Table 53: Median Family Income by Family Size, 2019 shows median family income by family size. While families with four persons have a higher median income than smaller families, families with seven persons or more have a significantly lower median income than families with four persons. The lower median family income for large families in Willows is not consistent with the same data set for the state as a whole, which shows the median income for families with seven or more persons at $95,238, which is higher than all family sizes except four-person families.

Table 53: City of Willows, Median Family Income by Size, 2019

	Median Income
2-person families	$53,542
4-persons	$95,223
7-persons or more	$59,303

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

Large households have higher housing costs, and face challenges securing housing that is not overcrowded. The Fair Market Rent for a four-bedroom house or apartment in Willows is $1,256, which would be affordable for a seven-person family earning the median income of $59,303. But this rent is unaffordable for large low-income families earning less than 80% of Area Median Income at $47,442.

People Experiencing Homelessness

The Dos Rios Continuum of Care completes a Point-in-Time Homeless Census every 1-2 years. In 2019, 9 of the 45 homeless individuals surveyed countywide were in Willows. Individuals experiencing homelessness responded to questions on a survey form; responses were not provided by the surveyor. Below is a list of findings from the 2019 Point-In-Time Homeless Census for individuals surveyed in Willows.

- Habitation: 5 in a vehicle, 2 on the street or outside, 1 in a motel, and 1 in the hospital
- 4 of the 9 individuals reported that this was the first time they had experienced homelessness.
- Age: 19-67 years old
- Gender: 6 males; 3 females
- Ethnicity: None reported Hispanic or Latino
- Race: 7 White; 2 Native American
- Veteran Status: None reported being a veteran
- Disability: 2 reported receiving disability benefits such as SSI, SSDI, or Veterans Disability

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

School district data can help round out the picture of homelessness. The California Department of

Education, in coordination with school districts, collects data on housing insecurity for its students. ***Chart 7: Homelessness in Public School Students by Nighttime Residence, 2018*** shows how many students in Glenn County were living in various homeless situations in 2018. This data provides a broader picture than the Point-In-Time Homeless Census of the number of families that are experiencing homelessness or that are at risk of experiencing long-term homelessness. In the data collection process, a student may have been recorded as homeless in more than one school, school district, or county during a school year. As a result, this data may include duplicate counts of some students. An estimated 82% of students that were recorded as experiencing homelessness were doubled up with friends or relatives. This is consistent with accounts of rural and small city homelessness in other places as well due to the lack of temporary shelter options.

Chart 7: Homelessness in Public School Students by Nighttime Residence, 2018

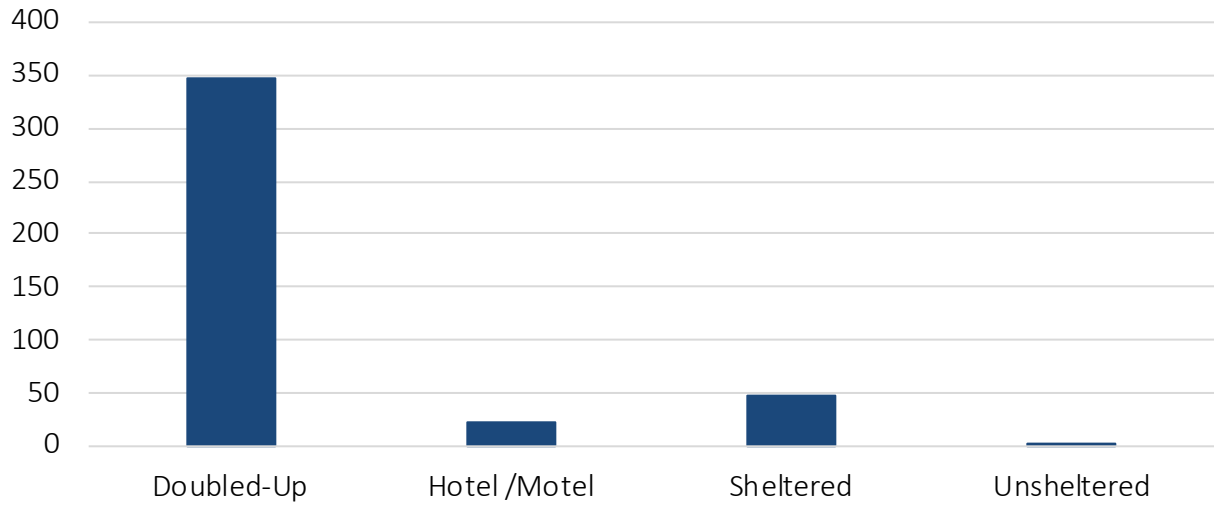

Table 54: Glenn County, Homelessness in Public School Students by Nighttime Residence, 2018

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

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

Table 55 provides information on services that were provided to Willows households from 2019 through the first quarter of 2021. The number of households in Willows that received temporary housing benefits increased significantly from 2019 and 2020, jumping from 14 to 50. This trend appears to be

continuing in 2021, with 17 households receiving temporary housing benefits in the first quarter.

Table 55: Glenn County Community Action Department, City of Willows Number of Households Served by Year, 2019-2021

Number of Households Served During Time Period				
Program Assistance Type		2019	2020	1st Quarter 2021
Homeless Assistance Requests	Temporary Housing Benefits	14	50	17
	Permanent Housing Benefits	18	29	3
	Both Temporary and Permanent Housing Benefits	15	11	1
Days Authorized for Temporary Shelter		1,809	1,853	519
Housing Support Program (HSP) - # of families served		51	39	20

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

Another information source that helps provide a more complete picture of homelessness is Mental Health Services Act (MHSA) data, collected by the Glenn County Department of Health and Social Services. ***Table 56: Mental Health Services Act Data, 2020-2021*** shows that 28 children in Glenn County are being served by the Full Service Partnership program, which provides wrap around supportive services for families. The 60 clients listed as homeless or couch surfing is a larger number of individuals than identified in the 2018 Point-In-Time Homeless Census countywide.

Table 56: Glenn County, Mental Health Services Act Data, 2020-2021

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

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

The State of California has dedicated significant new funding toward addressing homelessness in recent years. These new programs are described in the Resource Inventory chapter, Financial Resources section. Federal and state policies and programs have coalesced around a “Housing First” approach that seeks to eliminate barriers to entering permanent housing. Housing First prioritizes the stability and safety of permanent housing as key to opening up avenues for people to effectively address mental illness, substance abuse, and other issues that are exacerbated by homelessness. Most federal and state programs target homeless funding for the development of Permanent Supportive Housing that has a Housing First approach, has a referral process that is coordinated among government and social service agencies, and provides individualized case management and supportive services for tenants.

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

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

The City allows emergency shelters by right in the Commercial Zoning Districts (GC/CC). There are currently 87.61 acres in the City which are zoned under these designations, which would provide adequate capacity to shelter the number of individuals and households experiencing homelessness, per the most recent PIT count. Homeless services are available in Willows through the County Department of Health and Human Services and the Community Action Department. Other than the Westside Domestic Violence Shelter, there are currently no emergency shelters or emergency shelter providers in Glenn County, including in Willows. The Willows Library does serve as an emergency heating and cooling center during periods of extreme weather, but does not constitute an emergency overnight shelter. In contrast to more populated areas, there are very few nonprofit agencies in the county, and therefore few resources to undertake the development of congregate shelters. Individuals experiencing homelessness who seek shelter services are currently placed in motel rooms through the County's Homeless Assistance Programs.

The focus of the County's Community Action Department is on the development of Permanent Supportive Housing for individuals and households experiencing homelessness. The County is working with a nonprofit developer on a potential project utilizing No Place Like Home (NPLH) funds, and the City of Willows intends to financially support this project through an allocation of its Permanent Local Housing Allocation (PLHA) funds. The plan is for a 32-unit project in which 15 units would be dedicated to individuals experiencing homelessness with a serious mental illness and 16 units would be affordable to other low-income residents, including those experiencing homelessness. This project would address a significant portion of the unmet need for housing for those experiencing homelessness in Willows.

Farmworkers

There are an estimated 611 Willows residents employed in the agriculture, forestry, fishing and hunting, and mining industries. This is just over one quarter of the total employed population. This is a much higher proportion than for the state as a whole, in which just 2% of all employed residents are employed in these industries ***(Table 57: Agriculture and Related Occupations, 2019).***

Table 57: City of Willows, Agriculture and Related Occupations, 2019

	Number of People Employed in Agriculture, Forestry, Fishing and Hunting, and Mining Industry	% of Total Employed Population
City of Willows	611	28.6%
Glenn County	2,506	22.2%
State of California	415,545	2.2%

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

The Census of Agriculture is conducted every five years by the U.S. Department of Agriculture (USDA), and is a count of U.S. farms and ranches and the people who operate them. This data is available at the county level but not on the city level. This data provides additional information about farmworkers and housing need. ***Table 58: Farm and Labor Characteristics, 2017*** shows that as of 2017 in Glenn County there were an estimated 3,135 workers, including 2,087 migrant workers, on farms with hired labor. Migrant workers travel from their permanent place of residence to find work at one or more agricultural employers. A portion of these workers may be in need of temporary or permanent housing.

Table 58: Glenn County, Farm and Labor Characteristics, 2017

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

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

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

The Housing Authority of the County of Butte (HACB) owns farm labor housing (also known as farmworker housing) in the City of Gridley which is located in south Butte county. The farmworker housing in Gridley is located approximately 30 miles from Chico via Highway 99. This is the only farmworker housing owned by HACB in Butte County.

HACB and property management firm AWI Management Corporation staff provided information about the Gridley farmworker housing via email correspondence on April 7 and April 19, 2022. There are 79 occupied units with an average rental contribution of $524 per month. There are 4 one-bedroom units, 59 two-bedroom units, 12 three-bedroom units, and 4 four-bedrooms units. At the time of the correspondence, there were eight households on the waiting list for a unit. AWI Management Corporation had started marketing for units using local radio, printing leasing banners, and generating flyers for distributing to local agricultural employees.

Community Housing Improvement Program (CHIP) is a private, non-profit 501(c)(3) corporation serving Butte, Glenn, Tehama, Shasta, Sutter, Yuba, and Colusa counties. CHIP assists low-income and rural disadvantaged residents, seniors, and others who lack financial resources or knowledge to improve or provide adequately for their housing. CHIP has built more than 2,600 housing units in its seven-county service area (Community Housing Improvement Program, Website, 2022).

In an interview for the Housing Element on April 11, 2022 via Zoom and email correspondence on April 4 and 22, 2022, CHIP staff shared farmworker housing needs and resources in Butte and Glenn counties where their properties are located. CHIP has three farmworker housing projects, with the first coming online in the 1980s. La Vista Verde in Chico (Butte County) has 33 units, Las Palmas in Hamilton City (Glenn County) has 12 units, and Rancho de Soto in Orland (Glenn County) has 33 units. All three properties have U.S. Department of Agriculture (USDA) funding, and Rancho de Soto also has Joe Serna, Jr. Farmworker Housing Grant Program and Low-Income Housing Tax Credits (LIHTC) funding.

La Vista Verde in Chico has 14 two-bedroom, 14 three bedroom, and 4 four-bedroom units in addition to

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La Vista Verde in Chico has 14 two-bedroom, 14 three bedroom, and 4 four-bedroom units in addition to 1 four-bedroom manager's unit. The average tenant rental contribution per month is $423. The waitlist is minimal with two households as of April 11, 2022. Staff commented this is due to difficulty with qualifying households and filling units, which is explained in more detail in the following paragraphs.

CHIP's farmworker housing tenants typically work locally in fields, orchards, dairies, factories, and warehouses that process agricultural products. Some of the tenants work seasonally and others work year-round. Some seasonal workers have different employment in different seasons. Workers are busiest during harvest May through June and September through October. According to property management staff, tenants' employment was not affected much by the COVID-19 pandemic.

All three farmworker housing projects in Butte and Glenn counties require eligible immigration status (e.g. permanent resident, citizen, etc.), and a low-income of 50% AMI or less. If one member of the household is working full-time at the California minimum wage of $15 per hour, any overtime puts the household over the income requirement. Overtime is common for farmworkers at certain times of the year due to seasonal crop harvest. Thus, to meet income requirements with one person of the household working full-time with some overtime, a household would need to be at least three-persons and some households would need to be at least four-persons to qualify. Staff observed that workers with eligible immigration status tend to earn more than what the income limits allow for the housing projects. Rancho de Soto in Orland has LIHTC funding which requires between 30-50% AMI, which staff commented makes it more challenging to find qualified households. Staff shared their perspective that Area Median Income (AMI) is too low for Butte county. Farmworkers with eligible immigration status are typically paid at least minimum wage. With a two-income household, this means they are not eligible for

1 four-bedroom manager's unit. The average tenant rental contribution per month is $423. The waitlist is minimal with two households as of April 11, 2022. Staff commented this is due to difficulty with qualifying households and filling units, which is explained in more detail in the following paragraphs.

