ITEM 8 (b)

AGENDA ITEM January 13, 2015

TO: Honorable Mayor Domenighini and Members of City Council

FROM: Karen Mantele, Principal Planner

SUBJECT: 2014-2019 Housing Element Update

RECOMMENDATION

Staff is recommending the Council receive the staff report, open the Public Hearing, discuss and provide comment, close the Public Hearing and if appropriate, adopt and certify the Negative Declaration and adopt the 2014-2019 Housing Element of the City's General Plan

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SUMMARY

The Housing Element is a mandatory element of the General Plan and is subject to a substantial number of State Laws, and is the only element subject to a five year re-adoption requirement. In addition each Housing Element must be reviewed and certified by the State Department of Housing and Community Development (HCD) as being in accord with the extensive body of state law.

The State of California Housing Element Law, enacted in 1969, mandates that local governments adequately plan to meet the existing and "projected housing needs of all economic segments of the community" (Government Code 65580). The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. New legislation through Senate and Assembly Bills area created each time an update takes place. This update has several bills associated with the update including SB 1802, AB 1387, AB 2184, AB 2511, AB 2634, AB 782, SB 1206, SB 1210, SB 2, SB 375, SB 745 and the one that was of upmost importance this round was SB2 which requires zoning available for emergency shelters and supportive and transitional housing. were bills related to housing that were made a requirement of this update, as the state has responded to the continuing lack of affordable housing with legislation that requires greater commitment from local governments and ties funding sources to housing element certification. The legislation also provides for stronger penalties for failing to comply with state housing law. Local governments, therefore, have multiple incentives for adopting a housing element that is certified by HCD.

Throughout California, jurisdictions are struggling to plan for housing and comply with state housing element law. It should be pointed out that state law explicitly indicates that jurisdictions are not expected to spend any of its own funds in carrying out the objectives of this element. It is not the City's responsibility to guarantee or ensure the housing units that are needed to accommodate population growth are constructed. Instead, the City's obligations under the state law are to: (1) provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community, (2) eliminate any constraints to the private development of a supply of housing to meet the needs of all economic segments of the community, and (3) facilitate the actions required of the development industry in providing an adequate supply of housing.

A housing element must identify available sites that can accommodate the Regional Housing Needs Allocation (RHNA). The projected housing need fair share allocation for the City of Willows (RHNA) are 63 housing units for the 2014-2021 planning period. This total includes 15 units for very low income households, 11 units for low income

households, 11 units for moderate income households and 26 units for above moderate income households. Refer to Table 36 within the Housing Element.

The first step in identifying adequate sites is preparing an inventory of land suitable for residential development. California Government Code Section 65583.2(a) specifically provides that land suitable for residential development includes vacant and underutilized land. This land must be zoned and designated to allow for residential development during the planning period. The current Housing Element addresses the 2009-2014 planning period. It was adopted in June 8, 2010 and certified by HCD on September 9, 2010. The attached Housing Element Update when adopted will address the 2014-2019 planning period.

HOUSING ELEMENT EFFORT

On February 25, 2014 the City Council authorized the City Manager to sign a services agreement with Pacific Municipal Consultants (PMC) for consultant services to prepare the 2014-2019 Housing Element update. PMC was selected for their wide range of Housing Element knowledge and experience.

On May 21, 2014 a public community stake holder meeting to address the housing needs was held at city hall. The public comments from this meeting were a concern with the lack of a variety of housing for senior citizens.

On July 16, 2014 a preliminary draft of the Housing Element Update was prepared by PMC and was presented to the Planning Commission at a public meeting held. Comments received from the hearing were incorporated into a revised draft which was then sent to HCD for their initial review on July 18, 2014.

On September 16 2014 the City received a response from HCD regarding their review which indicated that the draft element did address many statutory requirements; however additional information would have to be re-submitted for their review in order to comply with State housing element law (Article 10.6 of the Government Code).

On October 9, 2014 the revised preliminary draft was submitted to HCD. During that time, public comments were welcomed and the draft was made available to the public and on the City's website for review.

On November 18, 2014 the City and consultant discussed with HCD additional items that were still required per legislation. A revised draft was submitted to HCD on November 18, 2014 through the consultant, addressing issues that HCD felt needed enhancement or clarification.

On December 4, 2014 the City of Willows received a compliance letter from HCD stating the housing element was in compliance with state housing law and the City can move forward with the element adoption process.

The following is a summary of the actions the City will need to complete during the 2014-2019 planning period to meet the housing need:

- Revise the zoning ordinance to provide consistency with the General Plan residential densities by removing the 14 dwelling unit per acre maximum in the density established in the R-3 and R-P zoning districts by October 2015.
- Adopt a zoning Ordinance by June 2015 to allow transitional and supportive housing to be treated as residential uses pursuant to SB 2, Statutes of 2077 and the requirements of GC Section 65583)a)(5). The City must monitor and report on the results of this and other programs through the annual progress report, required by GC Section 65400.

Environmental Review and Analysis:
The project was reviewed pursuant to and under the California Environmental Quality Act (CEQA). The City noticed and circulated an Initial Study/Negative Declaration for a 30-day public review period, beginning on August 7, 2014 and ending on September 5, 2014. No comments were received from the public.

FINANCIAL CONSIDERATIONS

Aside from staff time to finalize the adoption of the Housing Element there will be revisions that will have to be made to the zoning ordinance within the next fiscal year to comply with this document.

RECOMMENDATION

Staff is recommending the Council receive the staff report, open the Public Hearing, discuss and provide comment, cl the Public Hearing and if appropriate, adopt the Mitigated Negative Declaration and adopt the 2014-2019 Housing Elem of the General Plan.

Respectfully submitted,

Karen Mantele
Principal Planner

Approved by:

Steve Holsinger
City Manager

Attachments:
1. Draft resolution adopting the Initial Study/Mitigated Negative Declaration and the 2014-2019 Housing Element Update
2. Proposed Housing Element
3. Initial Study/ Negative Declaration
4. HCD letter dated September 16, 2014
5. Letter to HCD October 9, 2014
6. HCD letter dated December 4, 2014

ATTACHMEN

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLOWS, STATE OF CALIFORNIA, CERTIFYING A NEGATIVE DECLARATION FOR AN UPDATED HOUSING ELEMENT, REPEALING THE EXISTING 2010 HOUSIN(ELEMENT, AND ADOPTING THE 2014-2019 HOUSING ELEMENT

WHEREAS, State Law requires California cities to prepare and adopt a General Plan to guide future developmer of the City, including a Housing Element as one of the mandatory elements in a City's General Plan; and

WHEREAS, State Law requires that cities comprehensively update their Housing Element at least once every fiv years to ensure that their Plan can accommodate future demand for housing; and

WHEREAS, the Housing Element focuses on the community's housing needs and strategies for meeting those needs; and

WHEREAS, the City of Willows retained the services of Pacific Municipal Consultants (PMC) to prepare a Draft Housing Element to ensure that the City of Willows quantified fair share housing needs are met and housing for other needs populations in the community are met; and

WHEREAS, a publicly noticed stake holders meeting was held on May 21, 2014 to solicit public input and identif housing needs and strategies; and

WHEREAS, a publicly noticed Planning Commission meeting was held on July 16, 2014 to solicit public input an identify housing needs and strategies; and

WHEREAS, in conformance with State Law, the draft Housing Element was submitted to the State Department o Housing and Community Development (HCD) for initial review on July 18, 2014; October 13, 2014, and a final re-submitt on November 18, 2014; and

WHEREAS, an Initial Study has been prepared and it has been determined by the City that approval of the Housing Element will not result in any significant impact; and

WHEREAS, legal notice of the thirty-day public review period for the Initial Study was placed in a local paper of circulation, and available for public comment from August 7, 2014 to September 5, 2014. No public comments were received; therefore a Negative Declaration is recommended; and

WHEREAS, the City Council has reviewed all evidence submitted in connection with the Housing Element Updat including public testimony, staff report, supporting documentation, and all other relevant documents and evidence which a part of the record of proceedings; and

WHEREAS, the City Council makes the following findings:

1. That the updated Housing Element provides adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community.

2. That the updated Housing Element eliminates any constraints to the private development of a supply o housing to meet the needs of all economic segments of the community.

3. That the updated Housing Element facilitates the actions required of the development industry in providing an adequate supply of housing.

4. That adoption of the Housing Element will not have a significant impact on the environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Willows does hereby certify the Negative Declaration prepared for the Housing Element Update and adopt the 2014-2019 Housing Element Update by tr reference as Attachment 3, and direct staff to forward the Housing Element to HCD for final review.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council on this 13th day of January, 2015, by the following vote:

AYES in favor of:
NOES:
ABSENT:
ABSTAIN:
APPROVED:

ATTESTED:

Mayor Domenighini, Mayor

Natalie Butler, City Clerk

CITY OF WILLOWS

2014-2019 HOUSING ELEMENT

Prepared for:

CITY OF WILLOWS
201 N. LASSEN STREET
WILLOWS, CA 95988

Funded by:

CDBG PLANNING AND TECHNICAL ASSISTANCE GRANT
From the
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Prepared by:

PMC®

140 INDEPENDENCE CIRCLE, SUITE C
CHICO, CA 95973

~ Adopted by City Council Resolution ?? ~

CITY OF WILLOWS
2014-2019 HOUSING ELEMENT

Prepared for:

CITY OF WILLOWS
201 N. LASSEN STREET
WILLOWS, CA 95988

Prepared by:

PMC
140 INDEPENDENCE CIRCLE, SUITE C
CHICO, CA 95973

JANUARY 2015

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Figure A-1 Residential Opportunity Sites Map

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INTRODUCTION

AUTHORIZATION

Section 65302(c) of the California Government Code requires every county and city in the state to include a housing element as part of its adopted general plan. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." This legislation further states that the element "shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

PURPOSE OF CONTENT

This updated Housing Element has been prepared in compliance with Section 65302(c) and Article 10.6 of the Government Code. The 1998 State of California, Office of Planning and Research's (OPR) 2003 General Plan Guidelines were used as the guiding principles for this document. This Housing Element examines the City of Willows' housing needs as they exist today and projects future housing needs. It sets forth statements of community goals, objectives, and policies concerning those needs, and it includes a housing program that responds to current and future needs within the limitations posed by available resources. The housing program details a five-year schedule of actions the community is undertaking or plans to undertake to achieve its housing goals and objectives. Upon its adoption by the Willows City Council, this updated Housing Element will serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies.

State law recognizes that housing needs may exceed available resources and therefore does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical during this period of uncertainties in both the public and private sectors. Fiscal resources at all governmental levels are limited and uncertain, and the private marketplace is undergoing substantial changes. As a result, the methods for achieving the City of Willows' objectives, or the ability to meet them at all, as stated today, may change in the future. Therefore, it is intended that this Housing Element be reviewed annually and updated no less frequently than every five years in order to remain relevant and useful to decision-makers, the private sector, and residents.

It should be pointed out that state law explicitly indicates that the City of Willows is not expected to spend any of its own funds in carrying out the objectives of this element. It is not the City's responsibility to guarantee or ensure that the housing units that are

needed to accommodate anticipated population growth are constructed. Instead, the City's obligations under state law are to:

1. Provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community.

2. Eliminate any constraints to the private development of a supply of housing to meet the needs of all economic segments of the community.

3. Facilitate the actions required of the development industry in providing an adequate supply of housing.

Relationship to Other Elements and Plans

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. City staff has reviewed the other elements of the General Plan and has determined that this element is consistent therewith. The City continues to review the consistency between elements on a yearly basis as part of the General Plan Annual Progress Report as required by Government Code Section 65400. The City will maintain this consistency between elements if and when future General Plan amendments are processed.

While the City's annual General Plan review has determined that there is consistency between the various elements of the General Plan, adoption of the 2010 General Plan resulted in revised dwelling unit densities for the various residential land use designations in the City. The revision of densities resulted in General Plan and Zoning Ordinance inconsistencies regarding dwelling unit densities, specifically in the R-3 and R-P zoning districts. The City is currently amending the Zoning Ordinance to remove this inconsistency. However, Program HD-1.1.3 has been included in this Housing Element to assure consistency between the General Plan and Zoning Ordinance by removing the 14 dwelling unit maximum in the density established in the R-3 and R-P zoning districts. Additionally, Program HD-1.1.3 requires annual review of the General Plan and Zoning Ordinance to assure consistency between the two.

Use of Relevant and Current Data

To properly understand the circumstances of local housing, a complete review and analysis of the community's population characteristics and housing stock was performed. An attempt has been made to use the most current socioeconomic and building data available in the updating of this element. The primary sources of data are the US Census 2000 and 2010 reports, the 2008–2012 American Community Survey, and California Department of Finance (DOF) updates. Also, information provided by the California Department of Housing and Community Development (HCD) Glenn County data package was utilized in preparing this document.

Finally, some of the data collected by various sources and utilized in the updating of this element reflect population totals that are not identical. In most respects, the totals are not as significant as the trends illustrated in the data collected. Wherever possible, these inconsistencies were corrected with the most primary valid sources known.

CITIZEN PARTICIPATION

This Housing Element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council, and the City's consultants. Citizen input was received through public meetings and hearings conducted by the consultant, the Planning Commission, and the City Council. The notices for these hearings were published in a local newspaper and posted prominently at City Hall and other public facilities. In addition, the Housing Element was posted on the City's website. Organizations that represent the interests of lower-income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element. These groups include CHIP Housing, a local affordable senior housing advocate, local residents, and businesses, interested market rate housing developers, as well as, the Glenn County Human Resources Agency Community Action Partnership.

During the 2009-2014 planning period, the City has promoted the development of housing affordable to lower income groups by assisting CHIP Housing, an affordable housing developer, in the construction of 14 self-help single family homes. Additionally, The City assisted the obtaining of HOME grant funding for a 49-unit senior housing apartment complex which is now being constructed. The City continues to encourage the construction of affordable housing by working with affordable housing advocates on an ongoing basis.

Public Meetings

The first public meeting was held on May 21, 2014. This meeting was advertised at City Hall, on the City's website, and the local newspaper and flyers were posted at the library. Five community members attended. The questions and comments from this meeting included information about homeless surveys, the housing conditions study, the environmental review process and time frame, the HCD review process, the identification of senior affordable and market-rate complexes and needs, and what can be done about apartments that are now abandoned in the city. These comments/questions were all discussed during the meeting by the public, City staff, and the Housing Element consultant.

On July 16, 2014, the City held a public meeting before the Planning Commission. This meeting was noticed per the usual Planning Commission meetings, in the local newspaper, at City Hall and on the City's website. No persons of the public attended the meeting. City staff and the Housing Element consultant discussed the Housing Element with the Planning Commission. As a result of this discussion, one recommended change made to the document regarding inconsistencies in single-family construction costs. At the meeting, the Planning Commission directed city staff to submit the 2014-2019

Housing Element to the Department of Housing and Community Development for its initial 60-day review.

[Further information to be included after additional public meetings]

2009 HOUSING ELEMENT ACCOMPLISHMENTS

The table below illustrates the housing built during the 2009–2014 Housing Element planning period (2007–2014). As shown, 50 housing units were built during the planning period, representing 10.3 percent of the total Regional Housing Needs Allocation (RHNA).

2007–2013 HOUSING CONSTRUCTION

Income Level		RHNA	2007	2008	2009	2010	2011	2012	2013	Total	Remaining RHNA
Very Low	Deed restricted	104					14				85
	Non-restricted				3			2		19	
Low	Deed restricted	82									67
	Non-restricted				3			12		15	
Moderate	Deed restricted	103									103
	Non-restricted										
Above Moderate		198	12	3		1				16	182
Total		487	12	3	6	1	14	14	0	50	437

Source: City of Willows Annual Element Progress Report

2009 Programs Overview and Accomplishments

Programs	Accomplishments	Continue/Modify/Delete
Program HD-1.1.1: In order for the City to meet its 2007–2014 regional housing need, the following amendments will be made to the Zoning Ordinance and Land Use Element of the General Plan within one year of certification. ▪ Increase densities in the High Density Residential (R-3) zone from a maximum of 14 units per acre to allow for 16–30 units per acre. ▪ Increase densities in the Multiple Residence-Office Professional (R-P) zone to allow up to 30 units per acre. ▪ Increase the density in the Two-Family Residential (R-2) zone to allow up to 15 units per acre. ▪ Allow for residential uses on all floors except the ground level as a permitted use in both the Central Commercial (CC) and General Commercial (CG) zones without a conditional use permit. ▪ Amend the Land Use Element to be incompliance with the Housing Element by incorporating a Medium Density Residential (MDR) designation which will allow 7–15 units per acre and increase the Multifamily Residential designation (HDR) to allow for 16–30 units per acre.	The City revised the R-3 densities to 16–30 dwelling units per acre (du/ac) in 2011 with the adoption of the 2010 General Plan Land Use Element. However, the City inadvertently overlooked the removal of the 14 unit maximum density requirement in the Zoning Ordinance. The City is in the process of deleting this requirement for the Zoning Ordinance. The City increased densities in the R-P district to 30 du/ac in 2011. However, the City inadvertently overlooked the removal of the 14 unit maximum density requirement in the Zoning Ordinance. The City is in the process of deleting this requirement for the Zoning Ordinance. The City increased densities in the R-2 district to 15 du/ac in 2011. The City revised the Zoning Ordinance to allow residential uses in the CC and CG districts without a use permit in 2011. The City added the MDR designation at 7–15 du/ac. The City also revised the HDR designation to allow 16–30 du/ac. The rezone was proposed by the City to the Planning Commission at the May 15, 2011, meeting and was included in the analysis of the Initial Study. However, as a result of public opposition to the rezone, the proposed parcel (Site #23) was not approved by the Planning Commission for a rezone and subsequently was not moved forward to the City Council hearing on June 28, 2011[1].	**Delete.** Program has been completed. However, a new program is included in the 2014-2019 Housing Element to assure the removal of the 14 unit density maximum in the Zoning Ordinance.

[1] *The City proposed to rezone one parcel (Site # 23, APN 001-330-017-0) from R-1 to R-3 to allow a total of 69 units, all within the extremely low/very low/low income household category. With this rezone, the City would have achieved a surplus of 70 units for the lower-income groups. However when subtracting the 69 units (because the rezone of Site #23 was*

Programs	Accomplishments	Continue/Modify/Delete
▪ Rezone APN 001-330-017-0 (see **Table 29**, Site 23) to the R-3 zone, allowing exclusively residential uses and a minimum of 16 units per acre. This site will have the capacity for at least 16 units and will be available for development within the planning period where water and sewer can be provided.		
Program HD-1.1.2: The City is relying on sites 24 and 25 of the Land Inventory to accommodate a portion of its lower income RHNA. To ensure these sites are available and do not have any undue costs, the City will consider partnering with a developer interested in developing affordable and/or housing for seniors or persons with disabilities, to provide financial assistance (as funding is available) for infrastructure upgrades on these sites including costs of the sewer lift station upgrade as necessary.	Site 24 is still vacant, and no interested parties have approached the City regarding this site. The City was approached regarding development of Site 25. The City assisted in obtaining HOME funds to develop a 49-unit affordable senior complex. The building permits for this complex were issued in May 2014.	**Modify and Continue.** While Site 25 was developed as an affordable senior project, the City has limited vacant land zoned R-3. As such, this program will be modified to reflect current conditions and continued.
Program HD-1.1.3: Work in close cooperation with Glenn County to ensure the orderly development of unincorporated lands adjacent to the City and the consistency of land use policies and development standards in those areas.	The City and Glenn County continually interact on potential development surrounding the city as well as land use policies and development standards.	**Continue.** Objectives of this program are fulfilled on a regular basis.
Program HD-1.1.4: The City will implement a second dwelling unit ordinance that follows the requirements of state law (Government Code Section 65852.1) in allowing second dwelling units on any residential lot subject to ministerial review (or Planning Commission review, as applicable).	In 2011, the City adopted Ordinance No. 695-2011, which defines a second dwelling unit as allowed on the same parcel as a legal single-family residence.	**Delete.** Program has been completed.

not approved) from the surplus, the City still has a 1-unit surplus, thereby exceeding the City's 2007–2014 RHNA requirement. Therefore, this rezone was not necessary to meet the 2007–2014 RHNA.

Programs	Accomplishments	Continue/Modify/Delete
Program HD-1.1.5: In compliance with SB 1960 (1981), which prohibits local jurisdictions from excluding manufactured homes from all lots zoned for single-family dwellings, the City will allow for the development of manufactured housing on single lots in all Residential zones.	In 2011, the City adopted Ordinance No. 696-2011 and 697-2011, which allow manufactured homes in the R-1 and R-2 districts by right.	**Delete.** Program has been completed.
Program HD-1.2.1: The City Planning Commission will meet at least twice during the 2007–2014 planning period to review the City zoning map and land use map with consideration of meeting future housing needs. Work in close cooperation with Glenn County to ensure the orderly development of unincorporated lands adjacent to the City and the consistency of land use policies and development standards in those areas. The City will continue to participate in the monthly joint meetings of the Glenn County Board of Supervisors and the two City Councils (Willows and Orland).	In 2013, the Planning Commission met specifically to discuss the zoning and land use maps and the adequacy of these maps to meet future housing needs in the city. Additionally, the City is a participant, along with Glenn County and the City of Orland, in the monthly Strategic Economic Development Plan.	**Continue.** This is a successful program.
Program HD-1.3.1: The City's architectural design review process applies to all zoning districts in the City. There are two specific areas of the City that have overlay design guidelines, the "Historic Downtown" and "Wood Street." There guidelines are used to preserve historic design characteristics and guide future design to create buildings worth preserving. The City will continue to offer pre-application consultations for interested developers and make available public information handouts for each entitlement.	The City offers pre-application consultations to interested developers on an ongoing basis. The City has handouts discussing the design review process as well as the entitlements that can be applied for. The City is currently working on multi-family residential design guidelines. This information will be made available to the public once completed.	**Continue.** This is a successful program.
Program HD-1.4.1: The City will amend the Zoning Ordinance to allow for residential development above commercial and mixed uses by right without any discretionary review.	In 2011, the City adopted Ordinance No. 700-2011 which allows residences on the second floor or higher in all commercial districts.	**Delete.** Program has been completed.

