planning purposes and/or to fund capital costs, although it may be difficult to interest foundations in a market-rate project.</p>

Appendix J

Glossary

GLOSSARY

Activity of Daily Living (ADL) - Routine activities that people normally perform on a daily basis, including eating, bathing, dressing, toileting, transferring (walking) and grooming.

Demand Analysis – An analysis of demographic data for a specific geographic area by age, income, and level of frailty to determine the market need for particular type of senior housing.

In-Home Supportive Services (IHSS) – A county-based program that serves aged, blind, or disabled persons who are unable to remain in their own homes without assistance and provides funding for services such as housecleaning, meal preparation, laundry, grocery shopping, assistance with personal care, and accompaniment to medical appointments.

Instrumental Activity of Daily Living (IADL) – Activities that are not necessary for fundamental functioning but allow an individual to live independently, such as housework, managing money, shopping, food preparation, and transportation.

Low-Income Housing Tax Credit (LIHTC) program – An indirect federal subsidy used to finance the development of affordable rental housing for low-income individuals by providing the private market with an incentive to invest in eligible housing through the issuance of federal housing tax credits.

Primary Market Area (PMA) – The geographic area from which the majority (usually 70 to 80 percent) of residents who move to a senior housing facility relocate.

Secondary Market Factor – Individuals who move to a senior housing facility from a location that is not included in the defined primary market area for that facility.

Residential Care Facility for the Elderly (RCFE) – Facilities in California that are licensed by the Department of Social Services and provide care, supervision and assistance with activities of daily living, such as bathing and grooming, to persons 60 years of age and over and persons under age 60 with compatible needs.