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CHIP staff shared unmet needs of farmworker housing in Butte and Glenn counties. These unmet needs include housing that does not require eligible immigration status. There is a mismatch of income and status occurring. Farmworkers with eligible status have higher incomes and do not qualify for housing, whereas farmworkers without documentation have lower incomes but do not qualify for housing due to lack of eligible status. The typical reason for denying an applicant is due to a lack of eligible immigration status. While CHIP staff has had periodic conversations with USDA about these regulations they do not know of organized statewide advocacy on this issue. Though temporary waivers for projects are possible from USDA, USDA and HCD would have to work together to address regulation issues because both funding sources are typically part of farmworker housing projects.

After the 2018 Camp Fire, USDA temporarily waived the farmworker requirement for farmworker housing. Camp Fire survivors who were not farmworkers were able to move into La Vista Verde in Chico and Las Palmas in Hamilton City. This did not happen at Rancho de Soto in Orland due to LIHTC requirements. CHIP's property management staff stated that at one point after the Camp Fire, La Vista Verde had almost one-third of units filled by fire survivors who were not farmworkers. Effects of this atypical dynamic included more pets and service animals and some tension between long-term farmworker tenants and the new Camp Fire survivor tenants, the latter of which was not strongly welcomed into the community by the former. Long-term farmworker tenants cited issues of fairness, wondering why the new tenants did not have to be farmworkers to qualify for the housing while they did.

In conclusion, there are four farmworker housing projects in Butte and Glenn counties owned by HACB and CHIP. While these counties are known as agriculturally rich areas, issues persist with matching housing needs to available resources for farmworker households. A mismatch of need to regulated resources is occurring, causing resources to be underutilized and households not being able to be housed.

RESOURCE INVENTORY

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

- Adequate Sites Inventory
- Financial Resources
- Energy Conservation Opportunities

ADEQUATE SITES INVENTORY

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

Government Code Section 65583.2 requires each community to ensure that there is adequate appropriately zoned land within its jurisdiction to accommodate its RHNA. This process is implemented through the Adequate Sites Inventory. The sites listed in (Table 59: Sites Inventory) are currently vacant and zoned for residential uses at densities that will allow for development that meets the RHNA for all income levels.

Table 59: City of Willows, Site Inventory Resources

Address	APN	General Plan	Zoning Designation	Minimum Density	Maximum Density	Parcel Size (Acres)	Lower Income Capacity	Moderate Income Capacity	Above Mod Capacity	Total Capacity
Howard Street and Patrick Drive	017-170-036-000	MFR	R-3/PD	16	30	8.1	130	0	0	130
Howard Street and Patrick Drive	017-170-036-000	LDR	R-1/PD	1	6	78.98	0	46	90	136

Source: City of Willows

RHNA Housing Need

The RHNA for the City of Willows is shown below ***(Table 60: Regional Housing Needs Allocation, 2021-2029).*** The Adequate Sites Inventory must demonstrate that there is adequate land within the city jurisdiction to accommodate the RHNA unit goals by income level. The land must be vacant, or have adequate capacity for redevelopment. In addition, the land must be appropriately zoned, meaning that residential must be a permitted use on the land. ***(Table 60: Regional Housing Needs Allocation, 2021-2029)***

Table 60: City of Willows, Regional Housing Needs Allocation

Affordability Tier	Number of Units Allocated	Percentage
Very Low	47	25.4%
Low	22	11.9%
Moderate	36	19.5%
Above Moderate	80	43.2%
Total	185	100%

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

Analysis of Density to Accommodate Low Income Housing

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

Table 61: Low Income Density Analysis lists five low income affordable housing projects that have been built within the City of Willows. The zoning, number of units, property size in acreage, and density in units per acre is provided for each housing project. All but one of the properties are zoned R-3. Willows Apartments is zoned RP. The number of units range from 31 to 60, while the property sizes range from 1.5 to 4.75 acres. The densities range from 11.4 units per acre to 20.7 units per acre, and the average density is 15.8 units per acre. From this data we can reasonably assume that low income housing can be built at 16 units per acre. This is a conservative assumption, as only two of the projects were built at less than 16 units per acre.

Table 61: City of Willows – Low Income Density Analysis

Project	Address	Zoning	Units	Acreage	Density
Willows Apartments	175 N. Villa Ave.	RP	31	1.5	20.7
Willow Oaks	1201 W. Wood St.	R-3	60	3.64	16.5
Eskaton Kennedy Manor	714 N. Humboldt	R-3	54	4.75	11.4
Willow Springs Senior Apartments	1340 W. Sycamore	R-3	49	2.92	16.8
Sycamore West Apartments	1333 W. Sycamore	R-3	34	2.5	13.6
Sycamore Ridge Apartments	1245 W. Sycamore	RP	24	1.65	14.55
Average			***45.6***	***3.1***	***15.8***

Analysis of Realistic Capacity

Government Code, Section 65583.2(c)(1&2) requires that the Housing Element establish a realistic capacity for the zoning district associated with each parcel used in the Adequate Sites Inventory. ***Table 61: Low Income Density Analysis*** has also been used for this analysis since no market rate multifamily projects have been recently developed. The average 16 units per acre is consistent with the minimum required density for the City's R-3 and R-P districts. Therefore, 16 units per acre is a conservative assumption of capacity for Low and Very Low Income (also defined as Lower Income) sites in the R-3 and R-P districts. For Moderate and Above Moderate Income sites, the tentative subdivision map lots for the South Willows Residential Community subdivision were used to calculate the number of units and the density. These lots are zoned R-1.

Environmental Constraints

The sites listed in the Sites Analysis Inventory are in the South Willows Residential Community subdivision, which completed an environmental review as part of the development plan. There have been no state or federally protected species habitat identified within this subdivision, or within the Willows jurisdiction. The City completed a Mitigated Negative Declaration for the project that found there are no endangered species on the site and there is no need for any mitigation measures for endangered species or plants. The City's Land Use Element establishes the Open Space land use designation to conserve natural resources and provide for buffer areas between potentially conflicting land uses. The Willows Urban limit line also serves to limit development in areas that could be environmentally sensitive, and preserve agricultural lands that are important to the City's economy and community character. Fire is not a high danger in Willows since it is not in a forested area, but the City could experience smoke from fires in other areas.

Availability of Utilities

Water service to parcels with the City of Willows is primarily provided by the California Water Service Company (Cal Water). In addition, the City has a water system that serves the property south of State Route 53. The Cal Water 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 (mgd) 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. Cal Water's Water Supply and Facilities Master Plan, which is coordinated with the City's General Plan, guides the growth and development of the water delivery system to meet the City's future needs.

Sewage disposal is provided by the City of Willows. The City's wastewater treatment plant was updated in 2007 to meet current and future demands. The system has an average current demand/usage of about 0.9 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.

Storm drainage management within the City is provided by a system of developed and undeveloped collection systems maintained by the City of Willows and Glenn County. Consistent with the City's General Plan, new development must integrate best management practices and natural features to the greatest extent possible. The General Plan Goal COS-10.6 encourages and supports multipurpose detention basins that provide water quality protection, storm water detention, and open space and recreational amenities.

The City coordinates with dry utility providers to provide service to parcel within its jurisdiction, including PG&E, Sierra Pacific, West Coast Gas, AT&T, and Comcast. These services are involved with the City in the project entitlement review and building permit process.

Adequate infrastructure is in place and planned to support the sites identified in the sites inventory below.

Identified Sites

The sites identified for inclusion in the Adequate Sites Inventory are listed in ***Table 59: City of Willows, Site Inventory Resources***. A summary description of the sites by income level follows. All of these sites are expected to be developed within the Housing Element planning period because they are closest to existing infrastructure.

Lower Income Sites: This is an 8.1-acre portion of the South Willows Residential Community subdivision with a Multi-Family Residential (MFR) land use designation and an R-3/PD zoning district. While the entire subdivision has one APN number, a tentative subdivision map has designated the location of the multi-family parcel. Per the realistic capacity assumptions described above, it is projected that this parcel will yield up to 130 Low and Very Low Income units. This site was created in late 2020 when the property owner specifically rezoned the property to allow for an affordable rental project to be built in the South Willows Residential Community. The property owner has been in discussion with affordable housing developers and has expressed in interest in helping the project moving forward. The construction of the project could occur in phases and no other lot splits or rezones are anticipated.

Moderate Income Sites*:* These are 46 lots making up a roughly 11.5 acre-acre portion of the first three phases of the South Willows Residential Community subdivision with a Low Density Residential (LDR) land use designation and an R-1. PD zoning district. While the entire subdivision has one APN number, a tentative subdivision map has designated the location of the single-family residential lots. The smaller single-family lots were placed in the Moderate Income category, which number 46. It is projected that the Moderate Income parcels will yield 46 Moderate Income units.

Above Moderate Income Sites: These are 90 lots making up a roughly 22.5-acre portion of the first three phases of the South Willows Residential Community subdivision with a Low Density Residential (LDR) land use designation and an R-1/PD zoning district. While the entire subdivision has one APN

number, a tentative subdivision map has designated the location of the single-family residential lots. The larger single-family lots were placed in the Above Moderate Income category, which number 90. It is projected that the Moderate Income parcels will yield 90 Above Moderate Income units.

(Table 62: RHNA and Sites Inventory) shows the RHNA targets compared to the units identified in the Adequate Sites Inventory. This demonstrates that the City of Willows has adequate site inventory to exceed each of the RHNA goals for each income level. The RHNA has established a need for a total of 185 units, while the Sites Inventory identified land that is appropriately zoned and developable for the production of 266 units, resulting in a surplus of 81 units. The status of the Sites Inventory will be assessed and updated each year in compliance with State No Net Loss Law (SB 166). This will involve monitoring of rezones and development conditions of the included sites, and tracking the development of residential units. During the last Housing Element planning period, there were no requested made to develop any sites at a lower density than their designated and approved density.

Table 62: RHNA and Sites Inventory

Income Level	RHNA	Sites Inventory	Surplus (Deficit)
Lower Income (Very Low and Low Income)	69	130	61
Moderate Income	36	46	10
Above Moderate Income	80	90	10
Total	***185***	***266***	***81***

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

Affirmatively Furthering Fair Housing: Sites Inventory

In this section, sites included in the Site Inventory are identified, mapped, and evaluated relative to the scope of the Assessment of Fair Housing. This scope includes segregation and integration, racially and ethnically concentrated areas of poverty, access to opportunity, and disproportionate housing needs.

All of the sites listed in the Site Inventory are in the South Willows Residential Community subdivision, which is located in the south-central part of the City, in Block Group 7 of Census Tract 104 which encompasses the City of Willows. There are 130 Low and Very Low Income units projected in the 8.1-net acre portion of the subdivision that is zoned for multi-family residential. There are 46 Moderate Income and 90 Above Moderate Income units projected for the portion of the subdivision is zoned for single-family residential. The map "City of Willows, South Residential Community Subdivision Tentative Map, December 2020" provides a tentative map of the project site. The multi-family portion is located to the southeast ***(City of Willows Planning Commission, 2020).***

Improved Conditions

Improved conditions include racially and ethnically concentrated areas of poverty and access to opportunity.

Racially and Ethnically Concentrated Areas of Poverty

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

City of Willows, South Residential Community Subdivision Tentative Map, December 2020

The South Willows Residential Community subdivision is located in Block Group 7. As shown in the table ***"City of Willows, Census Tract 104 Block Group 7 by Race and Ethnicity, 2019"*** Block Group 7 has 239 White residents. This is less than any other block group in Census Tract 104 which encompasses the City of Willows and amounts to 41.4% of Block Group 7 identifying as White (not Hispanic or Latino). Moreover, an estimated 58.3% of residents in Block Group 7 identify as Hispanic or Latino, a larger proportion than any other block group in Census Tract 104

There are no other racial or ethnic groups represented in Block Group 7. It is a majority-minority block group, meaning the majority of residents identify as a racial or ethnic minority, also known as a person of color. Current residents of Block Group 7, the majority of whom identify as Hispanic or Latino, will likely benefit from being in an area of new growth as described in the Access to Opportunity section below.

Table 63: City of Willows, Census Tract 104 Block Group 7 by Race and Ethnicity, 2019

Race/Ethnicity	Number of Residents	Percent of Residents
White (not Hispanic or Latino)	239	41.4%
Hispanic or Latino	334	58.3%
All Other Races and Ethnicities	0	0%
Total	573	100%

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

See ***Chapter 4 Housing Needs Assessment, Assessment of Fair Housing, Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)*** section for more information on this topic.