Programs	Accomplishments	Continue/Modify/Delete
Program HD-1.5.1: The City will assist in the development of affordable housing by continuing to work with entities such as Self-Help Housing and CHIP Housing in support of applying for funds and the identification of appropriate sites for potential development of units affordable to extremely low-, very low-, and low-income households. Due to staff turnover the City has not previously been successful in applying for funding to develop affordable housing but plans to make every effort to utilize state and federal assistance, when available, to develop and rehabilitate affordable lower-income housing for families, including farmworker housing. Grants that the City will apply for (when available) in the future include HOME and CDBG General Allocation funds. Historical results indicate that affordable housing has also successfully been promoted in the City of Willows utilizing CHIP (Community Housing Improvement Program). Since 1990, 82 units have been built in support of affordable housing though CHIP.	The City assisted in the development of a 49-unit senior housing complex in 2013 by applying for and receiving HOME funds. The project is currently under construction. Additionally, CHIP Housing constructed 14 homes in the city during the 2007–2014 planning period. Finally, the City applied for and received CDBG funds for a housing conditions survey in 2013. This survey will be used to identify substandard housing in the city and also as a part of this Housing Element.	**Continue.** This is a successful program.
Program HD-1.5.2: Continue to support the emergency housing program operated by Glenn County Human Resource Agency, which provides emergency shelter for all Glenn County residents provided certain requirements are met, and support the provision of transitional housing. City will continue to facilitate coordination between City residents in need and the services provided through the County program. Specifically, persons needing emergency shelter are provided contact information for the County Office of Emergency Services. Also, the City will continue to utilize Memorial Hall, which is a public building operated by the County, for use as an emergency shelter when necessary.	The City supports the emergency housing program on an ongoing basis. Memorial Hall is used as an emergency shelter as needed.	**Continue.** This is a successful program.

Programs	Accomplishments	Continue/Modify/Delete
Program HD-1.5.3: Expand homeownership opportunities for very low- and low-income and first-time homebuyers through the use of CDBG General Allocation funds as they become available.	No CDBG funding has been awarded to the City for a first-time homebuyers program. However, the City will continue to apply for this funding.	**Continue.**
Program HD-1.5.4: The County will be conducting a senior needs assessment to identify the existing and future housing needs of senior citizens to determine the need for housing and care facilities for senior citizens. The City will utilize these survey results to develop a priority list of senior housing needs. Based on the needs identified in the survey, the City will consider providing incentives to builders to provide housing and care choices for seniors of all income levels and levels of independence. Possible incentives may include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding.	Glenn County conducted a senior needs assessment, which the City used in HOME application for the development of the 49-unit senior project.	**Modify and Continue.** This program will be modified to identify whether incentives are necessary and how they would result in additional senior units.
Program EC-1.1.1: Promote and encourage the "weatherization" program administered by Glenn County Human Resource Agency and funded by Pacific Gas and Electric and State of California Department of Energy (DOE).	The City does this on an ongoing basis.	**Continue.** This is a successful program.
Program EC-1.1.2: Promote and encourage the Energy Crisis Intervention Program (ECIP), which educates low- and moderate-income families on wise use of energy for their homes.	This program is no longer available.	**Delete.** The ECIP has been discontinued.
Program EC-1.1.3: Continue to support the energy audits free to all homes located within the city limits.	The City does this on an ongoing basis.	**Continue.** This is a successful program.
Program EC-1.2.1: Encourage use of solar energy considerations in new residential construction.	The City does this on an ongoing basis.	**Continue.** This is a successful program.

Programs	Accomplishments	Continue/Modify/Delete
Program MI-1.1.1: The City will continue the rehabilitation of substandard residential units using available subsidies for lower-income residents (both owner and rentals units) and make information regarding the program available at City Hall and at the Glenn County Human Resource Agency to residents regarding home rehabilitation programs.	Currently, the City does not have a rehabilitation program. However, the City did assist in the rehabilitation of one home during the 2007–2014 planning period using HOME and CDBG Program Income funds. The City will use the recently completed housing conditions survey to apply for rehabilitation funding. The City hopes that the housing conditions survey will make the City more eligible to receive funding.	**Modify and Continue.** This program will be modified, requiring that the City apply for rehabilitation funding as it comes available.
Program MI-1.2.1: Continue code enforcement of the Housing, Electrical, and Fire Prevention Codes and Health and Safety Regulations by appropriate City departments.	The City does this on an ongoing basis.	**Continue.** This is a successful program.
Program AH-1.1.1: Annually monitor "Plans of Action" prepared for the U.S. Department of Housing and Urban Development by owners of existing subsidized projects (there are no units currently at risk).	The City reviews the Plans of Action annually. Because no units were at risk during the 2007–2014 planning period, no action was taken by the City other than reviews.	**Delete.** The program is unnecessary. There are no at-risk units during the 2014–2019 planning period or the 2014–2024 at-risk unit time frame.
Program RC-1.1.1: Periodically reexamine the Zoning Ordinance (e.g., every two years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.	Examination of the Zoning Ordinance to reduce construction costs has not been done. However, no issues with cost of construction resulting from the regulations in the Zoning Ordinance have been raised.	**Continue.**
Program RC-1.2.1: Survey other cities in the Glenn County area to ensure that local development fees do not become a constraint on housing production.	The last survey completed was in 2008 when the development impact fees were updated.	**Continue.**
Program RC-1.3.1: The City will adopt provisions to approve residential care facilities by right in accordance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08.	In 2011, the City adopted Ordinance No. 695-2011, which defines second dwelling unit as allowed on the same parcel as a legal single-family residence.	**Delete.** Program has been completed.

Programs	Accomplishments	Continue/Modify/Delete
Program RC-1.3.2: The City will develop and formalize a general process that will streamline the permit review process for a person with disabilities to make a reasonable accommodation request. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City. The City will also amend the zoning ordinance definition of family to reflect occupancy standards for up to six unrelated persons. Currently defined as related by blood, marriage, legal adoption or legal guardianship or a group not exceeding five unrelated persons living together as a single housekeeping unit sharing common housekeeping facilities.	The City adopted Zoning Ordinance Section 18.110.113, Reasonable Accommodation, in 2011. In 2011, the City adopted Ordinance No. 695-2011, which defines family as one or more persons related by blood, marriage, legal adoption, or legal guardianship or a group not exceeding six unrelated persons living together as a single housekeeping unit sharing common housekeeping facilities.	**Modify.** While the Program has been completed, the definition of "Family" is not consistent with state housing law. Therefore, this program will be modified and continued to correct this.
Program RC-1.3.3: California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay." Pursuant to Senate Bill 2, the City will amend the Zoning Ordinance to allow emergency shelters as a permitted use in the General Commercial (CG) District. The CG district boarders the major arterials bisecting the City and is close to all service outlets. Currently, there are approximately 40 acres of vacant land in the CG district consisting of 13 parcels which range in size from 0.15 acres to 4.42 acres. In addition, the City will evaluate adopting development and managerial standards that will be consistent with	In 2011, the City adopted Ordinance No. 695-2011, which defines emergency shelter. Emergency shelters are a permitted use in the CG district.	**Delete.** Program has been completed.

Programs	Accomplishments	Continue/Modify/Delete
Government Code Section 65583(a)(4). These standards may include such items as: • Lighting • On-site management • Maximum number of beds or persons to be served nightly by the facility • Off-street parking based on demonstrated need • Security during hours that the emergency shelter is in operation		
Program RC-1.3.4: Transitional and supportive housing provides temporary housing, often with supportive services, to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living. Pursuant to Senate Bill 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.	In 2011, the City adopted Ordinance No. 695-2011, which incorporated definitions for supportive and transitional housing into the City's Zoning Ordinance. Additionally, the City adopted Ordinance 696-2011 and 697-2011, which allow transitional and supportive housing in the R-1, R-2, and R-3 zoning districts.	**Modify.** Revise program to allow development of supportive and transitional housing in all zones that allow residential uses district per SB 2, not just in the R-1, R-2, and R-3. 2014 Housing Element Program 1.3.1 requires a revision to the Zoning Ordinance to comply with state housing law per the regulations set forth in SB 2.

Programs	Accomplishments	Continue/Modify/Delete
Program RC-1.3.5: Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households and requires Housing Elements to identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs). The City shall update its Zoning Ordinance to allow for the development of single-room occupancy units (a type of residential hotel offering one-room units for long-term occupancy by one or two people). SROs may have a kitchen or bath facilities (but not both) in the room. Boarding and rooming houses for three or more persons are already allowed in the R-3 zone. This district is close to services and public transportation. The conditions for these units will continue to be minimal and will only require review by the Planning Commission. In addition, to assist extremely low- income households, the City will prioritize funding and/or offer regulatory incentives for the development of housing types such as SROs which addresses the needs of the extremely low-income group.	In 2011, the City adopted Ordnance No. 698-2011, which allows SROs in the R-3 zoning district.	**Delete.** Program has been completed.
Program RC-1.3.6: The City currently allows single-family dwelling units in agricultural districts; however the employee housing definitions defined by Health and Safety Code (HSC) Section 17021.6 are not explicit in the City's Municipal Code. The City will amend the Municipal Code to include employee housing in the Agriculture General District as defined by HSC Section 17021.6.	In 2011, the City adopted Ordnance No. 695-2011, which defines employee housing as consisting of no more that 36 beds in group quarters or 36 units or spaces designed for use by a single household. Employee housing is allowed by right in the Agriculture General (AG) district.	**Delete.** Program has been completed.

Programs	Accomplishments	Continue/Modify/Delete
Program EO-1.1.1: The City, in coordination with the Glenn County Human Resource Agency, will establish an Equal Housing Opportunity Program. This program will disperse information on fair housing laws, refer tenant complaints on discrimination, and act as a tenant advocacy organization. The information will be distributed to and displayed at City Hall, the Glenn County Human Resource Agency, local community and senior centers, the Glenn County Public Works Department, and the public library in Willows. Translators for Hmong, Laotian, and Spanish languages are available to City staff if needed.	This program has not yet been accomplished.	**Continue.**

GOALS, POLICIES, AND PROGRAMS

GENERAL INTRODUCTION

Housing goals, policies, and programs presented in this section describe the City's commitment to meeting housing needs for Willows residents. As required by state law, this section provides the following information to describe a program and how and when it will be implemented:

Brief statement of the goal of the program, including specific City actions or policies that will be taken to implement program.

City department or agency responsible for implementation. It should be noted that the City department or agency listed is expected to take some lead role toward implementing the program based on direction from the City Council. Ultimate responsibility for approving and directing all City implementation measures rests with the City Council.

Financing or funding source. The availability of funding resources is often beyond the control of the City. If resources prove not to be available, implementation of some programs and achievement of objectives will not be feasible.

Schedule for completion. The schedule for completion is often dependent on factors outside the City's control. The schedule indicates the City's best estimate based on assumptions regarding resources.

GOALS/POLICIES/PROGRAM DEFINITIONS

A **goal** is a general expression of community values and an ideal future condition or direction the community is trying to achieve. A goal is not time dependent or quantifiable.

A **policy** is a specific statement that guides decision-making. For a policy to be effective, it should be clear and understandable. Policies are put into action through corresponding programs.

A **program** is an action or procedure that carries out the goals and policies of the Housing Element.

GOAL, POLICY, AND PROGRAM SUBJECT CATEGORIES

This Housing Element attempts to group the specific goals, policies, and programs by subject categories. These categories include:

- Housing Development (HD)
- Energy Conservation (EC)

- Maintenance and Improvement of Existing Housing (MI)
- Removing Constraints (RC)
- Equal Opportunity Housing (EO)

HOUSING GOALS/POLICIES/PROGRAMS

The following narrative outlines the proposed goals, policies, and programs relating to the City of Willows Housing Element. The primary agency or agencies responsible for overseeing each of the programs is noted in bold. Also noted is the potential program funding source and the proposed timeline for program completion.

HOUSING DEVELOPMENT (HD)

The following section describes the City's strategy for meeting the housing development needs of existing and future residents in Willows. There are many factors outside the City's control which constrain the development of housing, especially housing affordable to extremely low-, very low-, and low-income households. This section describes the City's policies for addressing those constraints in order to promote development of sufficient housing to meet the needs of all Willows residents.

Because state and federal subsidies available to assist households are very limited, efforts to meet the needs of extremely low-, very low-, and low-income households will often involve local programs and the use of highly constrained local sources of funding. The City does not build housing itself but relies on the private market to meet housing needs. Many programs therefore focus on providing incentives and inducements to the private home building industry to meet housing needs.

GOAL HD-1: PROVIDE A VARIETY OF HOUSING UNIT TYPES AND SIZES TO MEET THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA) FOR THE CITY OF WILLOWS.

Policy HD-1.1: Continue to maintain a sufficient supply of land designated for residential development to meet the RHNA of 63 units for the 2014 to 2019 planning period.

Program HD-1.1.1: Continue to monitor the available residential land in the city to ensure adequate sites are available for the development of housing. The City will consider partnering with a developer interested in developing affordable housing and/or housing for seniors or persons with disabilities, to provide financial assistance (as funding is available).

Responsible Agency: *City Manager*
Financing: *Staff time, CDBG, General Fund, as appropriate*

Time Frame: *As developers approach the City and as funding is available.*

Program HD-1.1.2: Work in close cooperation with Glenn County to ensure the orderly development of unincorporated lands adjacent to the city and the consistency of land use policies and development standards in those areas.

Responsible Agency: *City Manager and Glenn County Planning Department*
Financing: *Staff time*
Time Frame: *The City will meet with County staff on an as-needed basis when future annexations are proposed.*

Program HD-1.1.3: Revise the Zoning Ordinance to provide consistency with the General Plan residential densities by removing the 14 dwelling unit per acre maximum in the density established in the R-3 and R-P zoning districts. In the interim, between Housing Element adoption and the revision of the Zoning Ordinance, the City shall allow a density of 16-30 units in the R-3 and R-P zoning districts in order to be consistent with the General Plan densities for those corresponding land use designations. Additionally, the City will continue to review the General Plan and Zoning Ordinance for consistency on an annual basis as required by state law.

Responsible Agency: *City Manager, consultant, City Council*
Financing: *Staff time*
Time Frame: *Revisions of Zoning Ordinance by October 2015, Review General Plan and Zoning Ordinance for internal consistency annually.*

Policy HD-1.2: Recognize Willows' housing needs (i.e., population growth needs, employment needs, and regional housing needs) when considering nonresidential development proposals.

Program HD-1.2.1: The City Planning Commission will meet at least twice during the 2014–2019 planning period to review the City zoning map and land use map with consideration of meeting future housing needs. Work in close cooperation with Glenn County to ensure the orderly development of unincorporated lands adjacent to the city and the consistency of land use policies and

development standards in those areas. The City will continue to participate in the monthly joint meetings of the Glenn County Board of Supervisors and the two City Councils (Willows and Orland).

Responsible Agency:	*City Manager and Glenn County Planning Department*
Financing:	*Staff time*
Time Frame:	*Attend monthly meetings and review the zoning and land use maps twice during the planning period.*

Policy HD-1.3: Use the design review process to ensure that housing subdivisions are sensitive to the character and appearance of their surroundings and promote design flexibility for residential developments, particularly those located in unique settings.

Program HD-1.3.1: The City's architectural design review process applies to all zoning districts in the city. Two specific areas of the city have overlay design guidelines, the "Historic Downtown" and "Wood Street." There guidelines are used to preserve historic design characteristics and guide future design to create buildings worth preserving. The City will continue to offer pre-application consultations for interested developers and make available public information handouts for each entitlement.

Responsible Agency:	*City Manager and Planning Commission*
Financing:	*Staff time*
Time Frame:	*Ongoing, as projects are processed though the Planning Department.*

Policy HD-1.4: Make maximum use of public and private resources to help meet identified housing needs.

Program HD-1.4.1: Assist in the development of affordable housing by continuing to work with entities such as Self-Help Housing and CHIP Housing in support of the application for funds and the identification of appropriate sites for potential development of units affordable to extremely low-, very low-, and low-income households. Grants that the City will apply for (when available) in the future include HOME and CDBG General Allocation funds.

Responsible Agency:	*City Manager and independent developers*
Financing:	*Federal, state programs*
Time Frame:	*Annually apply for funds as NOFAs are released.*

Program HD-1.4.2: Continue to support the emergency housing program operated by the Glenn County Human Resource Agency, which provides emergency shelter for all Glenn County residents provided certain requirements are met, and support the provision of transitional housing. The City will continue to facilitate coordination between city residents in need and the services provided through the County program. Specifically, persons needing emergency shelter are provided contact information for the County Office of Emergency Services.

Also, the City will continue to utilize Memorial Hall, which is a public building operated by the County, for use as an emergency shelter when necessary.

Responsible Agency:	*City Manager and Glenn County Human Resource Agency*
Financing:	*City, state, and federal funds*
Time Frame:	*Ongoing, 2014–2019.*

Program HD-1.4.3: Expand homeownership opportunities for very low- and low-income and first-time homebuyers through the use of CDBG General Allocation funds as they become available.

Responsible Agency:	*City Manager and consultant*
Financing:	*Staff time*
Time Frame:	*Apply for CDBG allocations annually.*

Program HD-1.4.4: Glenn County recently conducted a senior housing needs assessment to identify the existing and future housing needs of senior citizens. According to this survey, Willows could support a small project that provides a continuum of care, with a combination of independent housing, assisted living, and memory care. The City will consider providing incentives to builders to provide housing and care choices for seniors of all income levels and levels of independence. Possible incentives may include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding.

Responsible Agency:	*City Manager and consultant*
Financing:	*Staff time*
Time Frame:	*2014–2019. Offer incentives on an ongoing basis as developers show interest in developing senior housing.*

Program HD-1.4.5: Continue to work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments by developing and informational brochures discussing housing opportunities in the City and providing this information at City Hall and City Planning Department. In addition, as appropriate, the City will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.

Responsible Agency:	*City Manager and consultant*
Financing:	*Glenn County General Fund, Glenn County Health Services Agency, federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups*
Time Frame:	*Continue to allow the development of housing for the special needs population in Willows. Apply for at least two funding opportunities to address those with special needs during the planning period. Develop informational brochure by June 2015.*

Program HD-1.4.6: Encourage the development of housing affordable to extremely low-income households by continuing to work with the private sector, nonprofit agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households. The City will monitor the need for housing for extremely low-income households and evaluate opportunities for funding of these households annually. As funding becomes

available, the City will prioritize a portion of the funds to encourage the development of housing (i.e., SROs) for extremely low-income households. In addition, the City will consider incentives or regulatory concessions to encourage the development of SROs as new development is proposed in the City.

Responsible Agency:	*City Manager and consultant*
Financing:	*CDBG, HOME.*
Time Frame:	*Monitor the need for housing for extremely low-income households by June 2015, and annually thereafter. Prioritize a portion of the funds, based on the monitoring analysis, as funding is available.*

ENERGY CONSERVATION (EC)

Increases in the price of energy affect the costs of providing comfortable shelter; therefore, increased energy efficiency can assist in reducing the cost of shelter. Provision of housing in proximity to jobs reduces the need for the use of energy, thereby reducing the overall cost of living.

GOAL EC-1: ENSURE INCREASED ENERGY SELF-SUFFICIENCY THROUGH USE OF ENERGY CONSERVATION MEASURES IN ALL HOMES, INCLUDING EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE-INCOME HOUSING.

Policy EC-1.1: Promote the use of energy conservation measures through Pacific Gas and Electric in the development of all housing, but especially in low- and moderate-income housing.

Program EC-1.1.1: Promote and encourage the "weatherization" program administered by the Glenn County Human Resource Agency and funded by Pacific Gas and Electric.

Responsible Agency:	*Glenn County Human Resource Agency*
Financing:	*Pacific Gas and Electric*
Time Frame:	*Ongoing, 2014–2019, and as funding is available.*

Program EC-1.1.2: Continue to support the energy audits free to all homes located within the city limits.

Responsible Agency:	*City Manager*
Financing:	*Pacific Gas and Electric*
Time Frame:	*Ongoing, 2014–2019, and as funding is available.*

Policy EC-1.2: Promote opportunities for use of solar energy by encouraging solar access on all properties to be developed in the future.

Program EC-1.2.1: Encourage use of solar energy considerations in new residential construction.