Access to Opportunity

As illustrated in the map ***"City of Willows, Access to Opportunity, 2021"*** in Chapter 4 Housing Needs Assessment, Assessment of Fair Housing Disparities in Access to Opportunity section, Block Group 7 is currently characterized as "low resource." Commercial and recreational plans related to the South Willows Residential Community subdivision will likely raise this score once they are complete. These plans are detailed as follows:

• **Job proximity:** The Rumiano Cheese 47,000-square-foot packaging and research site to be completed Summer 2021 south of the South Willows Residential Community subdivision provides the opportunity for job proximity close to the new residential development (City of Willows Planning Commission, 2020; Rumiano Cheese, 2021).

• **Environmental health:** The South Willows Residential Community subdivision will include a neighborhood park in the center of the development as well as a trail along the east, west, and south perimeters of the development. Proposed facilities for the park include turf/play areas, an amphitheater, a group picnic area, children's play areas, tot lot, paths, natural areas, and potentially multi-use/basketball courts, skate elements, and a community garden (City of Willows Planning Commission, 2020).

• **Education:** The City of Willows is served by Glenn County Office of Education and Willows Unified School District. Glenn County Office of Education includes two charter schools with campuses in Willows: Success One! and Walden Academy. Willows Unified School District includes Murdock Elementary School, Willows Intermediate School, Willows High School, and Willows Community High School (Glenn County Office of Education, 2021). Willows Intermediate School is in closet proximity

to the South Willows Residential Community subdivision.

• **Transportation:** The City of Willows is served by Glenn Ride, an affordable public transportation system. Glenn Ride has seven round trips every weekday and three round trips on Saturday from Willows to Chico with enroute service to Artois, Orland, and Hamilton City. All buses are equipped with accessible lifts and bicycle racks. There are 11 bus stop locations in Willows (Glenn County, Public Transit & Transportation, 2021). Given the size of the South Willows Residential Community subdivision, it is anticipated that at least one new bus stop will be located in the subdivision.

Exacerbated Conditions

The South Willows Residential Community subdivision as it is planned will improve segregation and integration in the City, however, it will not address all segregation in the City. Thus, this section provides an analysis on further steps needed to address segregation and integration in the City of Willows.

Segregation and Integration

When an affordable multi-family project is built in the South Willows Residential Community subdivision (Block Group 7), affordable housing will be located in Block Groups 3, 4, and 7. While this improves conditions as affordable housing will now be located in three of the seven total block groups in the City, four of the seven block groups will not have affordable housing (Block Groups 1, 2, 5, and 6). In particular, Block Group 5 has the fewest number of households living below the poverty line in the City – 55 households, 7.0% of Block Group 5 – and the second largest number of White residents in the City – 662 residents, 68.9% of Block Group 5 (U.S. Census, 2015-2019 American Community Survey). Thus, Block Group 5 may be an area for the City to concentrate its future efforts to further address segregation and integration.

The analysis of segregation and integration should also include disability and familial status (California State Department of Housing and Community Development, Affirmatively Furthering Fair Housing, 2021). Data on disability and familial status is only available for the City of Willows at the Census Tract level ***(see Chapter 4 Housing Needs Assessment, Assessment of Fair Housing Segregation and Integration section)*** and so the authors are unable to complete the analysis at the block group level.

Isolation of the RHNA

All of the sites in the site inventory are located in the South Willows Residential Community subdivision, so though the sites are concentrated in an area of the community, they are not further concentrated by income group. All sites will be in an area of new growth and receive the same amenities therefore improving fair housing choice and equitable access to opportunity.

Local Data and Knowledge

The South Willows Residential Community subdivision underwent a rezone in December 2020 to intentionally rezone some of the single-family designated area into multi-family for the construction of an affordable housing project. Changes in the housing market and demand for affordable housing contributed to this decision (City of Willows Planning Commission, 2020).

In addition, the City will consider applying for the California State Department of Housing and Community Development's Affordable Housing and Sustainable Communities Program (AHSC) or other available State grant funding sources to develop a pedestrian bridge from the north boundary of the planned subdivision to the existing Jensen Park. This would provide ease of access

for residents to use active transportation (e.g. bicycling, walking) to the park instead of driving to the east of the subdivision to South Tehama Street to cross over the Central Canal, thus improving environmental health and access to opportunity in the neighborhood.

Other Relevant Factors

Data from the 2021 and 2014 Housing Conditions Surveys are included to address other relevant factors for disproportionate housing needs.

Disproportionate Housing Needs

The City of Willows completed its 2021 Housing Conditions Survey as an update to the 2014 Housing Conditions Survey to provide comparison data and analysis on substandard housing. The 2014 survey found that Block Groups 5, 6, and 7 had the highest density of units in need of substantial rehabilitation, with a total of 85 units. Significant investments have been made in these block groups. Compared to 2014, housing units in need of rehabilitation are not as concentrated in these neighborhoods in 2021.

Summary of Conclusions and Approach to Policies and Programs

This section on Affirmatively Furthering Fair Housing in the Site Inventory illustrates a focus on improving fair housing choice and equitable access to opportunity. Racially and ethnically concentrated areas of poverty and access to opportunity will be improved with the sites identified in the Site Inventory. Significant investments from the private sector are addressing disproportionate housing needs in existing units in Block Group 7 as illustrated by the 2014 and 2021 Housing Conditions Surveys. The Site Inventory makes progress on segregation and integration and identifies Block Group 5 to concentrate future efforts to create more integrated living patterns. The approach of improving fair housing choice and equitable access to opportunity is reflected in the Goals, Policies, and Programs.

FINANCIAL RESOURCES

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

State Resources

Small Cities Community Development Block Grant (CDBG)

Government Administrator/Application Process: City of Willows/City applies to State HCD

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

Community Development— Infrastructure improvements in low-income neighborhoods.

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

State Recipient Home Investment Partnership Program (HOME)

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

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

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

Permanent Local Housing Allocation (Formula Funds)

Government Administrator/Application Process: City of Willows/City applies to State HCD

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

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

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

Permanent Local Housing Allocation (Competitive Funds)

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

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

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

Multifamily Housing Program (MHP)

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

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

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

No Place Like Home (NPLH)

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

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

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

Affordable Housing and Sustainable Communities Program (AHSC)

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

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

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

Infill Infrastructure Grant Program (IIG)

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

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

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

Low Income Housing Tax Credit Program (LIHTC)

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

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

Current Status: Each state receives an allocation of federal tax credits for low-income housing. The

California Tax Credit Allocation Committee administers allocations to affordable housing projects through a competitive application process. Most low income affordable projects require the use of tax credits, as it typically provides the largest amount of funding.

Tax Exempt Revenue Bond Authority

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

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

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

Federal Resources

Housing Choice Vouchers (HCV)

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

Eligible Uses: Rental assistance for low-income households

Current Status: Local housing authorities receive funding for HCV (Section 8 of the United States Housing Act of 1937) from the Federal Government. HACB currently administers 27 vouchers within the City of Willows. While funding has been cut in recent years, the Biden Administration proposes to fully fund the program so that all eligible households may receive a voucher.

Project Based Section 8 Vouchers

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

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

Current Status: Housing authorities may dedicate a portion of their Housing Choice Vouchers as Project Based Vouchers. The Biden Administration is seeking to increase the number of Project Based Vouchers available to Housing Authorities.

HUD VASH Vouchers

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

Eligible Uses: Rental assistance and supportive services for homeless veterans

Current Status: This federally funded program is managed through a partnership between housing authorities and the U.S. Dept. of Veterans Affairs. Homeless veterans receive a rental subsidy from the housing authority and case management from the VA. HACB currently administers one VASH

voucher in Willows. Funding for this program has been increasing in recent years with strong bipartisan support in Washington D.C.

Continuum of Care (CoC) Programs

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

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

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

ENERGY CONSERVATION OPPORTUNITIES

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

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

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

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

Glenn County Community Action Agency

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

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

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

Low-Income Home Energy Assistance Program (LIHEAP)

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

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

Homes Weatherized

2014 – 2020: 56

January - April, 2021: 0

Heating, Cooling, and/or Water Heater Repairs or Replacements

2014 – 2020: 62

January – April, 2021: 4

Utility Assistance for Electric Bills

2014 – 2020: 1,539

Number of payments made year-to-date as of April 2021: 64

Affordable Housing for Sustainable Communities (AHSC)

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

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

DAC-SASH is a ratepayer-funded program through the California Public Utilities Commission that provides up-front rebates to help low-income homeowners access the benefits of solar power. The DAC-SASH

low-income solar program runs through 2030 in PG&E utility territory. In Willows, communities identified as "DACs" or disadvantaged communities in the state's CES 4.0 map will be eligible for the solar program based on geography; households must still qualify based on income, owner occupancy, and be connected to PG&E 's electric grid.

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

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

Building Initiative for Low Emissions Development (BUILD)

Authorized by State of California Senate Bill 1477, the Building Initiative for Low-Emissions Development (BUILD) Program will provide incentives for the deployment of near-zero emissions building technologies in low-income residential buildings emissions significantly beyond what otherwise would be expected to result from the implementation of the prescriptive standards described in Part 6 of Title 24 of the California Code of Regulations (California Energy Code). The BUILD Program is currently under development, with program goals to raise awareness of near-zero-emission building technologies and applications, test program and policy designs, and gain practical implementation experience and knowledge.

BUILD program guidelines will be finalized by the Fall 2021 and launched be the end of 2021.

The program is designed to be a market transformation program. Through outreach, technical support, and education, BUILD hopes to promote all electric building decarbonization. The first two years of the program is expected to be focused on affordable housing. In the City of Willows, there may be incentive funding for disadvantaged communities.

Assessment and Recommendations

The City of Willows has the opportunity to take advantage of County and State programs to improve energy conservation throughout its housing stock. In particular, it is recommended that the City promote the County's WAP and LIHEAP programs that make improvements to homes for low income homeowners while improving energy efficiency. These programs are currently undersubscribed within the City of Willows. The City can also promote the DAC-SASH and BUILD programs to expand solar and zero-emission building technologies. There are also opportunities for the City to incorporate more sustainable systems and energy efficient components into housing when it accesses State CDBG or HOME funds to rehabilitate homes, as recommended in the Housing Conditions Survey summarized in the Housing Stock Characteristics section of Chapter 4.

CONSTRAINTS ANALYSIS

GOVERNMENTAL CONSTRAINTS

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

Land Use Controls

The General Plan that is currently in effect at the time of writing this Housing Element update was adopted in 1996 and updated in 2015 with changes to the land use portion with regard to residential densities). It is now in the process of being updated for adoption at the end of 2022. For the constraints analysis of this Housing Element update, the General Plan that is currently being developed was analyzed. The General Plan is the guiding land use policy document for the City of Willows. The General Plan lays out how the City plans to grow over a twenty-year period, creates an orderly process for reviewing development projects, and sets standards and rules that all projects need to address for approval.

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 3 percent has been allocated for multiple-family residential purposes.

The City of Willows does not have an Inclusionary Housing Ordinance nor a Short-Term Rental Ordinance. The City conforms with the requirements of SB 330, and has no caps on the number of units developed or voter approval requirements for residential development. The City's zoning and development standards are published on the City website pursuant to Government Code 65940.1(a)(1)(B).

General Plan Designations and Zoning Districts

The General Plan sets land use standards for 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. For Housing Element compliance, the moderate and above moderate income units will generally be expected to be built in Low-Density Residential areas.

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. Medium Density developments would fulfill units in the moderate income RHNA requirements.

Multi-Family Residential: Allows 16 to 30 units per acre. Willows Municipal Code Section 18.25.060 defines "Family" as "all persons living in a household who are related by birth, marriage, or adoption." This definition is adequately broad so as to not cause a constraint to housing development. The City's municipal code does not place limits on family occupancy, rather the code regulates the number of units per acre and other design standards. 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. Multifamily residential will be used to meet the Very-Low and Low income units for the Housing Element.

Agricultural/Residential: Allows a range of densities compatible with a rural character and life-style. This designation is suitable for agricultural use that includes residential uses. The minimum parcel size for this designation is 10 acres.

Cities are allowed under State Law to enforce codes and standards that reinforce a built character that reflects their area. The State regulates zoning broadly and allows the cities to create more specific standards for the development of vacant land. These standards are codified through the adoption of a zoning code. The City of Willows zoning standards are comparable to other jurisdictions of similar size. The densities allowed under the different zoning designations are not a detriment to the development of new housing.

For high density residential projects, the City allows up to 30 units an acre which is higher than many other rural areas. Apartment projects can be up to three stories without needing a conditional use permit but could be higher with an approved use permit. To facilitate growth in a controlled manner, the City encourages developers to use specific plans and planned unit overlays for large projects or annexations. These plans ensure that these new projects will meet the needs of the City such as design, traffic, recreation, and services.