Responsible Agency: *City Manager*
Financing: *Staff time*
Time Frame: *Ongoing, 2014–2019, and as projects are processed through the Planning Department.*

MAINTENANCE AND IMPROVEMENT OF EXISTING HOUSING (MI)

State housing law requires housing elements to establish programs for the "improvement of housing." The major source of new housing for future residents, and especially low- and moderate-income residents, is turnover in the existing housing stock. Maintenance of that stock is not only important to the character and quality of each neighborhood and the city as a whole, but is also an important strategy for retaining a sufficient supply of good quality housing for low- and moderate-income households. Programs that assist qualified property owners to maintain property or rehabilitate dilapidated property are a comparatively low cost means to maintain and expand the stock of relatively affordable housing.

GOAL MI-1: ENSURE THAT THE QUALITY, SAFETY, AFFORDABILITY, AND LIVABILITY OF THE HOUSING STOCK IN WILLOWS IS CONTINUALLY MAINTAINED OR UPGRADED AND THAT DILAPIDATED HOUSING WHICH CANNOT BE IMPROVED IS REPLACED.

Policy MI-1.1: Continue to annually apply for available federal and state housing subsidies to the fullest extent possible to assist extremely low-, very low-, low-, and moderate-income households and owners of housing available to extremely low-, very low-, low-, and moderate-income tenants to maintain and rehabilitate homes and apartments until local needs are met.

Program MI-1.1.1: Apply for rehabilitation funding as funding becomes available through the CDBG and HOME programs. When funding is obtained, the City will make information regarding the program available at City Hall and at the Glenn County Human Resource Agency.

Responsible Agency: *City Manager*

Financing: *CDBG, HOME Investment Partnership Program, or any suitable state, federal, or privately funded program*

Time Frame: *2014–2019. Annually apply for CDBG, HOME, and other state and federal funding.*

Policy MI-1.2: Continue to enforce the Housing, Electrical, and Fire Prevention Codes and the Health and Safety Regulations and allow alternative materials to be used by builders if deemed consistent with the California Building Code.

Program MI-1.2.1: Continue code enforcement of the Housing, Electrical, and Fire Prevention Codes and Health and Safety Regulations by appropriate City departments.

Responsible Agency: *Building Department and Fire Department*
Financing: *City funds*
Time Frame: *Ongoing, 2014–2019.*

REMOVING CONSTRAINTS (RC)

Governmental and non-governmental constraints such as land-use controls, building codes, permit fees and extractions, permit procedures and processes, and site improvements can hinder a jurisdiction's ability to provide affordable housing for all income groups. An important factor in retaining the character of a given community, while maintaining the existing and future housing stock at an affordable level, is to mitigate or remove governmental and non-governmental constraints. The City recognizes this need and addresses this issue in the following goal, policies, and programs.

GOAL RC-1: REMOVE OR ELIMINATE GOVERNMENTAL CONSTRAINTS ON THE MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING, WHERE APPROPRIATE AND LEGALLY POSSIBLE.

Policy RC-1.1: Periodically reexamine local building and zoning codes, in light of technological advances and changing public attitude, for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.

Program RC-1.1.1: Periodically reexamine the Zoning Ordinance (e.g., every two years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.

Responsible Agency: *City Manager*
Financing: *Department budget*
Time Frame: *Biannually, 2014–2019.*

Policy RC-1.2: Continue to charge development fees that do not unreasonably contribute to the cost of housing.

Program RC-1.2.1: Survey other cities in the Glenn County area to ensure that local development fees do not become a constraint on housing production.

Responsible Agency: *City Manager and Planning Department*
Financing: *Staff time*
Time Frame: *Survey by December 2016.*

Policy RC-1.3: Encourage the removal of governmental constraints on the maintenance, improvement, and development of affordable housing, where appropriate and legally possible, to assist citizens with special needs, such as seniors and persons with disabilities.

Program RC-1.3.1: In order to fully comply with SB 2 (Cedillo), amend the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses and require no conditions other than those conditions identified for residential uses in those zones.

Responsible Agency: *City Council*
Financing: *General Fund*
Time Frame: *Amend Zoning Ordinance by June 2015.*

Program RC-1.3.2: In order to comply with state housing law, amend the Zoning Ordinance to remove any references limiting household sizes for the definition of "Family".

Responsible Agency: *City Council*
Financing: *General Fund*
Time Frame: *Amend Zoning Ordinance by June 2015.*

EQUAL OPPORTUNITY HOUSING (EO)

A local equal housing opportunity program should provide a means for the resolution of local housing discrimination complaints and should be promoted throughout the community. The local program may involve the dissemination of information on fair

housing laws and provide referrals to appropriate investigative or enforcement agencies. Where appropriate, communities should distribute fair housing information in languages other than English. Since state and federal laws uniformly outlaw most kinds of housing discrimination, local government's role is to identify program strategies that support and implement these laws.

This section includes a discussion of the goal, policy, and program that address equal housing opportunities in Willows.

GOAL EO-1: ENSURE THAT HOUSING PROGRAMS MAXIMIZE CHOICE, AVOID ECONOMIC SEGREGATION, AND AVOID DISCRIMINATION BASED ON AGE, SEX, RACE, AND ETHNIC BACKGROUND.

Policy EO-1.1: Promote equal opportunity in housing, assessing non-discrimination in all City housing programs.

Program EO-1.1.1: In coordination with the Glenn County Human Resource Agency, establish an Equal Housing Opportunity Program. This program will disperse information on fair housing laws, refer tenant complaints on discrimination, and act as a tenant advocacy organization. The information will be distributed to and displayed at City Hall, the Glenn County Human Resource Agency, local community and senior centers, the Glenn County Public Works Department, and the public library in Willows. Translators for Hmong, Laotian, and Spanish languages are available to City staff if needed.

Responsible Agency:	*City Manager and Glenn County Human Resource Agency*
Financing:	*CDBG, Program Income*
Time Frame:	*Establish Equal Housing Opportunity Program by December 2015, 2014–2019.*

IMPLEMENTATION/MONITORING

The various actions that are expected to be taken in implementing the City's housing policies were previously identified. The agency responsible for carrying out each action and the schedule for doing so were also identified. However, due to the number of actions and differing time frames involved, a single individual should be charged with overseeing and coordinating the implementation of these actions. The City Manager, acting as Planning Director, would be the appropriate individual to serve in this capacity. Whoever is designated to perform this function should document the results of his/her monitoring in the annual reports, which are filed with HCD. These reports are the official method of charting the progress made in implementing the City's housing program.

In preparing this updated element, the City reexamined the goals and policies that give direction to the City's housing programs, as well as the progress that has been made toward their attainment. The housing goals that were adopted by the City Council in 2005 are responsive to state housing goals and continue to reflect the desires and aspirations of the local community. Hence, through the adoption of this updated element, the City of Willows has reaffirmed its commitment to these goals while augmenting the supporting policies. This new element has updated the housing goals and policies for the City of Willows; however it has not changed the substance of these goals and policies as established by the City Council in 2005.

In establishing its current objectives and programs, the City once again considered its experience over the past seven-year period. Based on this experience, certain programs contained in the prior element have been deleted or modified and retained in this element. Several programs that were not initiated, but are still pertinent, have been carried over and will be implemented during the current planning period. Finally, since the quantified objectives contained in this element are based on empirical data, they are more realistic and attainable than those contained in the prior element.

QUANTIFIED OBJECTIVES

State law requires housing elements to include quantified objectives, where appropriate. While the City will strive to meet the objectives identified in this Housing Element, achieving them is often dependent on resources which are outside the City's control. The City will do all it can to seek necessary resources.

As shown in the Quantified Objectives Table, the City expects 63 new dwelling units to be constructed and anticipates that 13 units will be rehabilitated during the planning period (2014–2019).

QUANTIFIED OBJECTIVES TABLE

Task	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction Objectives	7	8	11	11	26	**63**
Rehabilitation	3	5	5	0	0	**13**
Preservation[1]	0	0	0	0	0	**0**
Total	**10**	**13**	**16**	**11**	**26**	**76**

[1]*There are no units at risk during the 2014–2024 time frame.*

COMMUNITY PROFILE

In order to effectively determine the present and future housing needs of the City of Willows, demographic and socioeconomic variables such as population, numbers of households, current housing stock, and household incomes are analyzed.

The following information was obtained from the United States Census reports, the California Department of Finance, the Glenn County Planning Department, the City of Willows, the Economic & Demographic Profile for Butte, Glenn, and Tehama Counties by the Center for Economic Development (CED) at California State University, Chico, and other sources as listed.

POPULATION TRENDS AND PROJECTIONS

As shown in **Table 1**, the population decreased by 54 between 2000 and 2010 in Willows. The Department of Finance (DOF) estimates that this trend continued into 2014, decreasing by 12 persons since 2010.

TABLE 1: CITY POPULATION GROWTH

Year	Population	Change	Percentage Change	Annual Percentage Change
2000	6,220	—	—	—
2010	6,166	-54	-0.9%	-0.09%
2014	6,154	-12	-0.2%	-0.05%

Source: US Census 2000, 2010; Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2013–2014

EMPLOYMENT TRENDS

Employment

As shown in **Table 2**, the labor force as of March 2013 was 3,000 persons in Willows and 12,740 persons in Glenn County, as reported by the California Employment Development Department (EDD). The labor force is the sum of employment and unemployment, excluding people in the armed forces. **Table 2** includes people working in the private and public sectors, people who are unemployed but actively seeking work, and laid-off workers who are waiting to be called back to work. To be counted here, members of the labor force may not be in institutions such as prisons, mental hospitals, or nursing homes and must be at least 16 years of age. The labor force has increased since 2000, by 380 persons in the city and by 1,640 in the county.

TABLE 2: LABOR FORCE

Year	City of Willows	Glenn County
2000	2,620	11,100
2005	2,680	11,330
2010	3,030	13,010
2013	3,000	12,740

Source: EDD 2013, Economic & Demographic Profile

As shown below in **Table 3**, according to the 2007–2011 American Community Survey (ACS), the largest category of employment in Willows was the education services, and health care and social assistance sector representing 16.8 percent, followed by the agriculture, forestry, fishing and hunting, and mining sector with 13.6 percent.

TABLE 3: 2011 EMPLOYMENT PROFILE

Occupations of Residents	City of Willows 2011		Glenn County 2011	
	Persons	Percentage	Persons	Percentage
Agriculture, forestry, fishing and hunting, and mining	347	13.6%	2,196	20.9%
Construction	163	6.4%	518	4.9%
Manufacturing	149	5.9%	1,017	9.7%
Wholesale trade	33	1.3%	332	3.2%
Retail trade	296	11.6%	1,069	10.2%
Transportation and warehousing, and utilities	204	8.0%	691	6.6%
Information	59	2.3%	163	1.5%
Finance and insurance, and real estate and rental and leasing	120	4.7%	429	4.1%
Professional, scientific, and management, and administrative and waste management services	103	4.0%	504	4.8%
Education services, and health care and social assistance	429	16.8%	1,731	16.4%

Occupations of Residents	City of Willows 2011		Glenn County 2011	
	Persons	Percentage	Persons	Percentage
Arts, entertainment, and recreation, and accommodation and food services	251	9.9%	685	6.5%
Other services, except public administration	132	5.2%	551	5.2%
Public administration	261	10.2%	641	6.1%
Total	**2,547**	**100.0%**	**10,527**	**100.0%**

Source: 2007–2011 ACS, DP-03

Total Employment

As shown in **Table 4**, the total employment as of March 2013 was 2,670 persons in Willows and 11,030 persons in Glenn County, which was estimated by the California Economic Development Department for the CED Economic & Demographic Profile in the same manner as for the labor force. Total employment indicates the overall health of the economy.

According to the EDD, "civilian employment includes all individuals who worked at least one hour for a wage or salary, or were self-employed, or were working at least fifteen unpaid hours in a family business or on a family farm." As indicated by **Table 4**, Willows saw a 10.8 percent increase in total employment between 2000 and 2013, which is slightly lower than the 11.0 percent increase in employment that the county experienced over the same period.

TABLE 4: TOTAL EMPLOYMENT

Year	City of Willows	Percentage Change	Glenn County	Percentage Change
2000	2,410	—	9,940	—
2005	2,470	2.5%	10,180	2.4%
2010	2,600	5.3%	10,750	5.6%
2013	2,670	2.7%	11,030	2.6%
Change 2000–2013	260	10.8%	1,090	11.0%

Source: EDD 2013, Economic & Demographic Profile

Table 5 identifies the major employers in Willows by number of employees. The Johns Manville Corporation employs the most people in the city. However, the majority of employees in the area are employed by Glenn County government offices, which are located in Willows.

TABLE 5: LARGEST EMPLOYERS – CITY OF WILLOWS

250–499 Employees	
Johns Manville	
100–249 Employees	
Child Protective Services	Glenn County Agricultural Commission
Glenn County Emergency Services	Glenn County Human Resource Agency
Glenn County Health & Welfare	Glenn County Sheriffs Civil Division
Glenn Medical Center	Rumiano Cheese Factory
Wal-Mart Stores Inc.	
50–99 Employees	
Glenn County Mental Health	Glenn-Colusa Irrigation District
Murdock Elementary School	Sun Bridge Healthcare
Willows Care Center	

Source: EDD 2014, Major Employers in Glenn County

Table 6 shows employment projections from 2010 through 2020 as related to job growth for the North Valley Region, which includes Colusa, Glenn, and Tehama counties. During the next ten years, the North Valley Region expects new employment to be concentrated in a variety of occupations ranging from personal care aides to driver/sales workers and industrial machinery mechanics. **Table 6** also shows the median annual salary for the employment groups in 2012. When comparing these annual incomes to the Glenn County median income for 2014 of $57,900, only one occupational group is above this median income. Of course, this median income is based on a four-person household, so potentially this household could have at least two wage earners.

Of these eight occupational groups, the highest annual salary is in the Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products group at $69,398, which falls within the above moderate-income category (greater than $69,501) for a four-person household. The lowest annual salary is in the Personal Care Aides group at $19,468, which falls within the very low-income category.

TABLE 6: NORTH VALLEY REGION PROJECTIONS OF EMPLOYMENT

Occupation Group	Estimated Employment 2010	Estimated Employment 2020	Numeric Change	Percentage Change	Median Annual Salary
Personal Care Aides	850	1,180	330	38.8%	$19,468
Medical Secretaries	140	190	50	35.7%	$28,747
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	90	120	30	33.3%	$38,076
Driver/Sales Workers	150	200	50	33.3%	$19,666
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	220	290	70	31.8%	$69,398
Construction Laborers	130	170	40	30.8%	$34,961
Parts Salespersons	140	180	40	28.6%	$24,256
Industrial Machinery Mechanics	110	140	30	27.3%	$49,684

Source: EDD Labor Market Information Division 2012

AGE CHARACTERISTICS

Based on Census data, the population of Willows is classified as young, with a median age of 32.6 years in 2010. As indicated in **Table 7**, the largest age growth is persons from 45 to 64 years, which increased by 22.5 percent since 2000. However, the 25- to 44-year-old age bracket is the largest group, representing 25.0 percent of the city's total population. The next largest age group is persons 45 to 64, with 23.4 percent of the population, while persons 65 and older constitute 12.7 percent of the city's population.

TABLE 7: DISTRIBUTION OF AGE

Age Bracket	2000 Total City Population	2000 Percentage of Total Population	2010 Total City Population	2010 Percentage of Total Population	Change #	Change %
0–19	2,237	36.0%	1,961	31.8%	-276	-12.3%
20–24	393	6.3%	436	7.1%	43	10.9%
25–44	1,640	26.4%	1,542	25.0%	-98	-6.0%
45–64	1,180	19.0%	1,445	23.4%	265	22.5%

Age Bracket	2000 Total City Population	2000 Percentage of Total Population	2010 Total City Population	2010 Percentage of Total Population	Change #	Change %
65 and over	770	12.4%	782	12.7%	12	1.6%
Total	**6,220**	**100.0%**	**6,166**	**100.0%**	**-54**	**-0.9%**
Median Age	**31.0**		**32.6**		**1.6**	**5.2%**

Source: US Census 2000, 2010

SPECIAL HOUSING NEEDS

Within the overall housing need estimates are segments of the population that require special consideration. These are generally made up of people who have lower incomes and have specific requirements for housing that can limit housing choice. These groups include the seniors, disabled, developmentally disabled, large households, female-headed households, farmworkers, and the homeless.

Senior Households

The 2010 Census estimates there are 782 seniors in the city. According to the 2007–2011 ACS, there are 395 householders over the age of 65 in Willows, as shown in **Table 8**. This group represented 17.4 percent of all households.

TABLE 8: SENIOR HOUSEHOLDS

Age Group	Owner-Occupied	Renter-Occupied	Total
65 to 74	112	42	154
75 and above	209	32	241
Total Senior Households	**321**	**74**	**395**
Percentage of Total Households	14.2%	3.3%	17.4%

Source: 2007–2011 ACS, B25007

Housing specifically for seniors in Willows consists of a convalescent hospital, congregate care facilities, and independent elderly housing. The level of care varies at each of these facilities, with convalescent hospitals being the most intensive and independent living being the least interceptive. "Congregate care" facilities offer group dining but do not necessarily provide other types of care.

A variety of services are available through Glenn County that assist in keeping seniors living independently. These programs include the senior lunch program, based in the local Episcopal Church, which provides hot lunches daily; meals on wheels five days a week, which provides both lunch and dinner delivered to recipients' homes; social, art, and exercise classes; and a subsidized transportation service in Willows.

The Sun Bridge Care Facility is the sole convalescent hospital in Willows, caring for 79 patients. Eskaton Kennedy Manor is the only congregate care facility in Willows for seniors aged 62 and older, with 54 subsidized units (all one-bedroom apartments). Rents currently can be no greater than 30 percent of the individual's income with a maximum income level of $12,150 annually for one person.

There appears to be an adequate number of units available for moderate- and above moderate-income senior households. However, based on the extraordinary demand for low-income senior housing and the increasing senior population, additional low-cost independent units and board and care homes are needed. Some of this need will be reduced within the next year as a 49-unit affordable senior complex will be completed. This complex will have a restriction of 45 percent of median income for all prospective residents. The City assisted in obtaining HOME funding for the construction of this project.

Households with Persons with Disabilities

According to the 2000 Census, a total of 400 people, or 6.4 percent of the total population of Willows, were living with a disability in 2000. **Table 9** and **Table 10** illustrate the population of persons with disabilities and the disability type by age group that may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. As indicated in **Table 9**, the majority of the population with disabilities is in the 16–64 age group. **Table 10** also shows the employment disability of persons with a disability in Willows. As shown, 32.0 percent of the 16–64 age group had a physical disability and 61.2 percent had an employment disability in 2000. Approximately 48.9 percent of the 65 and older age group had a disability. **Table 11** lists care facilities for seniors and disabled persons, along with the capacity of each facility.

TABLE 9
PERSONS WITH DISABILITIES – 2000

Age Group	Number	Percentage
Total 5 to 64 years	630	46.0%
Employed	24	
Not Employed	160	
Total 65 and older	312	54.0%
Total	**942**	**100%**

Source: US Census 2000

TABLE 10
DISABILITIES BY DISABILITY TYPE AND AGE – 2000

	Number	Percentage of Group[1]	Percentage of Total
Population 5 years and over	5,590		100.0%
With a disability	942	100.0%	16.9%
Population 5 to 15 years	1,358		24.3%
With a disability	55	100.0%	4.1%
Sensory	24	43.6%	
Physical	0	0.0%	
Mental	36	65.5%	
Self-care	0	0.0%	
Population 16 to 64 years	3,594		64.3%
With a disability	575	100.0%	16.0%
Sensory	147	25.6%	
Physical	184	32.0%	
Mental	158	27.5%	
Self-care	40	7.0%	
Going outside the home	216	37.6%	
Employment disability	352	61.2%	
Population 65 years and over	638		11.4%
With a disability	312	100.0%	48.9%
Sensory	100	32.1%	
Physical	216	69.2%	
Mental	87	27.9%	
Self-care	81	26.0%	
Going outside the home	114	36.5%	

Source: US Census 2000

[1] Individuals may have more than one disability; therefore, percentages do not add up to 100 percent.

TABLE 11
CARE FACILITIES FOR SENIORS AND/OR DISABLED PERSONS

Facility Name	Address	Capacity (persons)	Facility Type	Client Type
Always Loving Care	1202 Walnut Street, Orland	6	Elderly Residential	Elderly
Always Loving Care II	201 Guilford Circle, Orland	6	Elderly Residential	Elderly
David Leroy Manor	6362 County Road 24, Orland	6	Adult Residential	Developmentally Disabled
David Leroy Manor II	900 Fifth Street, Orland	6	Adult Residential	Developmentally Disabled
The Neighbors at Westhaven	1460 Fairview Street, Orland	32	Elderly Residential	Elderly
Sparrow's Landing[1]	721 East Street, Orland	3	Elderly Residential	Elderly
Westhaven Assisted Living	1440 Fairview Street, Orland	42	Elderly Residential	Elderly – Dementia
North Valley Services Adult Day Support Center	923 East South Street, Orland	50	Adult Day Care	Developmentally Disabled

Source: State of California Community Care Licensing Division 2013
[1] License pending

PERSONS WITH DEVELOPMENTAL DISABILITIES

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center serves Glenn County and is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table 12** shows Willow's population of developmentally disabled persons by age. **Table 13** reports developmentally disabled residents by residence type.

TABLE 12
DEVELOPMENTALLY DISABLED RESIDENTS BY AGE

Zip Code	0–13 Years	14–21 Years	22–51 Years	52–61 Years	62+ Years	Total
95988	33	15	27	1	2	78

Source: California Department of Developmental Services 2013

TABLE 13
DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE

Zip Code	Parent or Guardian	Independent Living	Comm. Care Facility or Other	Total
95988	64	11	3	78

Source: Glenn County Housing Element Data Packet, 2013

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating "barrier-free" design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Far Northern Regional Center, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. **Program HD-1.4.5** is proposed to address the needs of the developmentally disabled.

Large Households

Large households are defined as those containing five or more persons. According to the 2010 Census, 185 households, or 8.2 percent of the total number of occupied households in Willows, contained five or more persons. **Table 14** illustrates that this is lower than the county percentage of 13.5 percent. Housing needs for large households are usually associated with overcrowding and affordability. The City's rehabilitation program permits room additions and reconstructions to alleviate overcrowding.

TABLE 14: LARGE HOUSEHOLDS

	Total Households	Households with 5 or More Members					
		Owner		Renter		Total	
		#	%	#	%	#	%
City of Willows	2,265	151	12.2%	34	0.5%	185	8.2%
Glenn County	9,483	895	14.2%	381	6.1%	1,276	13.5%

Source: US Census 2010

Female-Headed Households

As shown in **Table 15**, of the 1,528 family households in Willows in 2010, 331 were headed by a female householder. Of those households, 241 of them had children under the age of 18, representing 15.7 percent of all households. More than half of the female-headed households lived below the poverty level (168). Female-headed households living under the poverty level represented 11.0 percent of all households.

Single-parent households and single female householders, in particular, often experience the full range of housing problems, such as affordability, since they are often on public assistance; overcrowding, because they cannot afford units large enough to accommodate their families; insufficient housing choices; and sometimes, discrimination. The City of Willows recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination for all segments of the population.

TABLE 15: FEMALE HEADS OF HOUSEHOLDS

	Number	Percentage
Female Heads with Own Children	241	15.7%
Female Heads without Children	90	5.8%
Total Female-Headed Households	**331**	**21.6%**
Total Households	**1,528**	**—**
Total female-headed households under poverty level	168	11.0%
Total households under poverty level	318	20.8%

Source: 2007–2011 ACS, B17012

Farmworkers

Glenn County is known for its rich agriculture, which ranges from row crops to rice to olive and nut crops. Willows is located in Glenn County and is home to many farmworkers. Agriculture is the most extensive land use in the county and the most significant component of the county's economy. Two-thirds of Glenn County's 1,317 square miles comprise agricultural croplands and pasture. Willows is surrounded by agricultural uses.

According to the 2012 USDA Census of Agriculture, which is the most current census available at this time, 4,728 farmworkers were hired by farms in Glenn County. Of these workers, 2,658 worked for less than 150 days. Many of these workers were likely migrant farmworkers. However, this number may be overstated, as the USDA Census of Agriculture counts one worker employed at two farms twice.

Similar data is not available specifically for the City of Willows, but one can assume a reasonable estimate of farmworkers in the city could be derived from the county numbers by using the same proportion of total county population in the city to the total number of farmworkers in Glenn County. Willows' 2013 population of 6,154 (per the DOF) is 22 percent of the total Glenn County population.

With the inclusion of non-farmworkers and permanent farmworkers per household, the total is estimated to be 6,668 people in Glenn County, the majority of which have special housing needs. To serve the needs of farmworkers in Willows, multi-family housing is allowed in the R-3 zone. Additionally, the City defines employee housing as housing consisting of no more than 36 beds in a group quarters or 36 units or spaces designed for use by a single household and allows employee housing by right in the agricultural districts. The City Zoning Ordinance, however, does not distinguish between multi-family housing and housing for farmworkers. Another method to keep housing affordable within the city limits is the allowance of Community Housing Improvement Program (CHIP) housing units in the R-1 zone, which could be used to serve the needs of farmworkers. Historical results indicate that affordable housing has successfully been promoted in Willows utilizing CHIP.

Most farmworkers' incomes fall into the low-, very low-, or extremely low-income categories. According to the EDD occupational profile updated in 2013, farmworkers and laborers were making an average wage of $8.96 per hour. Therefore, it is important to ensure that housing affordable for farmworkers and their families is available.

TABLE 16: NUMBER OF FARMWORKERS, GLENN COUNTY – 2012

Category	Number
Hired Farm Labor	
Farms	544
Workers	4,728
Farmworkers Working 150 Days or More	
Farms	317
Workers	2,070
Farms with 10 Workers or More	
Farms	37
Workers	1,389
Farmworkers Working Fewer Than 150 Days	
Farms	393
Workers	2,658

Source: USDA Census of Farmworker 2012

Homeless Persons, Families, and Emergency Shelters/Transitional Housing

In January 2013, a homeless count was performed in Glenn County. Surveys were conducted in Orland, Willows, Hamilton City, and Artois at a variety of locations and places where the homeless population tends to congregate. A total of 46 people were found during the survey. More than half (59.1 percent) of them were males and many of those found had been homeless for more than a year (50 percent) compared with those that were homeless between less than six months (20.5 percent) and less than one year (18.2 percent). The majority (40.9 percent) of the respondents were alcohol/substance abusers, and many (34.1 percent) have chronic substance abuse issues. This data may indicate that a fair number of the homeless persons in the county are newly homeless due to the recent economic downturn. Respondents were likely to have experienced home foreclosure/eviction, alcohol/substance abuse, and/or family crisis/break-up, which resulted in their homelessness.

Of the 46 homeless persons surveyed, five (10.9 percent) reported to be from Willows. Of the homeless persons surveyed, 31.8 percent of respondents reported staying in a homeless transitional housing program, 25.0 percent in a street or car, 20.5 percent outside, and 18.2 percent in a tent or trailer. Approximately 45.5 percent of the homeless

stated that they had experienced more than four episodes of homelessness in the past three years in Glenn County.

The City of Willows provides emergency shelter/transitional housing through its Section 8 program, which is administered on the City's behalf by the Glenn County Human Resource Agency. This program provides emergency shelter for all Glenn County residents, provided certain requirements are met, and supports the provision of transitional housing. Memorial Hall, which is a public building operated by the County, has been available in the past for use as an emergency shelter and will continue to be. The City will continue to facilitate coordination between Willows residents in need and the services provided through the County program. **Table 17** lists the available homeless assistance programs in and around the Willows area.

TABLE 17
HOMELESSNESS SERVICES

Emergency Shelter Providers			
Agency Name	**Address**	**City**	**Services**
Oroville Rescue Mission	4250 Lincoln Blvd.	Oroville	Emergency shelter services
Community Action Agency of Butte County	181 E. Shasta Ave.	Chico	Provides shelter and essential services for homeless families
Torres Community Shelter	101 Silver Dollar Fairgrounds	Chico	Emergency shelter services, evening meal, and essential services for homeless families
Glenn County Human Resource Agency & Family Resource Center	604 E. Walker Street	Orland	Provides services to Glenn County residents, including business, child and adult, and employment services, housing and energy assistance, in-home supportive services, public assistance/cash aid, and public authority
Colusa-Glenn-Trinity Community Action Agency	420 East Laurel Street	Willows	Emergency shelter services

HOUSING STOCK CHARACTERISTICS

Historic Residential Construction Trends

As shown in **Table 18**, the majority of units added to the city's housing stock between 2010 and 2014 were detached single-family homes. There was an increase in the number of detached single-family homes (10) and the total number of multi-family units with 2 to 4 units (4) slightly increased.

TABLE 18: 2010–2014 CHANGES IN WILLOWS' HOUSING STOCK

Housing Type	2010		2014	
	Number	Percentage	Number	Percentage
Detached	1,672	69.7%	1,682	69.7%
Attached	65	2.7%	65	2.7%
2–4 Units	320	13.3%	324	13.4%
5+ Units	318	13.3%	318	13.2%
Mobile Homes	24	1.0%	24	1.0%
Total Units	**2,399**	**100%**	**2,413**	**100%**

Source: DOF 2014, Table E2

Condition of Housing Stock

Table 19 summarizes information on the age of Willows' housing stock. As this table illustrates, approximately 64.8 percent of the housing stock in Willows was built prior to 1970. The older housing is likely to have substantial rehabilitation needs and in some cases may be so dilapidated as to warrant replacement.

TABLE 19: AGE OF HOUSING

Year Built	Total Units	Percentage
2009 to 2014	13	0.5%
1999 to 2008	62	2.6%
1995 to 1998	34	1.4%
1990 to 1994	91	3.8%
1980 to 1989	283	11.7%
1970 to 1979	367	15.2%
1960 to 1969	338	14.0%
1950 to 1959	389	16.1%
1940 to 1949	296	12.3%
Before 1940	540	22.4%
Total Units	**2,413**	**100%**

Source: US Census 2000 and 2010; DOF 2014

In May 2014, the City completed a housing conditions survey. This survey includes all of the housing units in the city. **Table 20** illustrates the results of the survey. The condition of a dwelling unit was rated based on the following categories:

Sound – 9 or fewer points: a unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

Minor – 10 to 15 points: a unit that show signs of deferred maintenance, or which needs only one major component, such as a roof.

Moderate – 16 to 39 points: a unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

Substantial – 40 to 55 points: a unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, painting and window replacement).

Dilapidated – 56 or more points: a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition, or, at minimum, major rehabilitation will be required.

A housing unit is deemed in need of rehabilitation if it is classified as in need of minor, moderate, or substantial repair. A total of 59.0 percent, or 1,023 of the 1,733 housing units surveyed, was in need of some form of rehabilitation. A housing unit is deemed in need of replacement or reconstruction if it is classified as dilapidated. A total of 2.7 percent, or 46 of the 1,733 housing units surveyed, is in need of replacement or reconstruction.

TABLE 20: HOUSING CONDITIONS SURVEY RESULTS

Housing Condition	Number of Surveyed Units	Percentage of Surveyed Units
Sound	664	38.3%
Minor	403	23.3%
Moderate	498	28.7%
Substantial	122	7.0%
Dilapidated	46	2.7%
Total Units	**1,733**	**100%**

Source: PMC Housing Conditions Survey, May 2014

TENURE

According to the 2010 Census, 47.2 percent of all households in Willows were renters. **Table 21** illustrates that this percentage is greater than in Orland and significantly more than the 37.8 percent renter rate in Glenn County. The percentage of total households that are owner-occupied in Willows is significantly lower than the percentage of total housing units that are owner-occupied in Glenn County.

TABLE 21: HOUSING TENURE AND OCCUPANCY, 2010

	City of Willows		City of Orland		Glenn County	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner-Occupied Units	1,148	52.8%	1,459	58.0%	6,100	62.2%
Renter-Occupied Units	1,025	47.2%	1,056	42.0%	3,700	37.8%
Occupied Housing Units	2,173	100.0%	2,515	100.0%	9,800	100.0%

Source: US Census 2010

HOUSEHOLD SIZE

A household growth rate is a prime determinant for housing demand, though households may form or decrease in number even in periods of static population growth due to adult children leaving home and divorce and with the aging of the general population.

Over the past ten years, the average household size has remained fairly stable for owner households, as shown in **Table 22.** The average household size for renters decreased from 2.97 in 2000 to 2.77 in 2010. The total average household size also decreased from 2000 to 2010. The average household size was 2.81 persons per household in 2000, while the average household size was 2.75 persons in 2010.

TABLE 22: HOUSEHOLD SIZE BY TENURE, 2000–2010

Household Size	2000		2010	
	Households	Percentage	Households	Percentage
Owner-Occupied Households				
Householder Living Alone	245	21.0%	358	28.9%
Households 2–4 Persons	755	64.8%	730	58.9%
Large Households 5+ Persons	165	14.2%	151	12.2%
Total	1,165	54.6%	1,239	54.7%
Average Household Size	2.72		2.73	
Renter-Occupied Households				
Householder Living Alone	283	29.2%	305	29.7%
Households 2–4 Persons	505	52.1%	687	10.9%
Large Households 5+ Persons	181	18.7%	34	0.5%
Total	969	45.4%	1,026	45.3%
Average Household Size	2.97		2.77	

Source: US Census 2000, 2010

OVERCROWDING

According to the 2010 Census, there were 28 households, representing 1.2 percent of all occupied households in Willows, classified as overcrowded. Overcrowding is defined as households with more than 1.01 persons per room. Of these households, 12 (1.0 percent) of the 1,239 homeowner households and 16 (1.6 percent) of the 1,026 renter households were overcrowded.

These percentages are lower than those for occupied households in Glenn County as a whole, which has a 3.6 percent overcrowded rate. Of these households, as shown in **Table 23**, 185 (3.0 percent) of the 6,281 homeowner households and 153 (4.8 percent) of the 3,202 renter households are considered overcrowded. The City of Willows and Glenn County have a greater problem with overcrowding in owner-occupied households than in renter-occupied households. The total number of owner-occupied households considered overcrowded is slightly more than the total number of renter-occupied households considered overcrowded, as indicated in **Table 23**.

TABLE 23: OVERCROWDED HOUSEHOLDS, 2010

Households	City of Willows		Glenn County	
	Number	Percentage	Number	Percentage
Owner-Occupied				
0.50 or Less Occupants per Room	871	70.3%	4,242	67.6%
0.51 to 1.00 Occupants per Room	356	28.7%	1,854	29.5%
1.01 to 1.50 Occupants per Room	12	1.0%	177	2.8%
1.51 to 2.00 Occupants per Room	0	0.0%	8	0.1%
2.01 to More Occupants per Room	0	0.0%	0	0.0%
Total Owner-Occupied Units	1,239	54.7%	6,281	100%
Renter-Occupied				
0.50 or Less Occupants per Room	679	75.9%	1,720	53.7%
0.51 to 1.00 Occupants per Room	331	32.3%	1,329	41.5%
1.01 to 1.50 Occupants per Room	0	0.0%	114	3.6%
1.51 to 2.00 Occupants per Room	16	1.6%	27	0.8%
2.01 or More Occupants per Room	0	0.0%	12	0.4%
Total Renter-Occupied Units	1,026	45.3%	3,202	33.8%
Total Occupied Units	2,265	23.9%	9,483	—

Source: US Census 2010

VACANCY RATES

The residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. However, a low vacancy rate sometimes drives the cost of housing upward and increases tolerance for substandard units.

In a healthy market, the ideal vacancy rate is between 5 and 8 percent. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the city, there should be an adequate selection for all income levels.

Information in the 2010 Census, as presented in **Table 24**, shows the overall housing vacancy rate in Willows was 9.4 percent in 2010. By comparison, Glenn County had an overall housing vacancy rate of 9.1 percent. Therefore, as a percentage of total housing

units, Willows had a greater number of vacancies than Glenn County. In 2014, the Department of Finance estimated the city's vacancy rate to be the same as it was in 2010 at 9.4 percent. Glenn County's vacancy rate has slightly decreased to 9.0 percent in 2014.

TABLE 24: HOUSING STOCK BY TYPE OF VACANCY

	City of Willows	Glenn County
Total Vacant	226	978
Percentage Vacant	9.4%	9.1%
For Rent	99	256
For Sale Only	27	117
Rent/Sold Not Occupied	8	34
Seasonal, Recreational, or Occasional Use	14	210
Other Vacant	78	351
Migrant Worker	N/A	N/A
Total Units	**2,399**	**10,778**

Source: US Census 2010

HOUSEHOLD AND INCOME CHARACTERISTICS

The city's population increased between 2000 and 2010, as did its overall number of households (occupied housing units); specifically the number of renter households increased and the total number of owner households increased. In 2010, the DOF estimated the city's households at 2,173, an increase of 52 households since 2000. Current tenure information is not available, but based on the estimated increase in households and the upward population growth trends in the city, it is assumed that Willows was home to approximately the same proportion of owner versus renter households in 2010. This information is shown in **Table 25**.

TABLE 25: HOUSEHOLDS BY TENURE

	2000		2010		Difference	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	1,165	54.6%	1,239	54.7%	74	6.4%
Renter	969	45.4%	1,026	45.3%	57	5.9%
Total	**2,134**	**100.0%**	**2,265**	**100.0%**	**131**	**6.1%**

Source: US Census 2000, 2010

HOUSING COST AND AFFORDABILITY

Income Characteristics

Household income is one of the most significant factors affecting housing choice and opportunity. It is the defining factor in an individual's or family's ability to afford a decent and safe home. The Housing Element examines housing costs for both renters and homeowners and for all income levels, with special attention given to moderate- and low-income households, for whom affordability is often a significant barrier to the attainment of adequate housing.

According to the 2000 Census and the 2008-2012 ACS, the median household income in Willows was $27,466 in 2000 and $41,020 in 2012. The percentage of households in each of the income ranges recorded by the Census Bureau in 2000 and 2012 is shown in **Table 26**. Based on this information, approximately 20.6 percent of the households in Willows earned less than $15,000 in 2012, which is less than in 2000. The greatest increase was in households earning more than $100,000, with 281 more households than in 2000.

TABLE 26: CITY OF WILLOWS HOUSEHOLD INCOME: 2000 AND 2012

	2000		2012	
Income Range	Number of Households	Percentage	Number of Households	Percentage
Less than $15,000	483	22.5%	469	20.6%
$15,000–$24,999	482	22.5%	250	11.0%
$25,000–$34,999	254	11.8%	295	12.9%
$35,000–$49,999	412	19.2%	372	16.3%
$50,000–$74,999	314	14.6%	367	16.1%
$75,000–$99,999	139	6.5%	186	8.2%
$100,000 or more	61	2.8%	342	14.9%
Total	**2,145**	**100%**	**2,281**	**100%**

City Median Household Income: $41,020

Glenn County Median Household Income: $57,900

Source: US Census 2000; 2008–2012 ACS

For the purpose of evaluating current (2014) housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Glenn County, the area median income for a household of four in 2014 was $57,900.

HCD has defined the following income categories for Glenn County, based on the median income for a household of four persons:

- Extremely low income: 30 percent and below ($0 to $17,350)
- Very low income: 31 to 50 percent of median income ($17,351 to $28,950)
- Low income: 51 to 80 percent of median income ($28,951 to $46,300)
- Median income: 81 to 120 percent of median income ($46,301 to $57,900)
- Moderate income: 120 percent or more of median income (above $57,901)

Table 27 shows Glenn County's maximum annual income level for each income group, adjusted by household size. This data is used when determining a household's eligibility for federal, state, or local housing assistance and when calculating the maximum affordable housing payment for renters and buyers.

TABLE 27: GLENN COUNTY MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE – 2014

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1 person	$12,150	$20,300	$32,450	$40,550	$48,650
2 persons	$13,900	$23,200	$37,050	$46,300	$55,600
3 persons	$15,650	$26,100	$41,700	52,100	$62,550
4 persons	$17,350	$28,950	$46,300	$57,900	$69,500
5 persons	$18,750	$31,300	$50,050	$62,550	$75,050
6 persons	$20,150	$33,600	$53,750	$67,150	$80,600
7 persons	$21,550	$35,900	$57,540	$71,800	$86,200
8 persons	$22,950	$38,250	$61,150	$76,450	$91,750

Source: HCD, Income Limits 2014

Table 28 illustrates the monthly median incomes for households in each income group by household size up to a four-person household for 2014. The table also shows a household's monthly income and affordable monthly housing payment based on paying no more than 30 percent of its monthly income on housing. The affordable monthly payment applied to rent including utilities or mortgage payment including principal, interest, taxes, and insurance.

TABLE 28: AFFORDABLE RENTS BY HOUSEHOLD SIZE – 2014

Income Groups	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Annual Income Limit	$12,150	$12,900	$14,550	$16,150
Monthly Income	$942	$1,075	$1,213	$1,346
Affordable Monthly Payment/Rent	$283	$323	$364	$404
Affordable Sale Price	$45,598	$53,636	$61,673	$69,465
Very Low				
Annual Income Limit	$18,850	$21,500	$24,200	$26,900
Monthly Income	$1,571	$1,792	$2,017	$2,242
Affordable Monthly Payment/Rent	$471	$537	$605	$673
Affordable Sale Price	$83,031	$96,350	$109,670	$122,760
Low Income				
Annual Income Limit	$30,150	$34,450	$38,750	$43,050
Monthly Income	$2,513	$2,871	$3,229	$3,588
Affordable Monthly Payment/Rent	$754	$861	$969	$1,076
Affordable Sale Price	$138,835	$159,963	$181,320	$202,448
Moderate Income				
Annual Income Limit	$45,200	$51,700	$58,100	$64,600
Monthly Income	$3,767	$4,308	$4,842	$5,383
Affordable Monthly Payment/Rent	$1,130	$1,293	$1,453	$1,615
Affordable Sale Price	$213,241	$245,162	$277,084	$309,000

Source: Numbers estimated using income information from the California Department of Housing and Community Development, March 2014; http://www.zillow.com/mortgage-calculator/house-affordability/

Affordable sale price is based on a rough estimate using a 30-year fixed-rate mortgage at 5.0 percent interest with approximately 10.0 percent down payment, taxes at 1.2 percent, and $800 per year for insurance. Credit history may also greatly affect affordability and/or access to home loans.