Title 18 of the City of Willows Municipal Code sets forth the following zoning districts:

R-1: Low-Density Residential or R-1 district is intended to be applied in areas of the city that are desirable for low-density residential development. Projects in the R-1 zoning are expected to meet the following requirements as well:

(1) Minimum lot size: 6,000 square feet for interior lots; 7,500 square feet for corner lots.

(2) Minimum lot width: 60 feet for interior lots; 75 feet for corner lots.

(3) Maximum lot coverage: 40 percent of the lot area.

(4) Minimum Yard Setback.

(a) Front yard: 25 feet.

(b) Side yard: six feet except the side yard on the street side of each corner lot shall not be less than 10 feet.

(c) Rear yard: 15 feet.

EXCEPTION: A garage that is not attached to and made a part of the main building shall not

be closer than eight feet clear distance to the main building and shall be five feet from alley property line. A non-garage accessory building shall be a minimum of three feet from the rear property line.

(5) Maximum building height: two and one-half stories not exceeding 30 feet. Non-garage accessory buildings shall not exceed 12 feet in height without prior approval from the planning commission.

R-2: Medium Density Residential (MDR) The two-family residential use or R-2 district is intended to allow mixed uses of residential types at a medium density. Projects in the R-2 zoning are expected to meet the following requirements as well:

(1) Minimum lot size: 6,000 square feet for interior lots; 7,500 square feet for corner lots.

(2) Minimum lot width: 60 feet for interior lots; 75 feet for corner lots.

(3) Maximum lot coverage: 45 percent of the lot area.

(4) Minimum Yard Setback.

(a) Front yard: 25 feet.

(b) Side yard: six feet except the side yard on the street side of each corner lot shall not be less than 10 feet.

(c) Rear yard: 15 feet.

EXCEPTION: A garage that is not attached to and made a part of the main building shall not be closer than eight feet clear distance to the main building and shall be five feet from alley property line. A non-garage accessory building shall be a minimum of three feet from the rear property line.

(5) Maximum building height: two and one-half stories not exceeding 30 feet. Non-garage accessory buildings shall not exceed 12 feet in height without prior approval from the planning commission.

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. During this Housing Element period, the City amended the Zoning Ordinance to allow this district to be developed at a density of 16 to 30 units per acre. Projects in the R-3 zoning are expected to meet the following requirements as well:

(1) Minimum lot size: 6,000 square feet for interior lots; 7,500 square feet for corner lots.

(2) Minimum lot width: 60 feet for interior lots; 75 feet for corner lots.

(3) Maximum lot coverage: 55 percent of the lot area.

(4) Minimum open space: 30 percent of the lot shall be landscaped open space except that the surface area of a pool or uncovered patio can be included as open space.

(5) Minimum Yard Setback.

(a) Front yard: 25 feet.

(b) Side yard: six feet except the side yard on the street side of each corner lot shall not be

less than 10 feet. A zero side yard is permitted when two or more adjacent lots are developed as a unit and the opposite yard is a minimum of 10 feet. If the yard abuts an R-1 or R-2 district each story over the first requires an additional five-foot setback.

(c) Rear yard: 15 feet. If the yard abuts an R-1 or R-2 district, each story over the first requires a five-foot additional setback.

(6) Minimum distance between buildings: 10 feet.

(a) Group dwellings in a single-row "side to side" series facing a side lot line: side yards to the rear of buildings, eight feet; side yards in front of buildings, 14 feet.

(b) Group dwellings in a double-row "side to side" series facing a central court: side yards to the rear of buildings, eight feet; width of central court, 24 feet; distance between buildings, 10 feet.

(c) The rear yard on a lot on which a dwelling group is constructed may be reduced to not less than 12 feet. No building in a group dwelling development shall have the rear thereof abutting upon a street.

(7) Maximum Building Height. For main buildings, 30 feet without a use permit and 50 feet with an approved use permit. Accessory buildings are 25 feet. This allows three-story buildings in the R-2 zoning district.

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. The Zoning allows for up to 30 units per acre. Projects in the R-P zoning are also expected to meet the following requirements as well:

NOTE: Lot development requirements for single-family and two-family uses shall conform with the regulations set forth in WMC 18.30.040 and 18.35.040.

(1) Minimum lot size: 6,000 square feet for interior lots; 7,500 square feet for corner lots.

(2) Minimum lot width: 60 feet for interior lots; 75 feet for corner lots.

(3) Maximum lot coverage: 55 percent of the lot area.

(4) Minimum open space: 30 percent of the lot shall be landscaped open space except that the surface area of a pool or uncovered patio can be included as open space.

(5) Minimum Yard Setback.

(a) Front yard: 25 feet.

(b) Side yard: six feet except the side yard on the street side of each corner lot shall not be less than 10 feet. A zero side yard is permitted when two or more adjacent lots are developed as a unit and the opposite yard is a minimum of 10 feet. If the yard abuts an R-1 or R-2 district each story over the first requires an additional five-foot setback.

(c) Rear yard: 15 feet. If the yard abuts an R-1 or R-2 district, each story over the first requires a five-foot additional setback.

(6) Minimum distance between buildings: 10 feet.

(a) Group dwellings in a single-row "side to side" series facing a side lot line: side yards to the rear of buildings, eight feet; side yards in front of buildings, 14 feet.

(b) Group dwellings in a double-row "side to side" series facing a central court: side yards to the rear of buildings, eight feet; width of central court, 24 feet; distance between buildings, 10 feet.

(c) The rear yard on a lot on which a dwelling group is constructed may be reduced to not less than 12 feet. No building in a group dwelling development shall have the rear thereof abutting upon a street.

(7) Maximum Building Height. For main buildings, 30 feet without a use permit and 50 feet with an approved use permit. Accessory buildings are 25 feet.

In 2020, the City adopted a zoning code change to allow for single-family uses in the Central Commercial, General Commercial and Entryway zoning districts. The change will allow for single-story, single-family homes that were converted to commercial use to revert back to residential with the approval of a use permit. This change was brought about because the City had received a number of requests from property owners to allow them to return back to residential use. It is hoped that the change will bring more residential opportunities back to the City's commercial district and to increase housing inventory.

The city has not received any requests from developers to build at densities below what are listed in the Site Inventory in Chapter 5.

Table 63: Residential Zoning Districts Use Table

Residential Use	R-1	R-2	R-3	R-P
Single-family residence	P	P	P	P
Manufactured homes	P			
Rooming and boarding of not more than two persons	P	P	P	P
Residential care facilities serving six or fewer residents	P	P	P	P
Transitional housing	P	P	P	P
Supportive housing	P	P	P	P
Accessory dwelling units	P	P	P	P
Single-room occupancy			P	P
Two-family residence (duplex)		P		
Multi-family dwellings and apartments			P	P

Source: City of Willows Municipal Code
P= permitted by right

Table 64: Commercial Zoning Districts Use Table

Residential Use	CC	CG	CH
Multi-family residences, apartments	P(1)	P(1)	P(1)
Boardinghouses	P(1)	P(1)	P(1)
Transitional housing	P	P	P
Supportive housing	P	P	P
Emergency shelters (up to 50 beds)		P	P
Emergency shelters (50 beds or more)		UP	UP

Source: City of Willows Municipal Code
P= permitted by right
UP- permitted with a conditional use permit
1= permitted only on the second story or higher of structures whose first stories contain nonresidential uses; otherwise, conditional use permit is required for residential on the first story

Density Bonus

The City has implemented a density bonus program for developments that set-aside a certain number of units for lower income households, for the purpose of complying with State Government Code 65915. To be eligible for a density bonus the project must meet one of the following requirements:

(i) Ten percent of the total units for lower income households.

(ii) Five percent of the total units for very low income households.

(iii) A senior citizen housing development or a mobile home park that limits residency based on age requirements for housing for older persons.

(iv) Ten percent of the total dwelling units in a common interest development as defined for persons and families of moderate income; provided, that all units in the development are offered to the public for purchase.

The City's policy references Government Code 65915 for the range of density bonus and number of concessions to the zoning code allowed. Any project that receives a density bonus will need to ensure the units remain affordable. For rental projects with low and very-low income units, the project will need to maintain affordability restrictions on the units for a period of at least 30 years. The rents will need to be available at an affordable cost as defined under the State Health and Safety code. For owner occupied units, the sales price would need to be set under State Health and Safety Code. For projects with moderate income units, sales prices of the units will need to be set according to Health and Safety Code and there needs to be an equity sharing agreement as long as it does not conflict with any requirements of public funding or law.

Parking

Section 18.120.020 of the Willows Municipal Code sets out the standards for parking in all residential zones. Parking standards are put in place to ensure that there is sufficient space for vehicles on site and that the units will cause little encroachment into the public right away to meet their parking needs. These standards are as follows:

(1) Residential Uses.

(a) One-Family and Two-Family Dwellings.

(i) One-car garage for each dwelling unit containing one bedroom;

(ii) Two-car garage for each dwelling unit containing more than one bedroom.

(b) Multifamily Dwellings.

(i) One covered parking space for each unit containing one bedroom;

(ii) Two covered parking spaces for each dwelling unit with two or more bedrooms.

The required parking shall not be sited in the front yard setback.

(c) Hotels, Motels and Rooming Houses (Including Bed and Breakfast Operations). One parking space for each sleeping unit plus two manager parking spaces.

(d) Transitional Housing/Supportive Housing. Same parking requirements as other residential uses.

(e) Emergency Shelters. One parking space for every 10 beds, plus one additional parking space for each staff person on duty. The City has not amended its zoning code to bring it into compliance with the parking requirements delineated in AB 139 for emergency shelters, which limits parking requirements for emergency shelters to sufficient parking to accommodate staff working in the shelter. A program to address this requirement is included in Chapter 3 of this Housing Element.

The parking requirements are reasonable compared to other jurisdictions. Parking requirements do not appear to be a constraint to the construction of new housing.

PROVISION FOR A VARIETY OF HOUSING TYPES

According to Section 65583 of the Government Code, the City has a responsibility to ensure there are rules in place to allow the development of an array of housing types that are suitable for all income segments. The Housing Element needs to address how the City Municipal Code will meet this requirement through the zoning of appropriate land.

Accessory Dwelling Units (ADUs)

The City allows ADU units by right in all residential districts. On January 1, 2020, the State Legislature passed six new bills concerning ADUs. Five of the bills limit local agencies' ability to restrict the development of ADUs in a variety of ways. They also set the rules for counting ADUs in a city's site inventory for the Housing Element. The sixth law, AB 671, requires local agency housing elements to include a plan to incentivize and promote the development of ADUs at affordable rents to very low, low, or moderate income households. During the next housing element period, the City will be bringing forward ordinance changes to address all of these bills and bring the City Code into compliance with State law. Programs to implement ADU measures in conformance with State ADU law are in the Chapter 3 Housing Program, Programs HD-1.3.2, RC-1.3.1 and RC-1.3.2.

Extremely Low Income (ELI) Households and SROs

ELI households earn 30 percent or less of the area median income. Many elderly, physically or mentally disabled persons, or persons experiencing homelessness or transitioning from homelessness make up this category. These households have few resources to draw from for housing costs. The City's 2021-2029 RHNA for ELI households is 24 based on the assumption that approximately half of the City's Very Low Income RHNA need is for ELI households. Under AB 2634 the City must quantify this need as well as facilitate the availability of housing appropriate for extremely low-income persons or households.

Housing need for ELI households can often be met through the development of single-room occupancies (SROs). SROs are small apartments that do not have a separate kitchen or bedroom. This unit type is generally much more affordable to build than larger apartments. SROs are allowed in the City's Zoning Ordinance and are allowed by right in the R-3 district.

Other types of low cost housing are also permitted in the City of Willows zoning code. The City of Willows currently allows "residences, boardinghouses, transitional and supportive housing, and group dwellings" as permitted uses in its R-2, R-3, R-P, and the CC Central Commercial Districts and CG General Commercial District. The CC and CG zoning districts cover an area 2-3 blocks wide that stretches parallel to the railroad from the Central Canal on the south end of town to the north end of town at Eureka Street. Group dwellings or group homes are permitted uses in the R-2, R-3 and R-P zoning districts.

Residential Care Facilities (defined as facilities serving 6 or fewer persons that provide certain amenities, and which includes children's homes, transitional houses, orphanages, rehabilitation centers, self-help group homes) are allowed in the R-1 and R-2 zones with no conditional use permit

Another housing type that serves ELI households are supportive housing projects. During the COVID pandemic, the State of California made funding available for the conversion of hotels and motels to transitional and permanent supportive housing for homeless individuals through Project HomeKey. The continuation of this program can offer an opportunity to create safe affordable housing for ELI households.

Manufactured Homes

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

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

To meet the requirements of Chapter 633 of the Statutes of 2007 (SB 2) (Government Code Section 65583(a)(4)(A)), the City must allow emergency shelters by right without discretionary review in at least one zoning category that has land readily available for development of a project. SB 2 also requires that transitional and supportive housing types are specifically defined in the zoning ordinance as residential uses and that permits for these uses are not subject to any restrictions beyond what would be required of any other type of residential development. The City amended its Zoning Ordinance to ensure compliance with these facets of state law as stated in 2015. The General Commercial or GC Zoning was amended to allow transitional and supportive housing, and emergency shelters by-right. The City does not impose any additional requirements, such as spacing or setbacks, for transitional housing or emergency shelters within the GC zones. The City's zoning code and development standards do not

present constraints to the development of emergency shelters. Under state law (AB 101 and AB 139), the City needs to allow low barrier navigation centers by right , and update the parking requirements for emergency shelters to limit them to parking sufficient for staff who work at the shelter. As part of the adoption of this housing element, the City will include programs to amend the Municipal Zoning Code to meet these requirements. (see Program RC-1.4.1)

The City zoning code currently allows group homes with fewer than seven persons by right in all residential zoning districts. Group homes with 7 or more persons require a conditional use permit to be sited in residential zoning districts. This is consistent with State Housing Element law.

Passed in 2017, SB-35 requires that cities streamline approvals for affordable housing projects that meet certain criteria. The City of Willows will streamline the processing of Permanent Supportive Housing Projects and navigation centers if they meet the requirements as described within SB-35. As projects are submitted, City staff will review them to see if they are eligible under SB-35. If the project is eligible, the City will process the project as described under the law.

Housing for Persons with Disabilities

To aid the development of housing for people with disabilities, the City passed a Reasonable Accommodation ordinance, found in Section 18.110.113 of the Willows Zoning Code. Reasonable Accommodation allows the City flexibility in permitting alterations to projects that conflict with building or zoning codes to help meet the needs of a disabled individual. As an example, for someone who is mobility impaired, the City could allow the individual to build a ramp within the setbacks defined by the zoning code to facilitate access to the unit. Most accommodations can be granted by the City Manager or his/her designee. If the accommodation is requested as part of a larger project, the accommodation can be granted by the governing body as part of that project approval.

Per the City of Willows Municipal Code Section 18.110.113, the City Manager or his/her designee must make the following findings for approval:

- The request must accommodate a disabled individual;
- The request is necessary to making housing available to a disabled individual;
- The request would not impose an undue financial or administrative burden on the City;
- The request would not require a fundamental alteration in the nature of a City program or law;
- The request would not pose a negative impact on surrounding uses;
- The request would not pose negative impacts on the physical attributes of the property and structures; and
- Alternative reasonable accommodations that may provide an equivalent level of benefit have been considered.

These criteria are reasonable and objective provisions that do not pose significant barriers to fulfilling reasonable accommodations.

Residential Care Facilities are permitted in the R-1 and R-2 zoning districts –(six or fewer) and are allowed with a use permit in the R-3 and R-P zoning districts. The city has not received any development requests for a residential care facility (either 6 or fewer or 7 or more persons) in many years. There is a 76 room care facility in Willows at 320 N. Crawford Street.

The City also encourages new affordable housing projects to set aside units for persons with disabilities. This includes set asides for the mobility, hearing, or sight impaired disabilities.

Farmworker Housing

The City's Zoning Code, at 18.85.020(6), allows for agricultural employee housing in the Agriculture General District (AG), per State Health and Safety Code sections 17021.5, 17021.6 and 17021.8. In addition, if a farmworker-specific project is proposed in another residential district, such as R-3, it would follow the same zoning requirements as any other similar residential project in that specific zone. Depending on the income of the households, the City has different housing options available, including an inventory of regulated affordable housing.

BUILDING CODES AND ENFORCEMENT

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

- For buildings constructed after January 1, 2008, address signs shall be internally or externally illuminated at night in all new buildings. No switch or other similar device shall be installed.
- 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 for carports and commercial, office or retail uses under 500 sq. ft. or less.
- In 2019, the City adopted the 2019 California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations. This code lays out the requirements for energy conservation, and water conservation and efficiency. This code does not significantly increase the cost of building new housing in the City.
- On January 1, 2020, Assembly Bill 178 took effect. This bill requires solar panels to be installed on any new single family or multifamily development of three stories or less. This bill is estimated to save property owners $15,000 in energy costs over 30 years. The bill will also assist the state in trying to meet its clean energy goals.

No regulations within these codes would unnecessarily add to the cost for housing. The City does not perform proactive code enforcement. Instead, zoning and building codes are primarily enforced based on resident complaints. The majority of the City's Building Code are dictated by other sources such as State legislation, so the existing building code is similar to most other jurisdictions in the State of a similar size.

PERMITTING PROCESS

The purpose of permitting is to ensure that any project adheres to the City Planning and Building Codes. Permits allow the City to verify the project is built in compliance with municipal code and for the City to routinely inspect the project to verify the project is meeting these requirements. In compliance with

AB 1483, the City posts its development standards and the various fees associated with development applications on its website at: www.cityofwillows.org/resources.

Typical Residential Permitting Process

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

Step 1 – Preapplication Meeting

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

Step 2 – Filing of Application

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

Step 3 – City Application Review

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

Step 4 – Applicant Responds to Comments

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

Step 5 – City Staff Approves the Project

The City reviews the changes made according to the comments. If no further changes are required, staff schedules the project for consideration by the Planning Commission. If the approval is allowed at the staff level, the project receives a permit. If approval is needed on a higher level it moves forward to the next step. The City review generally takes two to four weeks depending on the number of comments that the applicant was asked to answer.

Step 6 –Planning Commission Review

The project is brought forward to Planning Commission for approval. After approval, the City generally schedules the project for the next Planning Commission meeting. The Planning Commission meets on the third Wednesday of each month, so the applicant may have to wait between one to five weeks for their project to be heard. The Planning Commission assesses the proposed project's adherence to building and zoning codes. They also consider project impacts on traffic, utilities,

waste by-products, and emissions. The Planning Commissioners determine whether project benefits outweigh projected impacts to the community. If approved and no appeal is filed, the requested permit is issued. If appealed, the project is reviewed by the City Council. Certain projects such as zoning changes and requests for general plan amendments require approval from both Planning Commission and the City Council.

Step 7 – City Council Appeal Hearing

If the project was denied at Planning Commission or the approval is challenged, it is heard before City Council for final approval or denial. If approved, the requested permit is issued. The City Council appeal is scheduled for the next City Council meeting after the 10 day appeal period has expired. This could take between three to four weeks.

Step 8 – Entitlement Permit is Issued and the Project Proceeds.

Once an entitlement has been approved, the Project plans are then submitted to the City for Building Department Plan Check and or Engineering Plan Check review and approval, prior to issuance of the necessary building permits for the project. In accordance with California Building Code mandated timelines for plan check and review, the City may take up to 30 days to review the plans and provide comments or request needed changes. Beyond this time frame, the developer assumes the responsibility for continuing to move the project forward to the building permit issuance.

Variance Request Process

Each zoning classification within the City establishes specific development standards such as setbacks or building height. There are occasions, however, when the strict application of such standards may be inappropriate because of special property characteristics. The variance procedure is designed to permit minor adjustments to the zoning regulations when there are special or extraordinary circumstances applying to a parcel of land or a building that prevents the property from being used to the extent intended by the zoning. Under the City of Willows Municipal Code, variances can be granted only if the following findings are made:

1. That because of special circumstances applicable to the subject property, including shape, size, topography, location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.

2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.

3. That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

4. That the granting of the variance will not be incompatible with the City of Willows General Plan.

Is it important to stress that a variance can be granted only when a finding can be made that a hardship exists and that the strict application of zoning regulations deprives a property of privileges enjoyed by other properties in the vicinity and zone in which the property is located. A variance cannot be granted to simply make property development less costly, to expand the use of the property, to allow greater intensification, or to result in approval of a use not otherwise allowed by the zoning or general plan.

The process for the submission of a variance is as follows:

Step 1: Pre-application discussion with Staff

It is recommended that the applicant review the request with planning staff prior to the submission of a formal application. This will allow an opportunity to discuss the feasibility of the request as well as possible alternatives that may eliminate the need for a variance, or facilitate a more likely granting of a variance. In addition, the staff and applicant can review the required procedures to be followed through the process. Usually, this first step is the most important step and helps a project move more efficiently through the process.

Step 2: Filing of Application

The applicant shall submit a completed application, an accurately drawn reproducible site plan, together with a written statement of the reasons justifying the variance, along with a filing fee to the City of Willows. Planning Staff will review the material to make sure all the required information is provided. The applicant will be notified within 30 days after filing as to whether the application is complete.

Step 3: Environmental Review

Once the application is deemed accurate and complete, an Initial Study/environmental assessment will be conducted by staff, unless a Categorical Exemption is applicable. If the project requires an environmental assessment, staff will prepare a Negative Declaration or an Environmental Impact Report (EIR). Projects which are exempt from the environmental review would go directly to Step 4. However, such a project must meet the criteria set forth in State Law.

Step 4: Variance Hearing by Planning Commission

The Planning Commission must hold at least one public hearing and may hold additional hearings thereon as it may deem to be necessary. Notice of the Variance public hearing must be provided at least ten (10) calendar days prior. The notice must be published in the newspaper, and must be sent to property owners within 300 feet of the subject property. The Variance may be approved subject to certain conditions, or denied with findings to substantiate the denial. Any action of the Planning Commission may be appealed to the City Council. Without appeal, a Variance is effective in ten days from the approval date. Any Variance permit granted in accordance with the City's Code shall automatically be revoked if not used within one year from the date of approval unless an extension is requested and granted per the Municipal Code.

Environmental Review

According to State law, all projects must receive some form of environmental review prior to moving forward. The scope of project's environmental impacts determines the appropriate level of review. The first determination is whether or not the project is exempt from California Environmental Quality Act (CEQA) review. A new building on an appropriately zoned parcel could potentially be found to be exempt from CEQA review. If the project does trigger a CEQA review, the next step is to prepare an Initial Study. If the initial study finds the project does not need an Environmental Impact Report (EIR), the project receives a Negative Declaration or Mitigated Negative Declaration. If the Initial Study determines an EIR is needed, the project is placed on hold until one can be prepared, reviewed, and approved. The EIR process alone could add 6-12 months to the project approval timeline.

Design Review

The City's Planning Commission also serves as the Architectural Review Board.

The purpose of Design Review is to ensure that structures and uses are properly related to proposed sites and surrounding sites. Design Review may include the determination of appropriate structural height, building locations and orientations, yard dimensions, landscaping, lighting, pedestrian walks, fencing and location of parking and traffic circulation when control of these site elements is considered necessary to protect the health, safety and peace, comfort, convenience, and general welfare of nearby property owners or residents. Design review also involves recommendations that to implement the General Plan, help to assure quality development. Design Review applies in all zoning districts which are commercial, industrial, or medium or high density residential. It is also required for new single-family residential subdivisions. Exempt from design review are single-family dwellings or duplexes that are sited on individual lots with frontage on a public street and ordinary maintenance.

To facilitate the construction of housing, the City created design guidelines for single-family and multifamily projects. These guidelines provide applicants with a clear picture of the design considerations that should be incorporated for approval. These guidelines make the processing of project approvals more predictable, transparent, and efficient as it sets clear rules for the Planning Commission to follow. As long as the applicant meets the requirements of the guidelines, the project can be processed expeditiously. The City is in the process of amending the code to formally adopt reference to these guidelines.

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 regarding residential 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.

SUBDIVISION/PARCEL MAPS AND LOT LINE ADJUSTMENTS

Subdivision/Parcel Map Review Process

Section 17 of the Willows Municipal Code describes the process for review and approval of a subdivision or parcel map.

1. **Preliminary Map:** applicant submits a preliminary map for processing and approval for any development that will be developed into two or more units.
2. **Tentative Map:** after receiving comments on the preliminary map, the applicant submits a tentative map for review by City departments and other external agencies. The tentative map is reviewed for setbacks, utilities, open space, and other items dictated under the zoning and building codes.

3. **Final Map:** A final map will be prepared and submitted for processing, approval, and filing for all subdivisions creating five or more parcels and/or condominiums. The planning commission and city council shall not deny approval of a final map pursuant to Willows Municipal Code 17.15.070 if they have previously approved a tentative map for the proposed subdivision and find that the final map is in substantial compliance with the previously approved tentative map.