For-Sale and Homeowner Costs

Table 29 lists the prices of homes for sale in Willows in May 2014. The table also provides the qualifying annual income for a family to be able to afford the corresponding average home list price. The qualifying annual income is based on a 30-

year fixed-rate mortgage with an APR of 5.0 percent and a down payment of 10.0 percent. It also assumes that the borrower carries no other debt. The purchase of a three-bedroom home at the average list price would require a qualifying annual income of $37,160, which, based on 2014 state income limits as shown in **Table 28**, falls in the low-income category (two persons and above). While **Table 29** shows the average home price in Willows, sales prices range from $71,000 to $335,000 for three-bedroom homes and $195,000 to $375,000 for four-bedroom homes. **Table 28** identifies that very low-income households could afford a home priced from $83,031 for a one-person household to $122,760 for a four-person household. Eight homes were priced in this range in the May survey. While homes at this price range are limited, some homes could be affordable in Willows for very low-income households.

TABLE 29: HOME PRICES – MAY 2014

Bedrooms	Total Number of Units	Average Square Feet	Average List Price	Qualifying Annual Income for List Price*
3	17	1,340	$137,550	$37,160
4	7	2,138	$265,285	$69,240

Source: www.willowslistings.com
**Estimated. Assuming 10% down payment and interest rate at 5.0% including estimated property tax at 1.2% and $800 per year for insurance.*

Rental Costs

According to the 2008-2012 ACS, the median contract rent in Willows was $629 in 2012. **Table 30** shows the available apartments and houses for rent in Willows based on a survey taken in May 2014. As shown, the median rent for a two-bedroom unit in Willows is $720. **Table 30** also shows the affordability range for one- to four-bedroom units in the city. For example, two-bedroom units with a median rent of $720 in Willows are affordable to low-income two- and three-person households. These median rents would indicate that at least a portion of the available rental units in the city are affordable to low income households based on the affordable monthly rents identified in **Table 28** previously.

TABLE 30: APARTMENT AND HOUSE RENTAL COSTS – MAY 2014

Number of Bedrooms	Price Range	Median Rent	Listings	Household Size	Income Range[1]
1	$475–$650	$550	4	1 to 2	Very Low
2	$550–$811	$720	6	2 to 3	Low
3	$600–$1,200	$1,075	4	3 to 5	Low
4	$975–$1,325	$1,150	2	5 to 8	Moderate

Sources: www.craigslist.com, May 14, 2014
1. Based on affordable monthly payment by households size shown in Table 28

HUD releases median rent estimates for metropolitan areas and nonmetropolitan counties each fiscal year. The median rent estimates include unit rent and tenant-paid utilities except phone, cable, or Internet. They represent the 50th percentile or median of all standard rental units in the area. This means that 50 percent of all rental units rent for a dollar amount less than the median rent figure and 50 percent rent for a higher dollar amount. **Table 31** displays the 50th percentile rent estimates for Willows for 2000 through 2014. Based on the nearly 50 percent increase in the two-bedroom fair market rents between 2000 and 2014, it can be assumed that market rental rates have increased significantly from the $429 reported by the 2000 Census.

TABLE 31: GLENN COUNTY FAIR MARKET RENTS

Year	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
2000	$307	$375	$485	$673	$778
2005	$414	$425	$559	$727	$747
2010	$552	$566	$745	$969	$995
2014	$605	$609	$824	$1,189	$1,459

Source: 2014 Fair Market Rents, HUDuser.org

OVERPAYMENT

A household is considered to be overpaying if its monthly housing cost or gross rent exceeds 30 percent of its annual gross income. According to the 2010 Census, 46 percent of all households in the city spent more than 30 percent of their gross income for housing. Approximately 59.5 percent of all renters and 34.7 percent of all owner households in the city overpay. Overpayment is a significant problem for renter households and, as **Table 32** shows, especially for households earning less than 50 percent of the 2010 median household income for Willows. Overpayment is an indicator that represents the need for affordable housing in the city.

Overpayment for housing was calculated using data from the US Census Bureau and HCD guidelines for calculating overpayment. As a rule of thumb, housing is considered affordable if less than 30 percent of household income is spent on rent or mortgage. **Table 32** compares overpayment for housing between owners and renters for different income categories.

According to 2010 Census data, 46.0 percent of all households (both renters and owners) paid more than 30 percent of their income on housing costs. **Table 32** shows the number of households by income range and percentage of overpaying households that paid over 30 percent on housing in the city.

Based on the Glenn County 2014 Area Median Income (AMI) of $57,900, lower-income households (those earning up to 80 percent of the AMI) are those making up to $46,300 per year or less. These households are shown in **Table 32** in the first three income range categories. According to this data, approximately 762 lower-income households (owners and renters) suffered from cost burdens in paying housing costs, representing 62.2

percent of all households. Of these lower-income households, 556 or 73.0 percent were renters, representing 27.1 percent of all households in the city.

Of the 935 renter households, 556 or 59.5 percent paid more than 30 percent of their income on housing. Of the 1,113 owner households, 387 or 34.8 percent overpaid for housing. This information is based on the 2010 Census. The exact percentages of households that overpay for housing in 2014 are unknown without updated data to analyze, which is unavailable at this time.

TABLE 32: OVERPAYMENT

Household	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower Income
Ownership Households	67	123	240	254	429	1,113	430
Overpaying Owner Households	56	70	80	148	33	387	206
Percentage of Overpaying Owners	83.6%	56.9%	33.3%	58.3%	7.7%	34.8%	47.9%
Renter Households	429	172	194	55	85	935	795
Overpaying Renter Households	388	124	44	0	0	556	556
Percentage of Overpaying Renters	90.5%	72.1%	22.7%	0.0%	0.0%	59.5%	70.0%
Total Households	496	295	434	309	514	2,048	1,225
Overpaying Households	444	194	124	148	33	943	762
Percentage of Overpaying Households	89.7%	65.8%	28.6%	47.9%	6.4%	46.0%	62.2%

Source: US Census 2010

AT-RISK HOUSING ANALYSIS

Introduction

The California Government Code (Section 65583) requires that this Housing Element include a study of all low-income rental-housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. This analysis must address a ten-year period, which is divided into two five-year segments coinciding with the updating of the Housing Element. The first five-year segment for analyzing at-risk units is 2014–2019 and the second segment is 2019–2024.

In the case of the City of Willows, certain types of HUD- and state-sponsored projects, and any locally financed projects with specified time and use restrictions, must be evaluated. The analysis must contain certain components as required by HCD, if any of the affordable units are "at risk" of converting to market rates units during the 2014–2024 period.

Inventory of Affordable Rental Housing Units

The inventory prepared for this study is comprehensive in that it identifies all of the low-income rental units in Willows, regardless of restrictions and time frames. Over time, this will serve as a list to be regularly monitored to evaluate the possible loss of affordable units and also as planning information for use in analyzing the distribution and concentrations of lower-income units in the city. Based on information gathered from HUD and Rural Housing Service (RHS), it has been determined that no assisted housing units are at risk of conversion.

TABLE 33: ASSISTED HOUSING PROJECTS

Name	Type	Assisted Units	Contract Expiration Date
Willows Apartments	USDA Rural Dev. MF Sec. 515	31	2027
Willows Oaks	USDA Rural Dev. MF Sec. 515	60	2033
Eskaton Kennedy Manor	HUD Sec. 8 Senior/handicapped	54	2025
Total		145	

Sources: USDA/RD, California Housing Partnership Corporation

Preservation and Replacement of Affordable Multi-Family Units

The City plans to continually evaluate and update the affordability expiration dates in the inventory of affordable housing units throughout the city in an effort to determine the risk of the units converting to market rate. Units identified for an assessment of risk will be based on expiration dates of affordability restrictions and include those that will expire in the following ten years. The level of risk will be determined by whether the owners plan to seek extension of affordability contracts or transfer the property to a party (typically a nonprofit) that will extend affordability contracts. Units will be determined to be at risk if an assessment does not identify parties interested in extending affordability contracts.

Preservation Resources

Efforts by the City to retain low-income housing in the future must be able to draw on two basic types of resources: organizational and financial. First, qualified nonprofit entities need to be made aware of the future possibilities of units becoming at risk.

Demonstrated management and, perhaps, development abilities should be assessed. Groups with whom the City has an ongoing association are the logical entities for future participation. The following agencies are considered qualified entities for preserving properties at risk of converting to market rate:

Eskaton Properties Inc.
5105 Manzanita Avenue
Carmichael, CA 95608

Community Housing Improvement Program
1001 Willow Street
Chico, CA 95928

Christian Church Homes of Northern California, Inc.
303 Hegenberger Road, Suite 101
Oakland, CA 94621-1419

Mercy Housing Corporation
3120 Freeboard Drive, Suite 202
West Sacramento, CA 95691

Financing Resources for Housing Preservation

Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving at-risk housing, and for housing rehabilitation.

Home Investment Partnerships Program

HOME was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes home investment trust funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

Participating jurisdictions may choose from a broad range of eligible activities, using HOME funds to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses. Also, participating jurisdictions may use HOME funds to provide tenant-based rental assistance contracts of up to two years if such activity is consistent with their consolidated plan and justified under local market conditions.

Housing Choice Voucher Program (Section 8)

Glenn County has no public housing authority. The Housing Authority of the County of Butte administers the Housing Choice Voucher program in Glenn County. The Glenn County Human Resource Agency, Community Action Division, also manages other housing activities, including housing rehabilitation programs and a first-time homebuyers program.

The Housing Choice Voucher program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the voucher at any decent, sanitary, and safe housing unit (single-family or multi-family). The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. HCD subsidizes the difference between the tenant's portion and the contract rent. However, fair market rents restrict the actual contract rent as determined by HUD. As of June 2014, there are 45 families in Willows using Housing Choice Voucher Assistance (Section 8) to pay for housing, with no persons on the Housing Choice Voucher wait list. The wait list has been closed since April 2012; however, the date of reopening the list is anticipated in January 2015.

Community Development Block Grant (CDBG)

HUD awards CDBG funds annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City, nonprofits, and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.

HUD – Section 202

The Section 202 program provides capital advances to finance the construction, rehabilitation, or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable. HUD provides interest-free capital advances to private, nonprofit sponsors to finance the development of supportive housing for the elderly. The capital advance does not have to be repaid as long as the project serves very low-income elderly persons for 40 years. Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution toward rent. Project rental assistance contracts are approved initially for three years and are renewable based on the availability of funds.

Federal Emergency Shelter Grants Program

This program is administered through HCD for local government agencies and nonprofit organizations in communities that do not receive shelter funds directly from HUD. This program is for the funding of emergency shelters, services, and transitional housing for homeless individuals and families. Local nonprofit shelter and service organizations may also receive funds as service providers working in cooperation with

local government agency applicants. Eligible activities for this program are facility maintenance, operating costs, and rent; essential services such as transportation, life skills, legal aid, and counseling; and used to move the homeless into permanent housing and transition to independent living. Renovation and rehabilitation funds are also available.

California Housing Finance Agency (CHFA)

The CHFA offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, the CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

CalHFA FHA Program

The CalHFA FHA program is a first mortgage loan insured by the Federal Housing Administration (FHA). The interest rate on the CalHFA FHA is fixed throughout the 30-year term. The CalHFA FHA can be combined with either the California Homebuyer Downpayment Assistance Program or the Extra Credit Teacher Program for down payment assistance.

California Homebuyer Downpayment Assistance Program (CHDAP)

The CHDAP provides a deferred-payment junior loan—up to 3 percent of the purchase price, or appraised value, whichever is less, to be used for a down payment and/or closing costs. This program may be combined with a CalHFA or non-CalHFA first mortgage loan.

Federal Home Loan Bank System

The Federal Home Loan Bank System facilitates Affordable Housing Programs, which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service in California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

California Department of Housing and Community Development

HCD conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

HCD also conducts the acquisition and rehabilitation component of the Multi-family Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.

Programs for Preservation and Construction of Affordable Housing

The following summarizes current programs that the City of Willows is aware of and if applicable could be used to help meet the City's goals toward remedying its affordable housing needs.

1. Project Development – The City Manager will continue to provide technical assistance and administrative support for housing development efforts.

2. Nonprofit Support – The City should continue its cooperative relationships with qualified nonprofit groups which may play a role in assisting in the preservation and expansion of affordable housing in the community.

3. Policy and Ordinance Review – Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the city. When necessary, changes or additions to the City's guiding policies and ordinances should be adopted.

HOUSING RESOURCES

REGIONAL HOUSING NEEDS AND LAND RESOURCES

Pursuant to state law (California Government Code Section 65584) at five-year intervals the California Department of Housing and Community Development and regional councils of government must determine each locality's share of regional housing need. HCD determines the Regional Housing Need Allocation (RHNA) for all jurisdictions in Glenn County including Willows. In conjunction with the State-mandated Housing Element update cycle that requires Glenn County jurisdictions to update their Housing Elements by June 30, 2014, the County has allocated housing unit production needs for each jurisdiction in the county. These allocations set housing production goals for the planning period that runs from June 30, 2014, through June 30, 2019.

Table 34 summarizes the Regional Housing Need Allocation for Willows. As shown, a 49-unit senior hosing complex was permitted in the city in May 2014. Income restrictions are based on 45 percent of the Glenn County AMI. This income restriction falls within the very low-income level.

TABLE 34: 2014–2019 REGIONAL HOUSING NEEDS ALLOCATION

Household Income Level	Units	Percentage	Units Permitted Since 1/1/2014	Remaining RHNA
Extremely Low	7	11.1%	0	7
Very Low	8	12.7%	49[1]	0
Low	11	17.5%	0	11
Moderate	11	17.5%	0	11
Above Moderate	26	41.3%	0	26
Total	**63**	**100%**	**49**	

Source: County of Glenn County Regional Housing Needs Allocation 2014–2019
Notes: [1] 49-unit senior housing complex with income restrictions established at 45% of AMI or less.

Willows' fair share housing allocation represents 24.2 percent of Glenn County's total allocation. For comparison, Orland's housing allocation represents approximately 30.8 percent of the total allocation, while the unincorporated portion of the county represents the remaining 45.0 percent of the total Glenn County allocation.

Additionally, jurisdictions that did not identify sites to accommodate the full RHNA from the previous planning period (2009–2014) or complete a rezone program to make sites available must also address remaining units in the current planning period (AB 1233).

2009–2014 UNACCOMMODATED NEED

Program HD1.1.1 of the 2009 Housing Element required the City to rezone one site (Site 23) from R-1 to R-3 to accommodate housing that could be affordable to lower-income households. The City did attempt to rezone this site, however, this rezoning was not accomplished due to a variety of reasons. The 2009-2014 RHNA for lower income households was 186 units. With the anticipated rezoning of Site 23, the total available site inventory capacity available for lower income households was 256 units. The rezoning of Site 23 would result in a capacity of 69 units for that site. However, because this site was not rezoned the available land to accommodate lower income households units was reduced. However, because the rezoning was not accomplished, the City has a 2009-2014 unaccommodated need of 69 lower-income units as shown in Table 36. This additional need has been added to the 2014-2019 RHNA.

TABLE 35: 2009–2014 UNACCOMODATED NEED ANALYSIS

	Very Low	Low	Moderate	Above Moderate	Total
RHNA Goal	104	82	103	198	487
Units Constructed	0	14[1]	0	36	50
Remaining Need	104	68	103	162	437
Total	172		265		437
Previously Identified Sites Currently Available (capacity)	103		511		614
Sites Rezoned	0		0		0
Remaining Need[2]	39	30	0		69

Notes: 1) Housing affordability is based on deed restricted units for CHIP Housing
2) Remaining need for Very Low and Low Income categories are based on the proportional need established in the 2009 RHNA for these income categories.

2009-2014 SITE DEVELOPMENT AND DENSITY

The 2009-2014 Housing Element land inventory included Site 25 which was a 3.53 acre site identified with a development potential of 84 units (24 units per acre). Since the time the 2009-2014 Housing Element was adopted by the City, a 49-unit low-income senior project was proposed for Site 25. As a part of this proposal, a lot line adjustment was requested by the applicant and approved by the City. This lot line adjustment reduced the size of Site 25 to 2.97 acres. At this size, the 2.97 acre parcel would result in a density of 16.5 units per acre which is less than the density of 24 units per acre for Site 25 identified in the 2009-2014 Housing Element, or a difference of 22 dwelling units for the 2.97 acre parcel.

California Government Code Section 65863 defines the land inventory requirements to meet a jurisdiction's RHNA. Section 65863(b) discusses the requirements for density reductions for those sites included in a housing element as follows:

> (b) No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in paragraphs (1) and (2) of subdivision (g), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:
>
> (1) The reduction is consistent with the adopted general plan, including the housing element.
>
> (2) The remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584.

Site 25 has a General Plan land use designation of Multi-Family Residential and is within the R-3 zoning district. Multi-Family Residential allows a density of 16 to 30 dwelling

units per acre (du/ac). Currently, the R-3 zoning district has a 14 du/ac maximum density; however, the City is currently in the process of removing this requirement as required by Program HD-1.1.3 of this Housing Element.

The City considers the proposed development of Site 25 consistent with the densities and desires for this site based on the following:

- Development of the 49-unit senior project will result in a density of 16.5 du/ac. While this site would not be at a density of 24 du/ac as identified for Site 25 in the 2009-2014 Housing Element, the 49-unit senior project is consistent with the General Plan densities for the site,
- The Willows General Plan, including the 2009-2014 Housing Element, does not have any policies or programs requiring the development of Site 25 at a specific density.
- The site is being developed for low income housing as identified in the 2009-2014 Housing Element,
- The site is being developed for multifamily development which is the purpose of the R-3 zoning district,
- The City is required to allow development of housing units at the densities determined in the General Plan,
- The proposal for a 49-unit low-income senior complex promotes the development of low-income housing in the City and therefore satisfies one of the basic covenants of the City's Housing Element, the production of housing affordable to lower-income households,
- The City cannot require a greater density for a proposed project if that project falls within the density range of the particular General Plan land use designation, and
- Other than design review, the City has no other discretionary review and therefore cannot require a density other than those identified in the General Plan.

For the reasons listed above, the City has determined that the development of the 49-unit low-income senior development would be an acceptable use at the density proposed for Site 25 and therefore would be consistent with Section 65863.

Analysis of Sites and Zoning

Because the City did not rezone Site 23 and developed Site 25 at a lesser density than identified in the 2009 Housing Element as discussed previously, this "unaccommodated need" is included in the 2014-2019 RHNA. This results in a total 2014-2019 RHNA of 154 units. A summary of Willows' available site capacity for each income category is provided as **Table 36**. The summary is based on the City's inventory of land available

for residential development (**Table 37**). As shown in **Table 36**, the City has a 2014-2019 RHNA of 117 units for lower income households (including the 2009 unaccommodated need) and 37 units for moderate and above-moderate income households. Subtracting this need from the available land inventory result in a surplus capacity of 511 units of which 35 units are for lower income (extremely low-, very low-, and low-income) households and 476 units are for moderate- and above moderate-income households. The very low income need is met by a 49-unit senior project which acquired building permits in May 2014 from the City. This complex is restricted to 45 percent of AMI and below through rent restrictions required by the HOME program. For the purposes of displaying sites available for each income category, the lower-income fair share allocation has been combined as have the moderate- and above moderate-income allocations.

TABLE 36: SUMMARY OF AVAILABLE SITE CAPACITY BY INCOME CATEGORY

Household Income Level	2014-2019 City of Willows Allocation	Progress since 1/1/14	2009-2014 Unaccommodated Need[1]	Remaining Need	Site Inventory Capacity	Unit Surplus
Extremely Low	7	0	-	7	103	35
Very Low	8	49	69	28		
Low	11	0	22	33		
Moderate	11	0	0	35	511	476
Above Moderate	26	0	0			
Total	**63**	**49**	**91**	**103**	**614**	**511**

Source: County of Glenn County Regional Housing Needs Allocation 2014–2019; City of Willows June 2014.
Notes: 1) Includes 49 units from 2009-2014 RNHA and 22 units from Site 25 as discussed previously.
2) Includes 27 Very Low Income unaccommodated units from Site 23 and 22 Very Low Income Units from Site 25.
3) Includes 22 Low Income unaccommodated units from Site 23.

As shown in **Table 37**, Willows has a surplus capacity of 476 units for moderate- and above moderate-income households. The site inventory capacity for sites zoned R-1 totals 511 units, all of which have been allocated toward the moderate- and above moderate-income housing need.

The realistic capacity of available R-1 sites reflects a conservative estimate of 80 percent of the maximum density allowed. Zoning standards for R-1 sites allow a maximum of 6 units per acre. Available R-1 sites have a realistic capacity of 511 housing units, which easily accommodates the remaining moderate- and above moderate-income housing need of 35 units.

Following the inventory of R-1 sites in **Table 37** are available R-3 sites. R-3 sites permit the highest density development in the city and are the sites best suited for the development of housing available to lower-income households. Currently, the City allows a maximum density of 30 units per acre in R-3 zones.

The analysis and realistic capacity of R-3 sites in **Table 37** is based on a maximum density of 30 dwelling units per acre at an assumed buildout of 80 percent. Eighty percent is used as an assumption for the projected buildout of R-3 sites, which takes into account site development standards (open space, parking, setbacks, and circulation). Development in the R-3 district is permitted to be 30 feet (two stories) or up to 50 feet (four stories) with a use permit. R-3 sites developed at two stories (permitted) can easily achieve 80 percent of 30 dwelling units per acre, and it is likely that developers will seek use permits to develop taller projects, allowing the development to achieve the maximum density allowed.

For the purposes of calculating the realistic capacity of sites in the R-3 district, it is assumed that 80 percent of the allowed density is realistic. The realistic capacity of available R-3 sites is 34 units. Site 24 is a vacant 1.408-acre parcel with a realistic capacity of 34 units, which have been allocated toward meeting the lower-income fair share allocation. The City has not identified any development constraints. The City will consider partnering with a developer to provide the infrastructure upgrades as funding is available if this is for senior project, a project for persons with disabilities, or an affordable housing project (see **Program HD-1.1.1**).

Mixed-Use Sites

The City understands that the RHNA is a threshold and not a ceiling, which is the reason **Table 37** includes an inventory of available sites in the Multiple Residence-Office Professional (R-P) and General Commercial (CG) zones.

The purpose of the R-P zone is to reserve areas appropriate for mixed residential uses and promote the development of professional offices in areas located next to commercial districts. The R-P zone has a maximum allowed density of 30 dwelling units per acre. In determining the realistic capacity of R-P sites, the City reduced the site acreage by 50 percent to reflect nonresidential development and used the maximum allowable density of 30 units per acre and an 80 percent site capacity to determine the maximum allowed density. For example, Site 26 is 1.74 acres and is zoned R-P; taking 50 percent of the total site leaves 0.87 acres, multiplying that by 30 units per acre and taking an 80 percent site capacity leaves a realistic capacity of 20 units for the site.

The purpose of the CG zone is to create areas where commercial facilities are necessary for public service and convenience. Currently, residential uses are allowed on all floors except the ground level by right in the CG and Central Commercial (CC) zones. The realistic capacity of available CG and CC sites (Sites 21 through 23) is 49 units, which was determined by reducing the site acreage by 75 percent to reflect nonresidential development, using the maximum density of 30 units per acre and an 80 percent site capacity. For example, Site 22 is 4.42 acres and is zoned CG; taking 50 percent of the total site leaves 1.11 acres, multiplying that by 30 units per acre and taking an 80 percent site capacity leaves a realistic capacity 27 units for that site.

A map of sites available for residential development (identified in **Table 37**) is located in **Appendix A**.

TABLE 37: VACANT/UNDERUTILIZED LAND INVENTORY

Site #[2]	Parcel Number	Acres	Zoning	GP Land Use	Maximum Allowable Density	Site Capacity	RHNA	On-Site Constraints	Existing Use	Infrastructure Capacity
						R-1 Sites				
1	017-170-017-9 017-170-011-0 001-102-014-0 001-091-012-0 001-101-003-0	143.1 (30 acres will be open space)	R-1/PD	LDR/OS /CG	6 units per acre	453, capacity of this site is based on a pending project.	Mod/ Above Mod	Some access issues need to be resolved for crossing irrigation canal or dual access to Tehama Street	Vacant.	Sewer and water need to be extended to site upon development of a project.
2	001-102-015-0	0.38	R-1	LDR	6 units per acre	1	Mod/ Above Mod	None	Vacant	Sewer and water available. Upon development would have to extend sewer main and tie in to nearest line.
3	001-102-012-0	0.77	R-1	LDR	6 units per acre	3	Mod/ Above Mod	None	Vacant	Sewer and water available. Upon development would have to extend sewer main and tie in to nearest line.
4	001-121-023	0.15	R-1	LDR	6 units per acre	1	Mod/ Above Mod	None	Vacant	Sewer and water available. Upon development would have to extend sewer main and tie in to nearest line.

[2] All sites list in table were included in the 2009 Housing Element Vacant/Underutilized Land Inventory.

Site #[2]	Parcel Number	Acres	Zoning	GP Land Use	Maximum Allowable Density	Site Capacity	RHNA	On-Site Constraints	Existing Use	Infrastructure Capacity
5	003-142-004-0	0.98	R-1	LDR	6 units per acre	4	Mod/ Above Mod	In SFH Flood Zone	Vacant (City-owned)	Development will have to comply with building pads in accordance with FEMA regulations.
6	003-103-001	0.43	R-1	LDR	6 units per acre	2	Mod/ Above Mod	None	Vacant	City services available at the site.
7	005-282-034-0	0.17	R-1	LDR	6 units per acre	1	Mod/ Above Mod	In SFH Flood Zone	Vacant	Development will have to comply with building pads in accordance with FEMA regulations.
8	005-275-010-0	0.19	R-1	LDR	6 units per acre	1	Mod/ Above Mod	In SFH Flood Zone	Vacant	Development will have to comply with building pads in accordance with FEMA regulations.
9	005-362-009-0	0.28	R-1	LDR	6 units per acre	1	Mod/ Above Mod	In SFH Flood Zone	Vacant land (owned by First Methodist)	Development will have to comply with building pads in accordance with FEMA regulations.
10	005-362-010-0	0.27	R-1	LDR	6 units per acre	1	Mod/ Above Mod	In SFH Flood Zone	Vacant land (owned by First Methodist)	Development will have to comply with building pads in accordance with FEMA regulations.
11	003-182-011-0	0.18	R-1	LDR	6 units per acre	1	Mod/ Above Mod	In SFH Flood Zone	Vacant	Development will have to comply with building pads in accordance with FEMA regulations.
12	003-152-004-0	0.25	R-1	LDR	6 units per acre	1	Mod/ Above Mod	In SFH Flood Zone	Vacant	Development will have to comply with building pads in accordance with FEMA regulations.

Site #[2]	Parcel Number	Acres	Zoning	GP Land Use	Maximum Allowable Density	Site Capacity	RHNA	On-Site Constraints	Existing Use	Infrastructure Capacity
13	002-282-003-0	0.02	R-1	LDR	6 units per acre	1	Mod/ Above Mod	In SFH Flood Zone	Vacant	None
14	002-282-017	0.13	R-1	LDR	6 units per acre	1	Mod/ Above Mod	In SFH Flood Zone	Vacant	None
15	005-170-006-9	4.94	R-1-A	LDR	6 units per acre	24	Mod/ Above Mod	None	Small shed present	Development of site will require connection with County SD.
16	003-113-006	0.16	R-1	LDR	6 units per acre	1	Mod/ Above Mod	None	Vacant (City-owned)	Development will have to connect to city sewer and public water.
17	002-311-016	0.34	R-1	LDR	6 units per acre	1	Mod/ Above Mod	None	Vacant	None
18	001-330-017-0	2.88	R-1	LDR	6 units per acre	14	Mod/ Above Mod	In SFH Flood Zone	Vacant	Services available at site. Development will have to comply with building pads in accordance with FEMA regulations.
	Total R-1 Sites	**125.63**				**511**				
					R-3 Sites					
19	001-051-005-0	1.41	R-3	MFR	16–30 units	34	Lower	None	Vacant	Developer would have to public water and city sewer.
	Total R-3 Sites	**1.41**				**34**				

Site #[2]	Parcel Number	Acres	Zoning	GP Land Use	Maximum Allowable Density	Site Capacity	RHNA	On-Site Constraints	Existing Use	Infrastructure Capacity
						R-P Sites				
20	001-051-011-0	1.74 (50% of site)	R-P	OP	30 units per acre	20	Lower	None	Vacant	Developer would have to contribute to the area sewer lift station upgrade; connection to public water and city sewer required.
Total R-P Sites		**1.74**				**20**				
						Nonresidential Sites				
21	003-061-003-0	0.37 (25% of site)	CC	GC	30 units per acre	2	Lower	None	Vacant; assumes 25% of the site will develop residential	City services available at the site.[2]
22	017-330-027-0	4.42 (25% of site)	CG	GC	30 units per acre	27	Lower	Zone C Flood Zone; noise from I-5[1]	Vacant; assumes 25% of the site will develop residential	Services available to site.[2]
23	017-330-010-0	3.32 (25% of site)	CG	GC	30 units per acre	20	Lower	Zone C Flood Zone; noise from I-5[1]	Vacant; assumes 25% of the site will develop residential	Services available to site.[2]
Total nonresidential sites		**8.11**				**49**				
Grand Total		136.89				614				

Source: City of Willows, June 2014
Notes: Site numbers 7, 8, 9, 10, 14, 15, 18, 19, and 22 are exempt from development impact fees.
1. Zone C on the current FIRM map for Willows is defined as "Areas of minimal flooding" (no shading). This is not a constraint to development.
2. See Table 41 for parking requirement in the CC and CG zones.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

Many sites within the land inventory reference FEMA regulation elevation regulations. The Flood Zone elevation (i.e., FEMA pad) is a federal requirement for flood insurance and a universally acceptable mitigation measure. Therefore, federal flood insurance requirements are not considered a constraint to the development of housing, as they are essential to accommodate otherwise unbuildable or unfeasible development sites. The sites in the inventory (**Table 37**) vary greatly from site to site, contingent on base elevation relative to the FEMA Flood Insurance Rate Map (FIRM) or zone in the city. The City has adopted flood standards consistent with federal requirements. These standards are not a constraint to development, but rather a mitigation measure to ensure flood insurance availability at reasonable rates.

FEDERAL AND STATE PROGRAMS FOR HOUSING ASSISTANCE

The Glenn County Community Action Partnership, Colusa, Glenn & Trinity, of the Human Resource Agency provides a variety of housing programs targeted at low- and very low-income individuals and families throughout Glenn County.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S SECTION 8 RENTAL ASSISTANCE

The Section 8 Housing Assistance Program is a federal program that assists very low-income individuals and families with rent subsidies, while offering access to safe, affordable housing. The family pays approximately 30 percent and not more than 40 percent of their income toward rent and utilities. The California Department of Housing and Community Development (HCD), through the Glenn County Community Action Partnership, pays the remaining portion. One hundred percent of program participants are very low- and low-income individuals and families.

THE EMERGENCY HOUSING ASSISTANCE PROGRAM (EHAP) AND FEDERAL EMERGENCY SHELTER GRANT (FESG) RENT EVICTION PREVENTION PROGRAM

EHAP and FESG funds are used to provide first month rent assistance and rent eviction prevention to Glenn County residents provided that they fall within income guidelines, have an eviction notice, and present photo identification. Assistance may only be accessed once in a two-year period and applicants must be able to demonstrate the ability to continue rental obligation. The maximum assistance is $400.00. One hundred percent of program participants are very low- and low-income individuals and families.

RENTAL ASSISTANCE

Housing Choice Voucher Program (Section 8)

Glenn County has no public housing authority. The Housing Authority of the County of Butte administers the Housing Choice Voucher program in Glenn County. The Glenn County Human Resources Agency, Community Action Division, also manages other housing activities, including housing rehabilitation programs and a first-time homebuyers program.

The Housing Choice Voucher program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the voucher at any decent, sanitary, and safe housing unit (single-family or multi-family). The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. HCD subsidizes the difference between the tenant's portion and the contract rent. However, fair market rents restrict the actual contract rent as determined by HUD. As of June 2014, there are 45 families in Willows that use Housing Choice Voucher Assistance (Section 8) to pay for housing, with no families on the Housing Choice Voucher wait list identified for the city. The wait list has been closed since April 2012; however, it is anticipated that the Housing Authority will reopen the wait list in January 2015.

Homeless/Motel Vouchers

Funds provide emergency shelter service to residents of Glenn County, as well as homeless prevention services and utility assistance. Funds serve resident individuals and families who are in transition between homes and provide case management services as needed, including emergency food.

These services are provided to clients who have demonstrated a need based on priorities of domestic violence, families with children, families in work-training programs or those currently involved with a substance abuse treatment program, and families with disabilities. One hundred percent of program participants are very low- and low-income individuals and families.

Assistance prevents homelessness and allows recipients to secure and maintain safe, stable housing. As there is no specific shelter site in Glenn County, a private-public partnership allows support to local businesses through the use of vouchers for short-term stays at local motels. The Motel Voucher assistance program is available from several grant sources. Assistance under this program is not always available, and the funding for this program comes from a variety of sources. Clients can be assisted under this program for 1 to 30 days. Clients must be willing to make efforts toward becoming self-sufficient in order to receive continued assistance. To be eligible for services under this program, a client must meet income guidelines, have an eviction notice, and have photo identification. Clients may receive services under this program once in a two-year period.

Federal and State Programs Designed to Provide Needed Housing Weatherization and Rehabilitation to Qualified Individuals and Families

The Glenn County Human Resource Agency, Community Action Partnership, Colusa, Glenn & Trinity, provides weatherization and housing rehabilitation opportunities through the use of various funding sources. Federal, state, and private funding sources for these services include Community Development Block Grant (CDBG), Low Income Home Energy Assistance Program (LIHEAP), California Low Income Home Energy Assistance Program (CalLIHEAP), Department of Energy (DOE), Pacific Gas and Electric Company (PG&E), and the California Conservation Corps (CCC) Weatherization and Energy Efficient Rehabilitation (WEER) Program.

LIHEAP, CalLIHEAP, DOE, and WEER are weatherization programs providing energy conservation measures such as attic insulation, door weather-stripping, low-flow showerheads, minor envelope repair, solar screens, and electric baseload measures such as refrigerators, microwaves, and electric water heaters. In addition, these programs address health and safety hazards related to combustion appliances and provide for the change-out of such hazardous appliances. One hundred percent of program participants are very low- and low-income individuals and families.

LIHEAP and DOE weatherization programs are funded annually from the federal government and are occasionally infused with additional dollars of either like funding or state funding to address emergency situations.

HOUSING CONSTRAINTS

The ability of the private and public sectors to provide adequate housing to meet the needs of all economic segments of the community can be constrained by various interrelated factors. These factors may be non-governmental or governmental in origin. The extent to which these constraints are affecting the supply and affordability of housing in Willows is discussed below.

Non-Governmental Constraints

Non-governmental constraints on the provision of housing include the availability of land, the price of land, and the cost of construction. These and other constraints are discussed below.

Land Availability/Environmental Constraints

Approximately 85 miles north of the City of Sacramento, Willows is situated near the middle of the Sacramento Valley approximately 10 miles west of the Sacramento River on Interstate 5. One of two incorporated cities in Glenn County, Willows was estimated

to have a population of 6,154 in 2014 (DOF). Willows is located on a generally flat, agricultural plain.

The natural vegetative cover within the city limits has long since been replaced by introduced species of plant life. A variety of oak trees can be found throughout the city, but since most were introduced through human intervention, few are located in areas that would preclude housing development. For these same reasons, there are no natural oak tree groves that cover entire sites and thereby prevent the sites from being developed.

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

Noise exposure at the available housing sites in the city is considered to be minimal. A small active airport is located near Willows, which is responsible for an increase in periodic noise when the airport is in use, but there are no large airports in the vicinity of the city. The most prominent source of noise in Willows is Interstate 5. The city is located adjacent to the interstate; the majority of ambient noise around Willows can be attributed to traffic on this roadway.

Financing Availability

One of the most significant components to overall housing cost is the cost of financing. After decades of slight fluctuations in the prime rate, the 1980s saw a rise in interest rates, which peaked at approximately 18.8 percent in 1982. However, as the decade drew to a close and the nation's economy weakened, the prevailing interest rate was around 10 percent. By mid 1993, the interest rate was lowered to approximately 6.8 percent. In an effort to stimulate the economy, interest rates in California have continued to fall. In 2003, the interest rate for a 30-year home loan in the state was 5.62 percent, and in early 2014, interest rates were falling below 5 percent to 4.19 percent.

State housing element law requires an analysis of potential and actual non-governmental constraints on the availability of financing for the maintenance, improvement, or development of housing for all income levels. This section will provide an analysis of the availability of financing for home purchases as well as refinancing and improvement loans. Data provided by the Federal Financial Institutions Examinations Council (FFEIC) under the Home Mortgage Disclosure Act (HMDA) is presented and analyzed to determine the extent to which financing is constrained for both home purchase loans and refinancing/home improvement loans.

Availability of Financing for Home Purchase Loans

Table 37 presents data as reported by the FFEIC under HMDA regulations. The data is organized and presented for the years 2010 through 2012 by loans that were approved, denied, or withdrawn/incomplete. Data specific to Willows is not available under

HMDA reporting guidelines. However, the data for the Chico metropolitan statistical area (MSA), which is the closest statistical area available, is used to determine the extent to which financing constrains access to housing in Willows.

As seen in **Table 38**, there were a total of 388 loan applications between 2010 and 2012 in the Chico MSA. Of the total loan applications, 87.4 percent were approved. The higher approval rate of loan applications indicates that financing is not unreasonably constrained for area residents.

In addition to the higher rate of approved loans, it is important to note an emerging trend in **Table 38**. In 2010, there were 66 loan applications processed in the Chico MSA. In 2012, the total number of loan applications had increased by 283 percent to 253 applications. This would indicate a recovering housing market from the recent housing slump.

TABLE 38: HOME PURCHASE LOANS, 2010–2012

Year	Approved		Denied		Withdrawn/ Incomplete		Total Loan Applications
	Number	% Total Loans	Number	% Total Loans	Number	% Total Loans	
2010	53	80.3%	8	12.1%	5	7.6%	66
2011	111	88.8%	12	9.6%	2	1.6%	125
2012	224	88.5%	11	4.3%	18	7.1%	253
Totals	388	87.4%	31	7.0%	25	5.6%	444

Source: Home Mortgage Disclosure Act, 2010, 2011, 2012
Note: Loans approved include loans originated and loans approved, not accepted.
"Home Purchase Loans" includes all FHA, FSA/RHS, VA, Conventional, and loans for dwellings for 5 or more families.

Availability of Refinance and Home Improvement Loans

Table 39 displays data provided under HMDA for home refinance and improvement loans for the years 2010 through 2012. Approved, denied, and withdrawn/incomplete loans are displayed for each year for the Chico MSA. As presented in the table, 188 total loan applications were processed in the Chico MSA between 2010 and 2012. As the housing market has improved since 2010, the rate of approval for refinance loans has increased over the years for the Chico MSA, indicating that there is not a market constraint on the access to financing for Willows residents.

Similar to the data displayed in **Table 39** for home loan activity, the loan activity presented in **Table 39** increased from 2010 to 2012. The increase is representative of the increase in the number of homeowners financing home improvements with equity in their homes. The increase of home values in the last few years has increased the amount

of equity homeowners have access to, enabling more to people apply for refinancing or home improvements.

TABLE 39: HOME REFINANCE AND IMPROVEMENT LOANS, 2010–2012

Year	Approved		Denied		Withdrawn/ Incomplete		Total Loan Applications
	Number	% Total Loans	Number	% Total Loans	Number	% Total Loans	
2010	20	64.5%	5	16.1%	6	19.4%	31
2011	50	79.4%	9	14.3%	4	6.3%	63
2012	89	94.7%	2	2.1%	3	3.2%	94
Totals	159	84.6%	16	8.5%	13	6.9%	188

Source: Home Mortgage Disclosure Act, 2010, 2011, 2012
Note: Loans approved include loans originated and loans approved, not accepted.

Development Costs

The California Statewide Housing Plan reports that direct construction costs have increased dramatically over the past decade and a half. According to building-cost.net, an online source for material, labor and equipment costs, the total cost of a single-story 1,500-square-foot home with a 400-square-foot attached garage of average standard construction quality is $163,673 or $109 per square foot. Actual cost also depends on the amenities of the finished product. The cost per dwelling unit for construction of an average multi-family apartment building is based on a recently approved 49-unit senior complex. The total cost estimate for this complex is $5,580,078 including on-site improvements. The total per apartment unit cost is estimated at $113,430.

These cost estimates do not include the costs of off-site improvements. They do, however, indicate that while direct construction costs have continued to climb, the current economic situation has affected this trend by slowing the increase in costs over the past few years. The direct construction costs will continue to reflect the economic situation of the day and therefore have a direct effect on the production of new housing.

Construction costs represent an actual constraint on the improvement and purchase of housing in Willows. This constraint, however, lies largely outside the jurisdiction of the local government.

Land Cost

According to an online (landwatch.com) June 2014 survey of costs for residentially zoned land in the city, the average price per acre was approximately $132,500. However, this is based on a very limited amount of product. Partially due to the limited amount of available residential land in the city, the cost of raw land may be a constraint in Willows. However, the City has no control over this cost, as it is based on the supply and demand of a market-based system.

A typical average-quality standard home costs approximately $163,673 in construction costs. Based on the zoning-allowed minimum lot size of 6,000 square feet, lots are priced around $18,250. The estimated total cost for a new single-family tract home would be approximately $181,923. The land costs represent approximately 10.0 percent of the total cost of the construction of this home.

Governmental Constraints

Potential constraints on the provision of housing that could be attributed to governmental actions include land use controls, building codes, permit fees, review procedures, and funding limitations. Each potential constraint and its effect on housing are discussed below.

The City of Willows' principal land use policy document is the General Plan, which was adopted in 1996. The General Plan includes the following residential designations:

Estate Residential – Allows up to 1 dwelling unit per acre (1 acre minimum lot size), with an average population density of 2.8 persons per acre. Development may be serviced by community sewers and community water service.