If a project meets one or more of the following requirements, it is exempt from filing a final map:

1. The land before divisions contains less than five acres and each parcel created by the division abuts upon a maintained public street or highway and no dedications or improvements are required by the City.

2. Each parcel created by the division has a gross area of 20 acres or more and has an approved access to a maintained public street or highway, and no dedications or improvements are required.

3. The land consists of a parcel or parcels of land having approved access to a public street or highway, comprises part of a tract of land zoned for industrial or commercial development, has the approval of the city council as to the street alignments and widths, and no dedications or improvements are required.

4. Each parcel created by the division has a gross area of 60 acres or more.

No tentative map, final map or parcel map shall be approved unless the Planning Commission and the City Council find that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan or any specific plan adopted pursuant to the City of Willows Municipal Code.

Approval of a tentative or final map shall be denied if any of the following findings are made:

1. That the proposed map or the design or improvement of the proposed subdivision is not consistent with applicable General and Specific Plans.

2. That the site is not physically suitable for the type of development or for the density of development proposed.

3. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or that they do not provide reasonable public access to public resources per Article 3.5 of the Subdivision Map Act.

4. That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

5. That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The City Council may approve a map if it finds that alternate easements, for access or for use, will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to acquired easements for access through or use of property within a proposed subdivision.

That the discharge of waste from the proposed subdivision into the City sewer system would result in violation or add to a violation of existing requirements prescribed by a California Regional Water Quality Control Board.

Lot Line Adjustment Process

Upon filing of an application, an accurately drawn lot-line adjustment map, and any other required supplemental information to the City Planning Department, initial review takes place. If the application is accurate and complete, the documents are forwarded to the City Engineer for review. Conditions are not imposed on the approval of a lot-line adjustment except to ensure that the parcels conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

Following approval, the lot-line adjustment and transfer of title is accomplished by recording grant deeds in the County Recorder Office with or without a map prepared by a registered civil engineer or licensed land surveyor in the State of California. The City Engineering Department will coordinate the recording of all applicant documents when the following criteria have been met:

1. The City Manager or his/her designee has certified in writing that any conditions placed on the approved lot-line adjustment have been satisfied.
2. The applicant, or the applicant's title company or agent, has submitted copies of the Grant Deed(s) for the land proposed to be conveyed for the lot-line adjustment and the City Engineer has determined that the Grant Deed(s) are in substantial compliance with the approved lot-line adjustment map.

The applicant has submitted written verification to the City that property taxes are paid to the County of Glenn Treasurer-Tax Collector on all parcels affected by the adjustment.

SB-35, Permanent Supportive Housing, and Navigation Centers

The City does not have a specific procedure for SB-35 applications, or reviewing Permanent Supportive Housing planning permit applications, but will comply with SB-35 and AB 2162 as applicable. Navigation Centers are not currently defined or addressed in the City's Municipal Code, but will be added in order to comply with AB 101 as described in Program RC-1.4.1 in the Chapter 3 Housing Program.

ON-SITE AND OFF-SITE IMPROVEMENT STANDARDS

On-Site Improvements

As part of the project review, the City ensures that there is adequate infrastructure capacity to serve the project. Typically, the developer makes any necessary basic infrastructure improvements to accommodate the 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 amount of infrastructure needed will be dictated by the location of the project and its proximity to existing infrastructure.

Off-Site Improvements

The City of Willows Public Works department is responsible for ensuring that all new streets meet the requirements set forth in the City's standards. For arterial streets, the curb-to-curb width is expected to be between 64 and 70 feet with a right of way width of 86 to 100 feet. For collector streets, the curb-to-curb with is 40 feet with a right-of-way width of 60 feet. For the streets in industrial and commercial areas, curb-to-curb is 44 feet and right-of-way width is 64 feet. For residential and minor streets, curb-to-curb width is 36 feet and right-of-way width is 56 feet.

According to the City's Circulation Element, traffic flows mainly along the old Highway 99, now known as Tehama Street for north-south traffic and along Biggs Willows Road/Wood Street and Sycamore Street for east-west traffic.

Any person who constructs or causes to be constructed any building or dwelling in the City of Willows shall construct curbs, gutters, and sidewalks in accordance with the City of Willows standards. Any person who causes improvements to be made to an existing building, dwelling, or lot which exceed 50 percent of the value of such building, dwelling, or lot over a 12-month period shall construct curbs, gutters, and sidewalks in accordance with city standards**.**

All curbs and gutters constructed in the city shall conform to the following standards:

(1) Curb. Five inches wide at top with two-inch radius on front, six and one-fourth inches wide at gutter line, six inches in height above gutter; and

(2) Gutter. Sixteen inches wide and six inches thick, with one-and-one-half-inch slope to curb. Rolled-type gutters may be constructed at a variance only upon written consent of the city council.

All sidewalks shall be not less than four inches in thickness with floated and brushed surface, and shall be four feet wide, except when otherwise permitted by written consent of the city council. All sidewalks shall be constructed one foot from the private property line, except when otherwise permitted by written consent of the city council.

Any person dissatisfied with any decision of the public works department made in connection with the Municipal Code may appeal to the City Council. Such appeal shall be in writing and shall state the specific relief desired. The decision of the City Council is final and no appeal shall be made after a building permit has been issued.

All new projects are expected to connect to the City's public sewer system. All costs associated with the connection are expected to be paid by the developer and the work performed must be done in accordance with the specifications of the City's building code. The connection to the sewer will be inspected by a City approved inspector, and must be done to their specifications.

The City may require payment for other off-site improvements or for mitigation measures created by the project. In some cases, the developer can build these improvements in lieu of paying a fee. All of these improvements need to be developed to City standards and will require an inspection prior to acceptance by the City.

The City's on-site and off-site improvements standards are fairly standard and are not seen as a significant constraint to the development of housing in Willows. The City does not have specific street-width standards.

INFRASTRUCTURE

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, 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:	AT&T
Cable Television:	Comcast
Refuse:	Waste Management

In compliance with Senate Bill (SB) 1087, the City will forward the adopted Housing Element to its water provider so they can grant priority for service allocations to proposed developments that include units affordable to lower income households. The City supplies sewage services to the residents so they are already aware of the Housing Element update.

Water Service

Cal Water has provided high-quality water utility services in Willows since 1927. To meet the needs of Willows residents, they utilize seven wells, two storage tanks, and 35.7 miles of pipeline to pump and deliver two million gallons of local groundwater per day. In September of 2020, Cal Water installed 1,650 feet of 8-inch PVC water main and 27 individual customer service connections. Crews also installed four new fire hydrants as part of the project. Construction took place on Green Street, from Crestwood Way to North Lassen Street, and on North Lassen Street, from Green Street to Glenwood Lane.

According to Cal Water's 2015 Urban Water Management Plan, Willows had 2,371 municipal connections with an estimated population of 7,118. Cal Water estimates that the population will increase by 1.14% a year and that the estimated service population will be 8,535 by 2025. However, the estimated capacity in 2025 would serve a population of 9,200 people. Water service capacity is not expected to be a constraint to the development of housing during the Housing Element period.

Wastewater Collection and Treatment

The City of Willows' sewer system collects and treats all sewage from sources inside the city limits. The City processes an influent flow of approximately 650,000 gallons per day average for dry weather flow. There is a peak day wet weather flow of 1.3 million gallons. The plant generates approximately 100 tons of dried biosolids per year. These biosolids are hauled off to a landfill once a year.

Police and Fire Protection

Currently, the City contracts out police services with the Glenn County Sheriff Department. Fire Protection is provided by the City of Willows Fire Department. When a project comes forward, the plans are forwarded to both departments for review. The departments assess the projects for what

impacts they will have on Police and Fire services. In addition, for most major residential projects, such as annexations, the City encourages a specific plan. Draft specific plans are sent to these departments so they can determine if there is capacity to serve the project at full build-out. If there is insufficient capacity, the project can be scaled back, or a new plan can be developed, to ensure that there will be sufficient capacity when the additional resources are needed. The ability to provide Police and Fire protection is not a constraint to meeting the current Housing Element's planning period.

School Facilities

The Willows Unified School District provides school services to the City of Willows. To pay for the construction of new facilities, developers are required to participate in the fee program that collects funds based on the square footage for a project, at a rate of $3.36 per square foot.

Other Infrastructure

The City has determined new major growth will happen in a controlled way in the south area in the South Willows Residential Community. This is a specific planned area that is scheduled to add over 400 new single-family residences and approximately nine acres of multifamily housing. This area is adjacent to existing curb, gutter, sidewalk, streets, water, and sewer infrastructure. The internal infrastructure will be expected to be provided by the developers as they build out the project. Any needed new external infrastructure will be financed through the impact fees paid on the new construction. The provision of infrastructure is not anticipated to be a constraint on the construction of new housing during the planning period.

State and Federal Assistance Programs

The availability of state and federal assistance programs to fund infrastructure is unknown during the planning period. The City is not an entitlement jurisdiction under HUD's CDBG or HOME Programs. To access these funds, the City will need to apply through the State Department of Housing and Community Development. During the current planning period, the City did receive two HOME grants for the construction of two new affordable rental projects. The City also received an Economic Development Administration loan to help fund the infrastructure for the commercial/industrial component of the new development in the south area. The City will continue to assess new funding programs as they become available to determine if they would be a benefit to the residents of the City. As potential projects come forward, the City will work with the developers to secure funding on a case by case basis.

Historic Overlay Districts

The Downtown District (Central Commercial Zoning) is a historic district. However, design restrictions in this district are limited to commercial signage, and are not applicable to residential development.

CITY FEES

Building Permit Fees

Building Permit fees are charged to pay for the staff time and resources that are required for the review of projects. These fees are charged based on metrics such as the value of the project, square footage, and the number of water, gas and electrical hookups. The project value is determined by using the International Code Council Building Valuation Table. This table assigns a value based on the use and type of construction being used to construct the project. The City than has a formula based on the valuation

to determine what the final permit fee will be. The City also adds a plan check fee calculated at 65% of the final building permit fee. The fees are necessary to ensure that housing projects comply with applicable City standards. **(City of Willows Building Permit Fees Schedule)** provides a list of applications for development permits and the required permit processing fee associated with each type of project.

The City Impact Fees are charged on a per unit basis, except for the school fees, which are charged per square foot. Planning Fees are charged based on the the Permit Fee Schedule Table on the next page. Building Fees are based on a valuation determined from the International Code Council Building Valuation Table.

The City's permit fees are similar to those of other communities of similar size and suggest that processing fees are not a major constraint to the development of housing in Willows.

They 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.

Table 65: City of Willows Permit Fees Schedule

APPLICATION FEES	
Certificate of Compliance	$228
Design Review	$283+$128 per PC mtg + PTA Deposit.
Encroachment Permit	$78+$58 per inspection & 2% of Public Improvement cost
ENVIRONMENTAL ASSESSMENT	
Categorical Exemption	$64
Notice of Determination (NOD)	$32 + County Posting Fee
Initial Study w/minor Neg. Dec	Consultant Fee + 5%
Initial Study w/MND	Consultant Fee + 5%
Environmental Report (EIR)	Consultant Fee + 5%
Tentative Parcel Maps (4 or fewer lots)	$285 + $32/lot + PTA
Tentative Parcel Maps (r or more lots)	$565 + $32/lot + PTA
Vesting Tentative Map	$680 + $32/lot + PTA
Extensions and Revisions to Approved Plan	$191
Final Maps	$562 + $32/lot + PTA
General Plan Amendment	$1146 + PTA
Home Occupation	$86
Lot Line Adjustment	$350
Lot Merger	$228
Rezone or Prezone	Minimum $1,000 deposit + consultant cost + 5%
Sign Permit	$64
Temporary Use Permit	$228
USE PERMIT	
Minor	$114 + PTA Deposit
Major	$570 + PTA Deposit
VARIANCE	
Minor	$114 + PTA Deposit
Major	$570 + PTA Deposit
Zoning Clearance Letter	$128
Appeal to PC or CC	$222
PASS THROUGH AGREEMENT (PTA)	
Projects deemed Categorically Exempt	$500 min. deposit
Projects requiring Environmental Review minimum	$1,000 minimum (Deposits are applied to fully allocated costs associated with the project. Additional deposits may be required).
In addition to the fees shown above, your project may require an Environmental Impact Report. These reports are funded by the applicant, managed by City Staff and completed by a private consultant. The developer may also be financially responsible for ant mitigation measures identified by the Environmental Impact Report.	

Source: City of Willows

Table 66: City of Willows Building Permit Fee Schedule

Schedule of Permit Fees	1997 Uniform Administration Code table 3A-3H
Plan Review Fees	65% of the building permit fee
Plan Review Fees for electrical, mechanical and plumbing	25% of the total permit fee
Total Valuation	Fee
$1.00 to $500.00	$23.50
$5.01 to $2,000.00	$23.50 for the first $500 plus $3.05 for each additional $100.00 or fraction thereof , to and including $2,000.00
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$5,608.75 for the first $1,000,000 plus $3.65 for each additional $1,000.00 or fraction thereof.

Source: City of Willows

Development Impact Fees

Development Impact Fees can pose a financial constraint on the production of housing units. Development Impact Fees are charged on new construction projects to fund public improvements that will be required to serve project residents. Impact fees often pay for streets, parks, police and fire services. The fees are calculated through application of a fee nexus study that projects the need for public services based on various types of residential development. A fee nexus study calculates a fee for each development category. In most cases, a single family home has a greater impact on services compared to one multifamily rental unit, so multifamily fees tend to be less than single family fees. In Willows, multifamily impact fees are less than single-family impact fees. ***Table 67: City of Willows Development Impact Fees Schedule*** lists the City's single-and multi-family impact fees.

Table 67: City of Willows, Development Impact Fee Schedule

DEVELOPMENT IMPACT FEE SUMMARY (revised July 2015)			2014 Housing Element		Difference		% Increase	
Fee Category	**Single Family Residential**	**Multi-Family Residential**	**Single Family Residential**	**Multi-Family Residential**	**Single Family Residential**	**Multi-Family Residential**	**Single Family Residential**	**Multi-Family Residential**
Library	$1,645	$1,577	$1,495	$1,434	$150	$143	10.03%	9.97%
Parks and Recreation	$2,353	$2,257	$2,139	$2,052	$214	$205	10.00%	9.99%
Freeway Interchange	$453	$319	$412	$290	$41	$29	9.95%	10.00%
Streets and Traffic	$845	$593	$768	$539	$77	$54	10.03%	10.02%
Police	$869	$834	$ 790	$758	$79	$76	10.00%	10.03%
Fire	$1,785	$1,712	$1,623	$1,556	$162	$156	9.98%	10.03%
Sanitary Sewer Wastewater	$1,387	$1,330	$1,261	$1,209	$126	$121	9.99%	10.01%
Storm Drain	$2,239	$1,343	$2,035	$1,221	$204	$122	10.02%	9.99%
Administration (3% of Subtotal)	$348	$299	$316	$272	$32	$27	10.13%	9.93%
Total Per Unit	$11,924	$10,264	$10,839	$9,331	$1,085	$933	10.01%	10.00%
School Fees (Sq. Ft.)	$3.36	$3.36	$0.81	$0.81	$2.55	$2.55	314.81%	314.81%

Source: City of Willows

In Willows, the anticipated city charged development impact fees for a typical 1,500-square-foot single-family unit are approximately $11,924. A breakdown of this calculation is shown in ***Table 68: Single Family Fees.***

Table 68: City of Willows, Single Family Example

Single Family Home Example		
# of Sq. Ft.	1500	**Cost per Sq Ft**
Construction Price Sq. Ft	$ 177.00	
Lot Cost	$ 44,610.30	$ 29.74
Construction Cost	$ 265,500.00	$ 177.00
Contingency and Overhead (10%)	$ 26,550.00	$ 17.70
Permit Fees	$ 3,012.93	$ 2.01
Impact Fees	$ 11,924.00	$ 7.95
School Fees	$ 5,040.00	$ 3.36
Total	$ 356,637.23	$ 237.76
Note: This model does not include A&E, Developer Profit and other assorted soft costs.		

The approximate per-unit fee total for a multi-family project, assuming 900-square-foot units of "good" quality construction, is $10,264. A breakdown of this calculation is shown in ***Table 69: Multi-family Fees***. A review on these fees compared to the impact fees in the previous Housing Element shows that most fees have only increased in the 10% range, which is very reasonable considering inflation.

Table 69: City of Willows, Multi-Family Example

Multifamily Example			
# of Sq. Ft.	900	**Cost Per Sq Ft**	**Cost Per Unit**
# of Units	40		
Construction Price Sq. Ft	$ 177.00		
Lot Cost	$ 348,723.14	$ 9.69	$ 8,718.08
Construction Cost	$ 6,372,000.00	$ 177.00	$ 159,300.00
Contingency and Overhead (10%)	$ 637,200.00	$ 17.70	$ 15,930.00
Permit Fees	$ 41,903.86	$ 1.16	$ 1,047.60
Impact Fees	$ 410,560.00	$ 11.40	$ 10,264.00
School Fees	$ 120,960.00	$ 3.36	$ 3,024.00
Total	$ 7,931,347.00	$ 220.32	$ 198,283.67
Note: This model does not include A&E, Developer Profit and other assorted soft costs.			

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. The City's current fee schedule was updated on July 1, 2015. Development Impact fees represent approximately 3.3% of the total cost of construction per single-family home and 5.2% for a multi-family unit. Based on the proportion of fee cost to the overall development cost, impact fees are not a significant constraint to the development to single-family or multi-family housing.

The impact fee that is outside of the City's control are the fees for schools. These fees are charged on a per square foot basis. In the previous housing element, these fees were $0.81 per square foot for single family and multifamily projects. These fees are now charged at $3.36 per square foot. Since the last Housing Element, these fees have increased by nearly 315%, compared to the average increase of 10% for City impact fees. As an example, for a 1,500 square foot single-family home, the school fees are $5,040, which is 42% of all City Impact fees for this type of unit. For a 900 square foot apartment, the school fees are $3,024, which is 29% of all City Impact fees for this type of unit.

An additional incentive the City has created to help with development of housing is a deferral on impact fees on all residential development. The payment of impact fees is not due until issuance of the Certificate of Occupancy by way of a City Policy. This deferral is an incentive as developers would not have to carry interest on the amount of impact fees during the construction of their project. The program is structured so that that the City is ensured that their impact fees will be received, as the project cannot be occupied until after the fees have been paid.

The City has created an impact fee exemption program for a large portion of the City. This program exempts the older sections of town. The exemption zone is bounded by Villa and Pacific Avenue on the west, Green Street on the north, Tehama Street on the east and the Central Canal on the South. The zone is about one square mile in area. All new construction on parcels inside this area is exempt from impact fees. This is a significant advantage to encourage infill development in the central city area. The City does not have a formal process for a fee waiver, but they have granted them in the past. Any request for a fee waiver would need to be reviewed by City staff and then brought to City Council for their consideration and final approval or rejection.

Fees Evaluation

Program RC-1.1.1 in the Chapter 3 Housing Program requires the City to survey other cities in the Glenn County area to ensure that City fees do not become a constraint on housing production. If fees are found to be a constraint on housing development, they will be revised.

NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints include market trends, financing availability, and environmental conditions. These factors affect the cost and availability of land, building materials, labor, and funding. In addition, conditions created by the Camp Fire and COVID-19 are unique to the current planning period. While these constraints are largely outside the control of government, the City should be aware of how they influence the local housing market in order to proactively establish policies and goals that mitigate negative impacts.

Land Cost and Availability

Multi-family Zoned Land

For multi-family zoned properties, only one lot sold in 2019 and 2020. This lot was 71,874 square feet and sold for $240,000. This equates to a price of $3.34 per square foot. When compared to single-family zoned vacant lots, this per square foot value is 14% less. The property is being developed as a 24-unit apartment building with an estimated cost of $9.9 million dollars. The land cost only accounts for 2.4% of the total project. With such a low percentage of the total project cost, it appears the cost of multi-family land is not an undue burden to the development of housing.

Single-family Zoned Land

An analysis of vacant single family lots sold between 2019 and 2020 shows that the average cost in the City of Willows was $42,100 or $4 per square foot with an average lot size of 11,145. With a median sales price of $244,150, the lot cost accounts for 17% of the property value. For Illustration purposes, the City of Chico, which is approximately 32 miles away from Willows, is the largest City in the region. For the same time period, the average lot cost was $10.45 a square foot with an average lot cost of $97,958. This does not appear to be an undue burden for the construction of housing. However, similar to the limited availability of single-family homes for sale, there is a very limited supply of vacant lots for sale.

Construction Costs

Construction costs have increased significantly during the current housing element cycle. These increases have been the result of labor and materials costs. The Terner Center for Housing Innovation at UC Berkeley did an analysis of hard construction costs for apartments. In their report, they pointed out that hard costs statewide increased 24% between 2009 and 2018. When looking at the costs between 2014 and 2018 the increase is even more significant with an increase of 45%. To put this in perspective, the average square foot hard cost was $177 in 2009, and in 2018 it cost $222 a square foot.

According to the Terner Center report, wages for the Construction and Extraction Occupations category saw an increase of 28.7% between 2006 and 2018. Cement Masons and Concrete Finishers saw the most significant increase in wages at 32.5%. Some of these wage increases were attributed to higher levels of overhead, profit and contingency by contractors to mitigate the risk and costs associated with a restricted workforce, and to keep workers on their jobs instead of jumping to other projects that were paying better wages.

Adding to the increase in wages were also large increases in the cost of materials. Between 2010 and 2018, the cost of concrete increased by 28%, finishes and gypsum saw an increase of 65%, and lumber saw an increase of 110% during that period. Only metals saw a decrease of 39% over that time period. The COVID-19 pandemic has contributed to materials cost increases. In some areas the cost of lumber tripled as supplies became constrained due to shutdowns in sawmills.

The increase in construction costs can be attributed to many factors but appears to be mainly due to large increases in materials and a restricted workforce. It is not clear if these factors will continue during the next housing element period, but if they do, it could significantly impact the overall supply and affordability of units.

Even though the City does not have control over factors such as construction or land costs, the City has implemented programs to help offset some of the development costs. This includes streamlining permits for projects as they are submitted, creating an area in the central city area that is exempt from development impact fees, and offering a deferral on development impact fees until the project is ready to receive a Certificate of Occupancy.

Financing Availability

Private Multifamily Financing

Securing financing for acquisition of multi-family properties can be difficult in rural areas. Many private lenders will only offer debt financing in larger metropolitan areas. Also, many private lenders will only loan up to 80% of the value of the project. Purchase of larger multi-family projects would require a large downpayment. Loans available in rural areas may be limited to shorter amortization terms. Even when

there are governmental guarantees available such as from Fannie Mae or Freddie Mac, loans often still have a maximum loan to value of 80%.

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

Publicly Subsidized Multifamily Rental Financing

There are many State and Federal programs available for the acquisition, rehabilitation, or construction of affordable housing. Many of these programs have set-asides specifically aimed at funding housing in rural areas. These programs include loan guarantees through Fannie Mae, Freddie Mac, or the U.S. Department of Agriculture (USDA). There are also direct loans available for these projects that have higher loan to value ratios compared to market rate loans.

Affordable housing projects are also eligible for Federal and State Tax Credits. Tax Credits generate private investor equity that helps to lower the amount of loan funding needed for the project. Tax credit projects are also eligible for tax exempt bond financing. Bonds are issued that help to lower the interest rate the developer pays for financing. Other public programs provide low interest loans for longer terms that private financing. These programs aid with gap financing and take lower positions from the main mortgage. Many of these gap loans are paid back through the payment of residual receipts and have no set required annual payment. The most significant constraint on publicly subsidized financing is competition with other projects for funding allocations. However, with the variety and size of these programs available throughout the State, there are fewer constraints to this type of financing than at any time in the last 20 years.

Private Homeownership Financing

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

Publicly Subsidized Homeownership Financing

The City of Willows currently does not have any homebuyer assistance programs. The City could look at opportunities in the future as they become available. Some programs are available to City residents, including USDA homebuyer loans and loan guarantees, CalHFA lending programs and direct loans, and other governmental programs aimed at low and moderate income households. Glenn County also offers a housing rehabilitation program that is eligible for all residents of the County, including residents of

Willows. Even without direct funding from the City, there are still plenty of opportunities for publicly subsidized home ownership financing available to Willows residents.

Environmental Constraints

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.

Willows has an elevation of over 130 feet above seas level. A review of the FEMA Flood maps shows that the majority of the City is in Zone X or AE and AH. According to these designations, there is not a requirement in Zone X, zones AE and AH, to require flood insurance.

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 and the majority of ambient noise around Willows can be attributed to traffic on this roadway.

Interstate 5 also acts as the western boundary of the City. The proposed new growth area is to the south of the central city area. As part of a rezone to add multifamily to the project in December of 2020, an Initial Study/Subsequent Mitigated Negative Declaration was prepared for the project, and it was determined that the new development will have less than significant impacts due to mitigation measures that were incorporated in the plan.