Low-Density Residential – Provides for 2 to 6 units per acre (6,000 square foot minimum lot size). The designation is designed to provide a full range of single-family housing opportunities. In most cases, new low-density residential development is required to be serviced by community sewers and water service.

Medium Density Residential (MDR) – Allows 7 to 15 units per acre. The designation is intended to allow mixed uses of residential types at medium density. All medium-density residential development is required to be served by community sewer and water service.

Multi-Family Residential – Allows 16 to 30 units per acre. The designation is designed to provide the opportunity for development of apartments and condominiums. All multi-family development is required to be served by community sewer and water service.

In accordance with state law, cities and counties have broad latitude in establishing zoning standards and procedures. Outside of a general requirement for open space zoning and several specific requirements governing residential zoning, state law establishes only broadly the scope of zoning regulations and sets minimum standards for their adoption and administration. Title 18 of the City of Willows Municipal Code sets forth the following zoning districts:

R-1 – The single-family residential or R-1 district is intended to be applied in areas of the city that are desirable for low-density residential development.

R-2 – The two-family residential use or R-2 district is intended to allow mixed uses of residential types at a medium density.

R-3 – The high-density residential or R-3 district is intended to provide areas for high-density residential living in accordance with the General Plan and to minimize the impact of multiple-family projects on adjacent developments. The R-3 currently has a maximum density 14 units per acre. The City is in the process of amending the Zoning Ordinance to remove this maximum unit constraint, which will allow this district to be developed at the identified General Plan density of 16 to 30 units per acre. However, since adoption of the 2010 General Plan, the City currently complies with the General Plan density for the R-3 zone. As an example, a 49-unit low-income senior project is currently being developed in the City on 2.9 acres which result in a density of 16.8 units per acre.

R-P – The multiple residence-professional office or R-P district is intended to reserve areas appropriate for mixed residential uses and promote the development of professional offices in areas located next to commercial districts.

Provision for a Variety of Housing Types

Pursuant to Section 65583 of the Government Code, the City is tasked with allowing for the development of an array of housing types that are suitable for all economic segments of the community. The Housing Element must describe how the City's Municipal Code allows different types of housing and related uses to meet the needs of its residents. **Table 40** summarizes the housing types permitted by right and those that require a conditional use permit under the City Municipal Code.

TABLE 40: ZONING FOR A VARIETY OF HOUSING TYPES

Land Use	R-1	R-2	R-3	R-P	CG	CH	CC	AG
Family day care (12 or fewer children)	P							
Family day care (more than 12 children)		CUP						
Rooming and boarding for not more than 2 persons	P	P	P		P[1]	P[1]	P[1]	
Boarding and lodging houses (more than 3 persons)			P		CUP	CUP	P[1]	
Second residential units	P	P	P	P		CUP		
Group dwelling units			P	P	CUP	CUP	P[1]	
Mobile homes	P	P	P	P				
Nursing and group care homes			CUP	CUP	CUP	CUP		
Single-family residence	P	P	P	P	P[1]	P[1]	P[1]	P
Multiple-family dwellings and apartments			P	P	P[1]	P[1]	P[1]	
Two-family dwellings		P	P	P	P[1]	P[1]	P[1]	
Emergency shelters					P	P		
Transitional housing	P	P	P	P				P
Supportive housing	P	P	P	P				P
Residential care facilities (six or fewer persons)	P	P	P	P				
Single room occupancy units			P	P				
Employee housing[2]								P
Farmworker housing[3]	P	P	P	P	P[1]	P[1]	P[1]	P
Manufactured home	P	P	P	P				P

P = Permitted use by right, CUP = Conditionally allowed use

1. Residential permitted on the second story; first stories must contain nonresidential uses.

2. The Zoning Ordinance defines employee housing as housing consisting of no more than 36 beds in a group quarters or 36 units or spaces designed for use by a single household.

3. The City considers employees/farmworkers housed together as a family; therefore, they are permitted to occupy a single-family residence subject to the same regulations as single-family dwellings in all zoning districts.

Second Dwelling Units

As of July 1, 2003, Chapter 1062 of the Statutes of 2002 (AB 1866, Wright) took effect. AB 1866 mandates that any second unit application filed on the basis of a local ordinance is to be considered through a ministerial process, without discretionary review or hearing. The City allows second units by right in all residential districts.

Extremely Low-Income Households

Extremely low-income households are those that earn less than 30 percent of the area median income. They are often elderly, physically or mentally disabled persons, homeless or transitional from homelessness, and have few resources to draw from for housing costs. The City's projected number of extremely low-income households is seven based on the assumption that approximately half of the City's very low-income RHNA need is actually for extremely low-income households. AB 2634 requires the City to quantify this need as well as facilitate the availability of housing appropriate for extremely low-income persons or households. One way to do this is to ensure that single-room occupancies (SROs) are explicitly allowed in the City's Zoning Ordinance. SROs are allowed by right in the R-3 district.

Other housing types that serve extremely low-income persons are supportive housing projects, the provisions for which are regulated by SB 2, discussed below as part of the Emergency Shelters and Transitional and Supportive Housing section.

Manufactured (Mobile Homes)

Manufactured and factory-built housing can be an integral part of the solution for addressing housing needs. Pursuant to Government Code Section 65852.3, the sitting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Manufactured homes (including mobile homes) are allowed and considered exactly the same as traditional stick-built single-family units and are allowed all residential districts in the city.

Emergency Shelters and Transitional and Supportive Housing

The City of Willows does not have any transitional or emergency services for homeless individuals; those in need are referred to County programs. However, in compliance with Chapter 633 of the Statutes of 2007 (SB 2), the City must allow emergency shelters by right without discretionary review in at least one appropriate zone with actual land capacity for potential development.

In addition, SB 2 requires that transitional and supportive housing types are specifically defined in the zoning ordinance to ensure they are treated as residential uses that are subject only to the same provisions that apply to other residential uses of the same type in the same zone. The City will make amendments to its Zoning Ordinance to ensure compliance with these facets of state law as stated in **Program RC-1.3.1.**

Housing for Persons with Disabilities

As part of the governmental constraints analysis, the Housing Element must analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities. The City must also demonstrate efforts to remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The City has adopted a reasonable accommodations ordinance (Zoning Ordinance Section 18.110.113), which establishes a formal procedure for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act. In addition, the City proposes reviewing not only the Zoning Ordinance but also land use policies, permit practices, and building codes to comply with state and fair housing laws (see **Programs RC-1.1.1, RC-1.2.1,** and **RC-1.3.1**).

All housing rehabilitation in Willows is required to meet the standards put forth by the Americans with Disabilities Act (ADA). Additional analysis of current regulations and practices is included in **Table 41**. As shown in **Table 41**, the City has mitigated all potential City-related governmental constraints to housing for persons with disabilities.

TABLE 41: CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES

Overarching and General	
Does the City of Willows have a process for persons with disabilities to make requests for reasonable accommodation?	Yes, the City has adopted Zoning Ordinance Section 18-110.113, which establishes a formal procedure for persons with disabilities seeking equal access to housing.
Does the City make information available about requesting reasonable accommodations?	The City places such information on meeting agendas and public notices.
Has the City made efforts to remove constraints on housing for persons with disabilities?	Yes, the City revised the Zoning Ordinance to include a definition for residential care facility. These uses are allowed in all residential zones Additionally, the City revised the definition of family to reflect occupancy standards related to six or fewer unrelated persons.
Zoning and Land Use	
Has the City reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?	Yes, the City continues to do so on an annual or ongoing basis.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced	The City has adopted a reasonable accommodation procedure that allows the modification of land use requirements, including parking requirements, for special needs housing if a proponent demonstrates a reduced parking applicability.

parking need?	
Does the locality restrict the siting of group homes?	No, there are no minimum distance requirements for residential care homes.
What zones allow group homes other than those allowed by state law? Are group homes over six persons allowed?	Residential care facilities (six or fewer persons) are allowed by right in all residential zones. Group dwelling units (six or more persons) are allowed in R-3 zones by right and in commercial zones with a use permit.
Does the City have occupancy standards in the Zoning Ordinance that apply specifically to unrelated adults and not to families?	Yes. See Zoning Ordinance Sections 18.25.060 and 18.25.070.
Does the Land Use Element regulate the siting of special housing in relationship to one another?	No, there is no minimum distance requirement between special needs housing facilities.
Permits and Processing	
How does the City process a request to retrofit homes for accessibility?	An application is made to the City Building Department. The City has adopted uniform codes and issues building permits.
Does the City allow group homes with fewer than six persons by right in single-family zones?	Yes, residential care facilities (six or fewer persons) are allowed by right in all residential zones.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	No.
What kind of community input does the City allow for approval of group homes?	There are no hearings for homes for less than six persons. The City provides the public with opportunities to review projects and express opinions at public hearings.
Does the City have particular conditions for group homes that will be providing services on site?	No. The City does not have special standards for group homes regarding location, design, or operation. Services are allowed on-site in residential zones with a use permit.
Building Codes	
Has the City adopted the Uniform Building Code?	Yes. The 2013 CBC. No amendments have been made that affect the ability to accommodate persons with disabilities.
Has the City adopted any universal design element into the code?	No. The City maintains design guidelines for multi-family projects and residential subdivisions.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes, the City has adopted Zoning Ordinance Section 18-110.113, which establishes a formal procedure for persons with disabilities seeking equal access to housing.

Source: City of Willows 2014

Farmworker (Permanent and Seasonal) Housing

The City's Zoning Ordinance does not explicitly provide regulations concerning the development of farmworker housing. However, the City has an inventory of affordable housing units that are suitable for permanent farmworkers.

California Health and Safety Code Section 17021.5 establishes that any employee housing of six or fewer persons is to be considered a single-family residence subject to the same regulations as single-family use types in the jurisdiction's zoning districts. Section 17021.5 also protects employee housing with six or fewer persons from being considered a for-profit business, like a boarding house, rooming house, or hotel, for the purposes of ensuring that employee housing is not constrained by additional licensing or tax fees.

The Willows Municipal Code defines a single-family dwelling as a building intended for use by a single family. The code defines a family as one or more persons related by blood, marriage, legal adoption, or legal guardianship or a group not exceeding six unrelated persons living together as a single housekeeping unit sharing common housekeeping facilities. Employees housed together would be considered a family; therefore, they are permitted to occupy a single-family residence subject to the same regulations as single-family dwellings in all zoning districts. Additionally, the code defines employee housing as housing consisting of no more than 36 beds in a group quarters or 36 units or spaces designed for use by a single household.

In agricultural districts, Health and Safety Code Section 17021.6 establishes any employee housing with 36 beds or less as a group quarter use type and employee housing with 12 beds or less as a single-family use type. Local ordinances should not imply that employee housing in agricultural districts differs from other agricultural use types and that employee housing is subject to the same zoning regulations as other agricultural uses. Willows allows single-family dwelling units in agricultural districts. Additionally, the City defines employee housing as housing consisting of no more than 36 beds in a group quarters or 36 units or spaces designed for use by a single household and allows employee housing by right in the agricultural districts.

Land Use Controls

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. In Willows, approximately 42 percent of the land within the city limits is designated for residential uses. Of this percentage, the majority, approximately 39 percent, is allocated for single-family residential use, while the remaining 2 percent has been allocated for multiple-family residential purposes.

The City's residential development standards, both on-site and off-site, are not overly or unnecessarily restrictive when compared to surrounding communities. The low- and medium-density standards are commensurate with those found in select surrounding communities; however, they are not so onerous as to be considered a constraint on the

development of housing. The high-density residential designation is consistent with the high-density designations found in other communities. The height limit of the multi-family zones allows three stories and potentially more with a use permit.

TABLE 42: DEVELOPMENT STANDARDS

Maximum Density Units/Acre	Min. Lot Size	Yard Setbacks			Off-Street Parking Spaces/ Unit	Maximum Height
		Front	Side	Rear		
Low Density Residential (R-1)						
7.25	6,000	25'	10'	15'	One- and Two-Family Dwellings: 1 garage space for 1 bedroom and 2 garage spaces for 2 or more bedrooms	2½ stories or 30'
Medium Density Residential (R-2)						
15	6,000	25'	10'	15'	One- and Two-Family Dwellings: 1 garage space for 1 bedroom and 2 garage spaces for 2 or more bedrooms	2½ stories or 30'
High Density Residential (R-3/R-P/CG/CC)						
30	6,000	25'	10'	15'	Multi-Family Dwellings: 1 covered space for 1 bedroom and 2 covered spaces for 2 or more bedrooms	30' and 50' with a use permit

Source: City of Willows Zoning Ordinance 2014

Since Willows' development standards are not more restrictive than those of the surrounding communities, they will not inhibit the development of a range of housing types in the city. Furthermore, through the use of tools such as specific plans and planned unit development ordinances, the City can encourage innovative planning design that, among other benefits, may translate into lower housing costs.

Building Codes and Enforcement

The City's building codes are based on the 2013 Uniform Building, Plumbing, Mechanical, and Electrical Codes and are considered to be the minimum necessary to ensure the protection of the public's health, safety, and welfare. These minimum standards cannot be revised to be less stringent without sacrificing basic public safety considerations and amenities. Local modifications to the uniform code include the following:

- For buildings constructed after January 1, 2008, address signs shall be internally or externally illuminated at night in all new buildings.

- An approved automatic fire-extinguishing system shall be installed and maintained in all occupancies and locations. A standard automatic sprinkler system shall be installed throughout all buildings (commercial, industrial, and R occupancies) with some exceptions, including R-3 occupancies.

- Supervisory and trouble signals shall be distinctly different and automatically transmitted to an approved central station, remote supervising station, or proprietary supervising station as defined in NFPA 72 or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.

Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, including general and specific plan consistency requirements, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable.

- Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extensions shall be requested in writing and justifiable cause demonstrated. For the purpose of this section, work shall be considered abandoned if a required inspection has not been recorded and/or approved within 180 days.

- When submittal documents are required by other sections of this code, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fees shall be 65 percent of the building permit fees as indicated in Section 108.2 California Building Code.

No regulations within these codes have been identified that would unnecessarily add to the cost for housing.

The City does not perform systematic code enforcement. Instead, zoning and building codes are primarily enforced on a complaint basis. Therefore, it has been concluded that local building codes do not represent either a potential or actual constraint on the provision of affordable housing.

Permit Fees

The costs associated with development project review will vary among projects. The City is in the process of implementing procedures and practices designed to expedite application processing, reduce costs, and clarify the process to developers and homeowners. These efforts, coupled with development fees that are similar to those of other communities, suggest that processing times and fees are not a major constraint to the development of housing in Willows. The fees are necessary to ensure that housing projects comply with applicable City standards and pay for their fair share of City services. **Table 43** provides a list of applications for development permits and the required permit processing fee associated with each type of project.

TABLE 43: PLANNING APPLICATION FEES

Item	Fee
Certificate of Compliance	$207
Design Review	$257 + $116 per Planning Commission meeting + PTA[1]
Encroachment Permit	$71 + $53 per inspection
Categorical Exemption	$58
Notice of Determination	$29 + County posting fee
Initial Study, Mitigated Negative Declaration, EIR	Consultant fee + 5%
Tentative Parcel Map (4 or fewer lots)	$259 + $29/lot + PTA[1]
Tentative Subdivision Map (5 or more lots)	$514 + $29/lot + PTA[1]
Vesting Tentative Map	$618 + $29/lot + PTA[1]
Final Maps	$511 + $29/lot + PTA[1]
General Plan Amendment	$1,042 + PTA[1]
Lot Line Adjustment	$318
Lot Merger	$207
Rezone or Prezone	Minimum $1,000 deposit + consultant cost + 5%
Use Permit – Minor	$104 + PTA[1]
Use Permit – Major	$518 + PTA[1]
Variance – Minor	$104 + PTA[1]
Variance – Major	$518 + PTA[1]

Source: City of Willows Planning Department 2014
1. Pass Through Agreement (PTA): actual cost provided by consultant. City has limited control over this cost.

These fees do not represent a constraint on the production of a range of housing types. On the contrary, the fees that are charged by the City represent only partial reimbursement for the effort that must be expended by City staff in order to properly review development plans. The City will continue to conduct periodic surveys (both formal and informal) of other communities in the Willows area to ensure that local processing fees do not inhibit housing construction.

Development Fees and Taxes

Development fees can pose a financial constraint on the production of housing units. **Table 44** lists the City's single- and multi-family impact fees.

In Willows, the anticipated permit and development impact fees for a typical 1,500-square-foot single-family unit are approximately $14,094. The approximate per-unit fee total for a multi-family project assuming 900-square-foot units of "good" quality construction is $10,940. One indicator of a potential constraint is whether the multi-family fees exceed those for single-family units. In Willows, the total fees for a multi-family unit are less than for a single-family unit and are therefore not considered to be a constraint on the production of housing within the city.

Table 44: Residential Permit and Impact Fee Comparison

Permit and Impact Fee	Single-Family	Multi-Family
Building Permit, Permit Filing Fees (Plumbing, Electrical, Mechanical), Plan Checking[1]	$2,040	$880
Wastewater Impact Fees	$1,261	$1,209
Library Impact Fee	$1,495	$1,434
Parks & Recreation Impact Fee	$2,139	$2,052
Interchange Impact Free	$412	$290
Traffic Impact Fee	$768	$539
Police Impact Free	$790	$758
Fire Impact Fee	$1,623	$1,556
Storm Drain Impact Fee	$2,035	$1,221
School Mitigation Fee ($0.81/sq. ft.)	$1,215	$758
Administration Fee	$316	$272
Total	**$14,094**	**$10,940**

Source: City of Willows Planning Department 2014

1. The plan check and building permit fees vary with the square footage of the dwelling unit. For this comparison, noted figures are based on an average 1,500-square-foot single-family dwelling and a 900-square-foot multi-family unit.

As a means of assessing the cost that fees contribute to development in Willows, the City has calculated the total fees associated with development of a single-family and multi-family development. As indicated in **Table 45**, development fees represent approximately 7.2 percent of the total cost of construction per single-family home and 7.9 percent for a multi-family unit. Based on the proportion of fee cost to the overall development cost, the City does not see its fees to be a constraint to the development to single- or multi-family housing.

TABLE 45: PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL RESIDENTIAL DEVELOPMENT

Development Cost for a Typical Unit	Single-Family[1]	Multi-Family[2]
Total estimated fees per unit	$14,094	$10,940
Typical estimated cost of development per unit[3]	$196,017	$138,600
Estimated proportion of fee cost to overall development cost per unit	7.2%	7.9%

Source: City of Willows 2014
Note: Costs do not include land costs
1. Cost is based on a 1,500-square-foot house
2. Cost is based on a 900-square-foot unit
3. Includes cost of land and fees

Development Impact Fee Exemption

Nine parcels (sites 7, 8, 9, 10, 13, 14, 17, and 21 in the vacant/underutilized land inventory, **Table 36**) in Willows (capacity of 9 units) are exempt from development impact fees. Development impact fees will still apply to the remaining 605 units in the city. Please see **Appendix A** for a map of the sites exempt from development impact fees.

Permit Processing

The City provides a copy of the appropriate code section and downtown design guidelines to property owners and developers as necessary to assist in moving them through the various application and permit processes as easily as possible. The information describes the different permits an individual may need. It also specifies documents required, delineates offices/agencies responsible for a given permit, and provides approximate timelines involved. The actual design review process is dependent on the type of permit being requested; however, prior to obtaining any building permit, the project must go through design review and be approved by the Architectural Review Board, which is also the Planning Commission. The City has made a concerted effort to

make these items as user-friendly as possible in order to make the application and permit process operate smoothly and not be a constraint on development.

Prior to obtaining a building permit for anything other than a single-family residence or a duplex on an individual lot, the Planning Commission must approve the project's architectural design. The size of the project and its complexities will determine how much information is needed. It is important to discuss the proposal early in the planning process with the City Manager's office in order to avoid unnecessary delay.

As determined by the City Manager or staff, the following information is to be submitted:

- Site plan
- Architectural elevations
- Grading plan
- Drainage facilities and utility connections
- Landscape plan
- Signs

The processing time needed to obtain approval of required development permits is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. Unnecessary delays may add to the cost of construction by increasing land holding costs and interest payments.

A single-family unit or a duplex only requires review by the Willows Building Department or City Manager. The City does not require that a project of this nature be presented to any review board or commission. Therefore, since most single-family projects are categorically exempt from the California Environmental Quality Act (CEQA), the project can usually be processed within 30 days, depending on the number of projects under review at the time of submission.

Multiple-family projects, which consist of more than two dwelling units per lot, require a slightly longer permit process. Again, this type of project is reviewed by the Willows Building Department or City Manager and requires approval by the Planning Commission/Architectural Review Board. The timeline for review will vary depending on complexity of the project and the level of environmental review. Should an environmental impact report (EIR) be initiated as a result of the environmental review process, the City's review period may be extended. A typical outline provided to developers upon submission of a tentative map indicates that processing time in a best-case scenario will take approximately 18 weeks.

For projects requiring City Council and/or Planning Commission approval of tentative maps, zone changes, or other discretionary permits, including any appeals, average

processing time will vary depending on the complexity of the project and the level of environmental review, but in no case will it be over a year unless requested by the applicant.

However, the majority of the housing projects that the City of Willows reviews are single-family units, which are categorically exempt from CEQA, or multi-family residential projects that require the issuance of a negative declaration of environmental impact.

The amount of time required to process permits in Willows is not a constraint on the production of housing in the city.

Design Review

The City's Planning Commission also serves as the Architectural Review Board. The board was established to promote the general welfare of the city by developing and preserving a continuity of pictorial design in commercial and other structures, boulevards, parkways, parking lots, parks, aboveground utilities, and/or any installation that would affect the aesthetic appeal and beauty of the city.

Matters subject to review

All new buildings, structures, and other physical improvements and any relocation or exterior addition, extension, or change of or to existing buildings, structures, and other physical improvements are subject to design review, whether or not a building permit is required, unless exempted in Willows Municipal Code Section 2.45.040.

Physical improvements as used herein may include, but are not limited to, the following:

- The siting and style of single-family residences and duplexes when consisting of a subdivision of five or more contiguous lots therein which are proposed to be built by one builder.
- Condominiums, townhouses, apartments, and any other multi-family residences.
- Offices, commercial and industrial buildings and structures.
- Religious, fraternal, social, cultural, quasi-public, and similar buildings and structures.
- Land Improvements. Grading or filling of land, removal of natural ground cover, vegetation or trees; installation of fences, retaining walls, walkways, sidewalks, curbs.
- Landscaping, including vegetation and low-level lighting.
- Parking and Loading Areas. Driveways, curb cuts, or other street connections.
- Painting and Colors. Exterior textures and colors on new construction or the first time existing construction is finished with a color or colored material; thereafter on repainting and refinishing only if colors not on the approved earthtone-woodtone list are proposed to be used.

- Exterior lighting.
- Drainage.

Matters exempt from review

The following are exempt from review:

- Single-family dwellings and duplexes when sited on individual lots with frontage on a public street and not otherwise listed under Municipal Code Section 2.45.030(2).
- Exterior repainting and refinishing when colors are from the approved earthtone-woodtone list and there is no change in the exterior material.
- Improvements to single existing buildings and structures (not a part of a building complex) which are not visible from outside the lot.
- Signs except when submitted simultaneously with plans listed in Municipal Code Section 2.45.030(1).
- Work which has been determined by the building official to be minor or incidental with the intent and objectives of this chapter.
- Ordinary maintenance, such as the repair and replacement in similar or less quantity of existing utility distribution facilities and poles, but does not permit the use of additional poles for extension of service.

Required information

All plans must be drawn to scale and accurately dimensioned unless substitute media are acceptable to City staff. The listed items of information may be submitted on separate sheets or combined in such a manner to facilitate clarity of interpretation and presentation. The building official may require that additional information be submitted or may waive the submission of listed information. The applicant is required to submit the following information:

Proposed and Existing Features. Plans showing proposed and existing physical improvements and features must show the following unless not relevant:

- Adjoining features
- Architectural elevations
- Engineering elevations
- Floor and roof plans of all proposed structures
- Grading plan
- Parking, loading, and circulation plan

- Existing trees and foliage
- Landscape plan
- Exterior lighting plan
- Drainage facilities and utility connections
- Site photographs showing site and adjacent properties

Criteria for approval of applicants

Competent Design. Development has been designed by and bears the signature of a person who under the building code has been designated as legally competent to submit such development proposal. The overall design may be directed toward buildings of any architectural characteristic. However, there must be a consistent organization of materials and openings, and a harmonious relationship of major elements; and decorative parts must relate to the character of the design.

Relationship Between Structures Within the Development and Between Structures and Site. There shall be a harmonious and pleasing relationship between the various structures of the development on the site and between the structures and the site itself. The proposed structures should be designed to fit the site and not vice versa.

Relationship Between Development and Neighborhood. Proposed structures and site development shall be related harmoniously and have good space and relationship to the terrain and to existing structures and development in the vicinity. The design shall show that due regard has been given to orientation of structures to streets, climatic considerations, and especially, the creation and utilization of open space. Overdevelopment of the site shall be avoided.

Additional criteria:

- Materials and colors
- Wall, fences, or screening
- Surface water drainage
- Drives, parking, and circulation
- Utility service
- Signs
- Exterior lighting
- Landscaping

Any or all of the above criteria may be waived by the Planning Commission in developments showing exceptional design merit that carry out the objectives of the Municipal Code chapter and are consistent with the General Plan.

Fee Waiver and Variance Requests

Although there is no formal provision for requesting a fee waiver, there have been projects in the past where a waiver has been granted; however, it is something that is reviewed on a case-by-case basis. In the case of requests for variances, this process is outlined in detail below.

1. File one copy of the application.

2. Submit ten copies of the plot plan.

3. File one copy of the current County Assessor's Map with the property of the proposed use delineated.

4. Complete and attach environmental information.

5. Respond to any requests by the City for additional information.

6. It takes approximately four weeks to process the variance application from the date the application is deemed complete.

7. The Planning Commission must hold at least one public hearing on the request for the variance. Legal notice of the hearing is provided at least ten calendar days prior to the Planning Commission hearing. The Planning Commission cannot hear nor grant a fee waiver—only the City Council has the authority to do so. The Planning Commission can hear a true variance (a proposed deviation from adopted development standards).

8. The applicant will be notified of the date of the Planning Commission hearing, at which time the applicant should be present.

9. The applicant will be notified by letter of the action taken on the application.

10. Appeal from any decision of the Planning Commission may be made in writing to the City Council within ten days from the date of the Commission's action. All decisions by the City Council are final.

11. If a variance is not used with one year from the date of approval, the variance shall be void.

On- and Off-Site Improvements

The element must identify and analyze street widths, curb, gutter, and sidewalk requirements, water and sewer connections, landscaping, circulation improvement requirements, and any other on-/off-site improvement required by the jurisdiction. In addition, the element must describe any generally applicable level of service standards or mitigation thresholds.

Before a development permit is granted in Willows, it must be determined that public services and facility systems are adequate to accommodate any increased demand generated by a proposed project. Typically, the City looks to the developer to make any necessary basic infrastructure improvements to accommodate proposed development such as land grading, street, alley, walkway, and off-street parking, grading and paving, curbs, gutters, sidewalks, sanitary sewers, storm drains, appurtenances, street lighting, fire hydrants, electric, gas and water systems, street signs, and warning and safety devices. The number of basic infrastructure improvements necessary will vary greatly depending on the location of the proposed development.

These standards include the following:

- Curbs must be 5 inches wide at the top with 2-inch radius on the front, 6¼ inches wide at gutter line, 6 inches in height above gutter.

- Gutters must be 16 inches wide and 6 inches thick, with 1.5-inch slope to curb.

- All sidewalks must be no less than 4 inches in thickness with floated and brushed surface, and shall be 4 feet wide, except when otherwise permitted by written consent of the City Council.

- All sidewalks, curbs, and gutters constructed must have expansion joints at least 0.5 inch in width at intervals of not more than 25 feet, such joints filled with flexible bituminous material or equivalent, and sidewalks, curbs, and gutters must have construction joints at intervals of not more than 12.5 feet.

- Connection to Public Sewer. The connection of the side sewer into the public sewer must be made in accordance with City standard specifications and at the applicant's expense, including connection, trenching, backfill, and paving. The connection to the public sewer must be made in the presence of a City inspector and under his/her supervision and direction. Any damage to the public sewer is to be repaired in conformance with City standard specifications.

In addition, the City may require payment for various off-site improvements as part of project environmental review mitigation measures. Developers are also required to construct all on-site streets, curbs, gutters, and affected portions of off-site arterials. Land division improvement standards for subdivisions are applied on a case-by-case basis as determined by City staff. These standards are required to meet basic health and

safety expectations and are generally consistent with land division standards of other jurisdictions. Provisions are made for the granting of waivers for special circumstances such as elderly populations, large families, or farmworkers. The standards as they are applied in Willows are not considered a significant constraint on housing development.

Permit Process and Timing

The development review and permitting process as practiced in Willows is meant to receive, evaluate, and consider approval of new development applications. It ensures that new projects reflect goals and policies contained in the City's General Plan as well as meet the requirements of the City's Zoning Ordinance.

Applications for development projects are submitted to the City administrative office. They are reviewed for completeness by the City Manager and department heads. Pre-application conferences are sometimes held and conferences with the applicants are always held with City staff after the application is deemed complete. This processing does not create any unusual delays that might increase the cost of the proposed future housing. Determination of approval is based on consistency with the City General Plan, all zoning and other City code requirements, and compliance with the California Environmental Quality Act. In general, development review by City staff and/or the City's consultants takes 30 to 45 days. Projects that require review and approval by the City Planning Commission and/or City Council will take more time, depending on calendar constraints.

Information about the adequacy of public services and facilities is presented below.

Public Utilities

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

- Domestic Water: California Water Service Company; individual wells
- Sewage Disposal: City of Willows; individual systems
- Streets and Drainage: City of Willows; Glenn County
- Electricity and Gas: Pacific Gas and Electric Company, Sierra Pacific, West Coast Gas
- Telephone: SBC
- Cable Television: Comcast

To comply with Senate Bill (SB) 1087, the City will immediately forward the adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Wastewater Collection and Treatment

The City of Willows' sewer system collects and treats all sewage from sources inside the city limits. The City's wastewater treatment plant expansion was recently completed. The system has an average current demand/usage of about 0.9 million gallons per day (mgd), with a maximum treatment flow of 2.0 mgd and a daily peak flow maximum of 4.0 mgd, sufficient capacity to meet the City's current RHNA.

Water Service

The main community water system in the Willows area is operated by the California Water Service Company. In addition, the City has a water system that serves the property south of State Route 53. The system's 2,250 customers are supplied by eight deep wells and no surface water is used. Daily consumption varies from one million gallons per day in the winter months to over 3 mgd during peak summer months. According to the California Water Service Company, the system's present capacity flow of around 7 mgd is more than enough to be adequate for many years' growth within the city limits. The projected new housing in the city will not adversely affect the service capabilities for providing water to Willows residents. At present, there is an acceptable level of water service and this will not change with the additional new housing, given the number of new units that are projected to be constructed in the city over the current planning period. Therefore, this is not a constraint on the production of new housing in Willows.

In order to further facilitate the development of housing opportunities to lower-income households and in compliance with SB 1087, the City will forward the adopted Housing Element to water and sewer providers. Included will be a summary of the City's quantified objectives for housing units by income level through the planning period. The information will assist water and sewer providers with determining an allocation schedule that prioritizes water and sewer service for lower-income households.

Police and Fire Protection

Adequate levels of police and fire protection service will be maintained with the additional housing units projected for construction in the city over the current planning period. The projected housing production in the city is not of the magnitude that is expected to adversely affect the delivery of these services to the citizens of Willows. Moreover, by closely monitoring new development, any improvements that are needed to maintain adequate service levels can be readily identified and carried out. Therefore, police and fire protection are not constraints on the production of housing in the city.

School Facilities

School mitigation fees are collected by the Willows Unified School District on all new developments. Developers are required to participate in the fee program that collects funds based on the square footage for a project, at a rate of $0.81 per square foot. This constraint is not considered significant for market-rate housing or affordable housing units.

Basic Infrastructure

At present, the vacant residentially designated land in Willows is located in close proximity to required infrastructure systems (e.g., streets, water and sewer mains, gas and electrical distribution systems). However, the majority of this vacant land is on the outer edge of the city limits, which means there is a need for new water mains, roads, and other basic infrastructure. The need for the expansion of basic infrastructure in the city to accommodate the development of vacant land can be considered a constraint to the production of housing. However, since all infrastructure improvements are paid for out of development fees and development applications are dependent on the private housing market, a lot-by-lot analysis of infrastructure needs is not possible because the sequence of development in various portions of the city is not known. Such a lot-by-lot list of infrastructure needs is beyond the reasonable scope of this Housing Element.

State and Federal Assistance Programs

The availability of future government funding for the provision of affordable housing in Willows is difficult to determine. The City has successfully applied for state and federal housing assistance funds in the past and intends to continue to seek such funding in the future. Indicators such as the percentage of lower-income residents and the age and condition of the housing stock are used by HUD and HCD to determine whether a community is qualified to participate in their respective housing and community development programs. Referencing the information provided in the Community Profile section of this element, the characteristics of the existing population and housing stock within the city do not pose a significant constraint on the City of Willows' participation in state and federal housing assistance programs. However, the limited availability of funds from these sources and the vigorous competition among communities for the funds that are available represent an actual constraint on the City's ability to utilize such programs to improve the condition and expand the supply of affordable housing in Willows.

OPPORTUNITIES FOR ENERGY CONSERVATION

As nonrenewable energy resources have been progressively depleted and energy costs continue to rise, people have become increasingly aware of energy conservation measures, primarily as a means to offset and control rising costs. While the use of alternative energy sources is most advantageous in developing new housing, numerous energy-conserving measures can be retrofitted onto existing and older housing which conserve the use of nonrenewable fuels and save money.

Some of the opportunities for energy conservation listed below have been incorporated into actions in the Goals, Policies, and Programs section of this element. For example, the residential rehabilitation program, once established, will offer weatherization services in connection with other repair work.

The City has adopted the 2013 California Energy Code (Title 24, Part 6 of the California Code of Regulations). In addition to adopting the California Energy Code, the City recognizes the importance of energy conservation through design and building materials of new housing. Such strategies include (1) increase the number of energy-efficient new homes and buildings being built; (2) promote the ENERGY-STAR New Homes brand; (3) raise awareness of the existence and benefits of energy-efficient home mortgages; (4) promote energy efficiency in the professions of architecture and engineering; and (5) promote construction exceeding Title 24 building standards.

In an effort to encourage and provide residents with options for capturing and using solar energy, the City has updated the Municipal Code. The City of Willows has adopted the Uniform Solar Energy Code, 2009 edition, as published by the International Association of Plumbing and Mechanical Officials. The City maintains three copies of the code, which are available at City Hall.

Pacific Gas and Electric (PG&E), the utility company serving Willows, provides a variety of energy conservation services for residents. In addition, PG&E offers energy assistance programs for lower-income households to help them conserve energy and control utility costs.

CARE (California Alternate Rates for Energy)

The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities.

FERA (Family Electric Rate Assistance)

The FERA program provides a monthly discount on electric bills for income-qualified households of three or more persons.

REACH (Relief for Energy Assistance through Community Help)

REACH is a one-time energy-assistance program sponsored by PG&E and administered by the Salvation Army from 170 offices in Northern and Central California. REACH helps income-qualified customers who have experienced an uncontrollable or unforeseen hardship that are unable to pay for their energy needs. Eligible customers may receive an energy credit up to $200, with the credit amount based on the past due amount of the bill. REACH assistance may be available once within an 18-month period, but exceptions can be made for seniors, the physically challenged, or the terminally ill

LIHEAP (Low Income Home Energy Assistance Program)

LIHEAP is a federally funded assistance program overseen by the California Department of Community Services and Development (CSD) and administered by 48 action agencies throughout California. LIHEAP offers two types of assistance.

- Financial aid to help a customer offset the cost of heating or cooling their home
- Home weatherization

Glenn County Community Action Division

In addition, the Community Action Division of the Glenn County Human Resource Agency administers the Home Energy Assistance Program (HEAP), which is a utility assistance program for eligible low-income persons to offset the costs of heating and/or cooling their housing unit. Assistance is given in the form of credit in a utility account or a wood voucher. This program applies to eligible persons in Glenn, Colusa, and Trinity counties. The Community Action Division also administers a weatherization program for low-income homes in Glenn County. Weatherization includes attic insulation and venting, door weather-stripping, glass replacement, low-flow showerheads, and gas appliance replacement.

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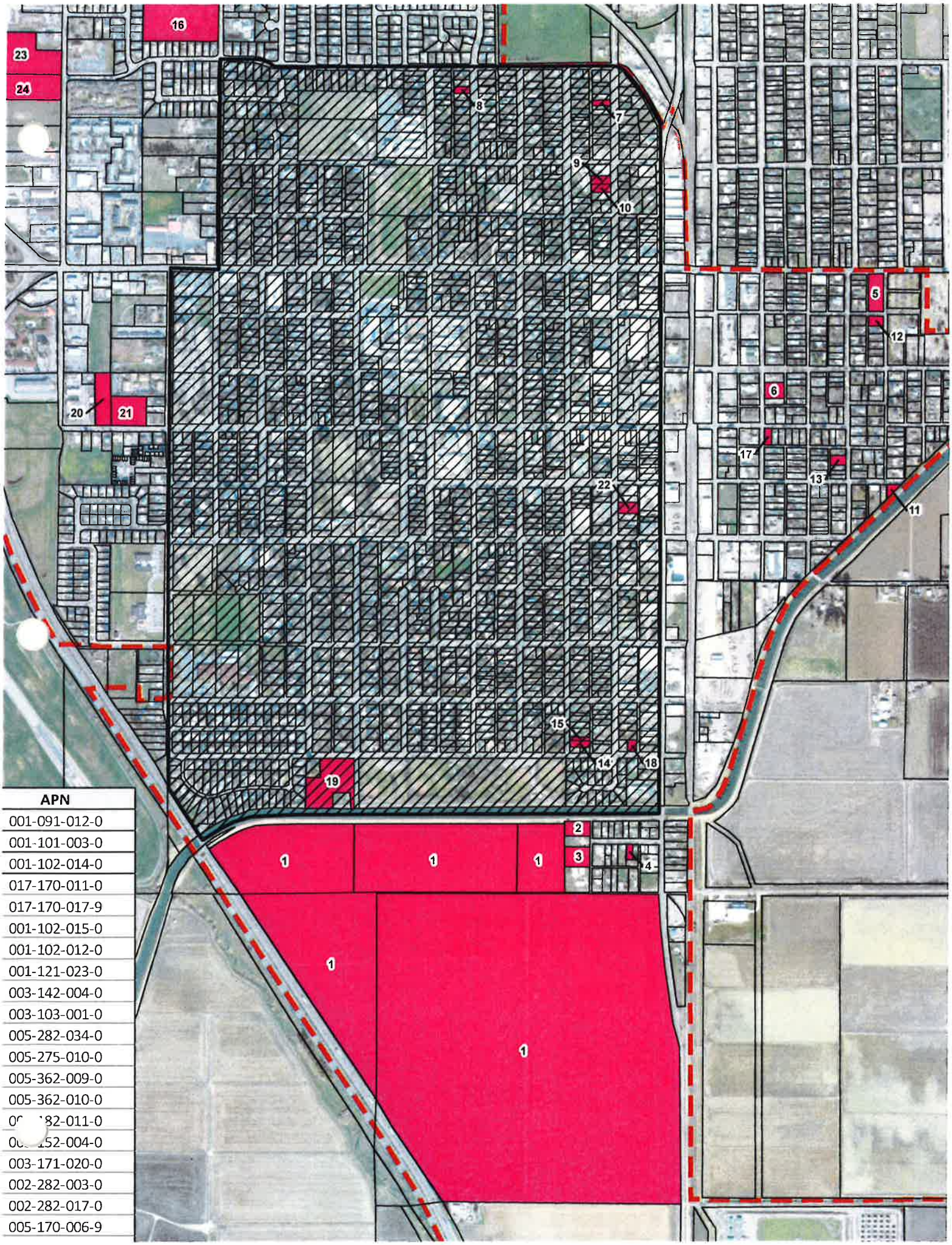
APPENDIX A – RESIDENTIAL OPPORTUNITY SITES MAP



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CITY OF WILLOWS

2014–2019 HOUSING ELEMENT UPDATE AND ZONING ORDINANCE AMENDMENTS

INITIAL STUDY/NEGATIVE DECLARATION

Prepared for:

CITY OF WILLOWS
201 N. LASSEN STREET
WILLOWS, CA 95988

Prepared by:

PMC®

140 INDEPENDENCE CIRCLE, SUITE C
CHICO, CA 95973

AUGUST 2014

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AUGUST 2014

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1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Negative Declaration (ND) prepared pursuant to the California Environmental Quality Act (CEQA), for the City of Willows 2014–2019 Housing Element. This document also includes analysis of the revision to the City's Zoning Ordinance in Sections 18.40.040, 18.45.040, 18.125.020, and 18.125.040. This ND has been prepared in accordance with CEQA, Public Resources Code Section 21000 et seq., and the State CEQA Guidelines.

An Initial Study is conducted by a lead agency to determine whether a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment and therefore why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration is to be prepared for a project subject to CEQA when either:

a. *The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*

b. *The Initial Study identified potentially significant effects, but:*

   1. *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*

   2. *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If revisions are adopted into the proposed project in accordance with CEQA Guidelines Section 15070(b), a mitigated negative declaration (MND) is prepared.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on these criteria, the City of Willows is the lead agency.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this ND is to evaluate the potential environmental impacts of the proposed Housing Element. This document is divided into the following sections:

1.0 Introduction: Provides an introduction and describes the purpose and organization of this document.

2.0 **Project Information:** Provides an identification of those environmental factors that involve a potentially significant impact.

3.0 **Project Description:** Provides a detailed description of the proposed Housing Element.

4.0 **Environmental Checklist:** Describes the environmental setting for each of the environmental subject areas, and evaluates a range of impacts classified as no impact, less than significant impact, less than significant impact with mitigation incorporated, or potentially significant impact in response to the environmental checklist.

5.0 **References** – This section identifies documents, websites, people, and other sources consulted during the preparation of this Initial Study.

2.0 PROJECT INFORMATION