COVID-19

On March 13, 2020, President Trump declared the ongoing Coronavirus Disease 2019 (COVID-19) pandemic of sufficient severity and magnitude to warrant an emergency declaration for all states, tribes, territories, and the District of Columbia pursuant to section 501 (b) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207 (the "Stafford Act"). This declaration shut down "non-essential" businesses such as bars, restaurants and most retail stores. Essential businesses included hardware stores, supermarkets, and other retailers that sold food or medical supplies. Housing construction was considered an essential business, however, COVID still had a severe impact in that sector. Construction sites had to deal with shutdowns due to COVID outbreaks. Also, many factories that created the needed building materials saw shutdowns or reduced staffing. With these staffing reductions, supply inventories became severely constrained. Construction projects had to wait extended periods for supplies like wood and concrete. These demands created delays that would reduce activities for days and weeks. These delays resulted in fewer units being built to meet the high demand for housing in the State. This resulted in higher housing sales prices and rents. Additionally, due to workers contracting COVID and fears of contracting the disease, there was a reduction in the construction workforce as well.

Camp Fire

On November 18, 2018, a faulty electrical line sparked the deadliest and most destructive wildfire in the history of the State of California in the foothills of Butte County. When the fire was finally fully contained on November 25th, 2018, it had killed 85 people, burned almost 240 square miles, and destroyed 18,000 structures, most of which were dwelling units. The towns of Paradise and Concow were almost completely destroyed, and 56,000 people were evacuated with 20,000 of them relocating permanently. Prior to the Camp Fire there was already a limited supply of rental and for-sale housing in Butte and the

surrounding counties. Adding 20,000 more people looking for housing caused these housing markets to be even more constricted. Over two years later, there are still victims of the Camp Fire looking for a new place to live.

City Actions that Address Non-Governmental Constraints

Land Prices

Program HD-1.4.1 addresses limited land and high land prices by identifying available sites, including publicly-owned sites for affordable housing developers.

Construction Costs

Program HD-1.4.6 encourages the development of smaller, more affordable units that have lower construction costs, such as SROs.

Program MI-1.1.1 explores implementation of a housing rehabilitation program. This preserves existing housing stock, which is more cost efficient that building new units.

Financing Availability

Program HD-1.4.1 assists affordable housing developers in applying to applicable State funding programs to support housing development.

Program HD-1.4.3 expands homeownership opportunities for very-low and low income first-time homebuyers with CDBG and HOME funds.

Program FH-1.2.1 directs the City to coordinate with the Housing Authority of the County of Butte to provide Section 8 vouchers for City of Willows residents and housing projects.

Program FH-1.2.2 directs the City to collaborate with Glenn County to access Permanent Local Housing Allocation (PLHA) funds.

Affirmatively Furthering Fair Housing: Identification of Contributing Factors

This section identifies, evaluates, and prioritizes contributing factors for six fair housing issues as recommended by the California State Department of Housing and Community Development. It prioritizes factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliances.

Table 70: City of Willows, Identification of Contributing Factors, 2021

Priority (high, medium, low)	Fair Housing Issue	Contributing Factors	Meaningful City Action
High	Concentrations of affordable housing, low income households, and people of color in Block Groups 1, 3, and 4.	Location of affordable housing, naturally occurring affordable housing, and services and amenities. Lack of private investments in specific neighborhoods.	1. When developers contact the City regarding building affordable housing in Block Groups 1, 3, and 4 – suggest other sites in the City for developers to consider instead, especially sites in Block Group 5 due its lack of income diversity. 2. Use map of multi-family units in the City to identify neighborhoods with concentrations of single-family or multi-family housing. Use this data to suggest potential sites to developers to help create more integrated living patterns. 3. Recruit residents from areas of concentrated poverty, especially people of color, to serve on boards, committees, tasks forces, and other local government decision-making bodies.
High	Lack of Housing Choice Vouchers and affordable housing units for the number of households living below the poverty level.	Lack of regional collaboration for affordable housing and availability of Housing Choice Vouchers. Limited capacity at the City to engage. The City has a contract planner for only eight hours per week.	1. Meet with Housing Authority of the County of Butte (HACB) staff at least twice per year to discuss Housing Choice Voucher and Project-Based Voucher needs, affirmative marketing and outreach, and methods of increasing the number of vouchers in the City. 2. In collaboration with Glenn County, assist with publishing an annual Request for Proposals for Permanent Local Housing Allocation (PLHA) funds to attract affordable housing developers to the area. 3. Meet with Community Housing Improvement Program (CHIP) and Yuba-Sutter Habitat for Humanity (Habitat) at least twice per year to discuss potential development opportunities in the City and methods of collaboration. Assist with producing one project each in Willows during the Housing Element cycle.

Medium	People of color are disproportionately represented in rental housing, and renters are much more likely than owners to experience a Housing Problem	Lack of resources for local public fair housing enforcement and outreach, and access to and likelihood of discrimination in employment, financial, and lending services.	1. Meet with CHIP and Habitat at least twice per year to develop sweat equity housing that includes low-interest loan and down payment assistance. Assist developers with affirmative outreach to people of color. 2. Apply for HOME and CDBG funds and develop a housing rehabilitation program in collaboration with an experienced entity within the Housing Element cycle. Program to focus on areas of concentrated rehabilitation (Block Groups 1 and 2), resulting in repairs, and mitigating potential cost, displacement, and relocation impact on residents.
Medium	A lack of full-time year-round positions with good wages is increasing cost burden for residents.	A shift over time throughout the City from year-round to seasonal positions, and a lack of housing units needed to bring employers and employees to the City.	1. Meet with Glenn County and the City of Orland at least twice per year to assess feasibility of a potential economic development program, with an intentional focus on agricultural occupations due to the region's economic activities.
Medium	According to TCAC/HCD's 2021 Opportunity Area Maps, most of the City of Willows is identified as having "less positive economic outcome," "less positive education outcome," and "less positive environmental outcome."	Lack of private and public investments, including amenities, employers, housing, and services	1. Conduct an Affordable Housing and Sustainable Communities (AHSC) feasibility analysis by the end of the first year of the Housing Element cycle. If deemed feasible, apply for AHSC funds by February 2023.

Low	Lack of language access for residents who are not fluent in English.	Increased diversity in the City in recent years has resulted in a higher percentage of residents who speak a language other than English at home. Most of these residents speak Spanish.	1. Affirmative recruiting in hiring practices and intentional outreach to Hispanic/ Latino and Hmong/Laotian residents for City employment opportunities to increase availability of bicultural and bilingual staff. 2. Expand access to community meetings by providing live interpretation in Spanish. Bilingual English/Spanish City staff members to interpret. 3. Expand access to planning materials created for the public by providing materials in English and Spanish. Bilingual English/ Spanish City staff members to translate materials.
Low	Lack of fair housing enforcement and outreach	Limited City capacity for fair housing enforcement and outreach activities	1. Apply for, or work with a consultant to apply for, CDBG funds through the California Department of Housing and Community Development to support fair housing enforcement and activities. 2. Meet with North Valley Property Owners Association and Legal Services of Northern California at least twice per year to coordinate information, referrals, and outreach to residents. This may include posting links on the City's website and Facebook page, posting physical flyers at City Hall, and sending an "email blast" to the City's stakeholder contact list. 3. Conduct special outreach activities during the month of April for National Fair Housing Month, which celebrates the passage of the Fair Housing Act in 1968. This may include posting digital fair housing materials on the City's website and Facebook page, posting physical flyers at City Hall, and sending an "email blast" to the City's stakeholder contact list.

Appendix A: Review of Previous Housing Element Programs 2014-2021

Review of Previous Housing Element Programs 2014-2021		
Goal: HD-1: Provide a variety of housing unit types and sizes to meet the 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 for the planning period		
Program	**Accomplishments**	**Delete/Continue/Modify?**
HD-1.1.1: Continue to monitor the available residential land in the city to ensure adequate sites are available for the developing of housing	The City engages in discussions with developers as they approach the City with development proposals	Modify: incorporate the new requirements of SB 166, "No Net Loss" to provide a structured, pro-active monitoring 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 consistency of land use policies and development standards	The City comments on developments proposed adjacent to the City (for example, tying into a City utility or infrastructure). No annexations are proposed at this time.	Delete: this process happens as a normal course of action, with the City commenting on any projects that would involve City infrastructure.
HD-1.1.3: Revise Zoning Ordinance to provide consistency with GP residential densities by removing the 14 dwelling unit per acre max in the density in the R-3 and R-P zoning districts	Completed in 2015	Delete
Policy HD-1.2: Recognize Willows' housing needs when considering nonresidential development proposals		
Program	**Status**	**Delete/Continue/Modify?**
HD-1.2.1: Work in close cooperation with Glenn County to ensure the orderly development of unincorporated lands adjacent to the City and consistency of land use policies and development standards	The City and County are both working on updates to their General Plans to be adopted in 2021. The City and County attend monthly meetings and review zoning and land use maps as needed	Delete: this process happens as a normal course of action, with the City commenting on any projects that would involve City infrastructure.
Policy HD-1.3: Use the design review process to ensure that housing subdivisions are sensitive to the character and appearance of their surroundings		
Program	**Status**	**Delete/Continue/Modify?**
HD-1.3.1: The City will continue to offer pre-application consultations for interested developers and make available public information handouts	Public information handouts for design review have been made available	Continue

Policy HD-1.4: Make maximum use of public and private resources to help meet identified housing needs		
Program	**Status**	**Delete/Continue/Modify?**
HD-1.4.1: Assist in the development of affordable housing	The City applied for HOME grant with a developer in 2018, construction completed in 2021	Modify: provide greater details on assistance types
HD-1.4.2: Continue to support the emergency housing program operated by Glenn County which provides emergency shelter and transitional housing	Not implemented	Modify: collaborate with Continuum of Care on housing programs by attending the meetings, supporting funding applications and placing brochures in City offices, etc.
HD-1.4.3: Expand homeownership opportunities for very low and low income and first time homebuyers through the use of CDBG	Not implemented	Modify: describe actions to partner with self-help single family affordable developers
HD-1.4.4: The City will consider providing incentives to builders to provide housing and care choices for seniors of all income levels and levels of independence.	The City provided parking incentives for a 49 unit senior project completed in 2015	Modify: combine with HD-1.4.5
HD-1.4.5: Work with housing providers to ensure that special housing needs are addressed through a combination of regulatory incentives, zoning standards, new housing construction programs and supportive services	Brochure not yet completed; in 2015 the City applied for HOME funds for a senior project	Continue
HD-1.4.6: Encourage the development of housing affordable to extremely-low income households. The City will monitor the need for such housing and evaluate opportunities for funding annually.	City has modified code to allow SF and MF use of structures built as houses which lost their allowable use to re-establish a residential use with an approved use permit.	Modify: delineate SROs, one-bedroom units and supportive housing

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 PG&E in the development of all housing, but especially low and moderate income housing		
Program	**Status**	**Delete/Continue/Modify?**
EC-1.1.1: Promote and encourage the weatherization program administered by Glenn County and funded by PG&E	Ongoing	Continue
EC-1.1.2: Continue to support the energy audits free to homes located within the City limits	Ongoing	Modify: update to reflect current PG&E and other assistance programs
Policy EC-1.2: Promote opportunities for use of solar energy and encouraging solar access on all properties developed in the future		
Program	**Status**	**Delete/Continue/Modify?**
EC-1.2.1: Encourage use of solar energy considerations in new residential construction	Ongoing, City has issued numerous solar energy permits for new construction and rehabilitation	Modify: all new construction is now required to include solar. Include promotion of solar for housing rehabilitation projects
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 state and federal funding to maintain and rehabilitate homes and apartments until local needs are met		
Program	**Status**	**Delete/Continue/Modify?**
MI-1.1.1: Apply for rehabilitation funding as it becomes available through CDBG and HOME	Not implemented	Modify: include resources to assist the City with program administration, since limited resources have been a constraint
MI-1.2: Continue to enforce the Housing, Fire Prevention and Electrical Codes and Health/Safety Regs		
Program	**Status**	**Delete/Continue/Modify?**
MI-1.2.1: Continue enforcement by appropriate City Departments	Ongoing	Delete: these are State requirements that are regularly updated and enforced through the regular course of business

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 examine local building and zoning codes to reduce housing construction costs without sacrificing basic health and safety considerations		
Program	**Status**	**Delete/Continue/Modify?**
RC-1.1.1:Periodically reexamine the Zoning Ordinance for possible amendments	Ongoing compliance with California Building Codes is maintained by City staff	Delete: compliance with California Building Codes are not subject to flexibility
RC-1.2: Continue to charge development fees that do not unreasonably contribute to the cost of housing		
Program	**Status**	**Delete/Continue/Modify?**
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	Survey is completed every two to three years	Continue
RC-1.3: Encourage the removal of government constraints on the maintenance, improvement and development of affordable housing to assist citizens with special needs		
Program	**Status**	**Delete/Continue/Modify?**
RC-1.3.1: Amend Zoning Ordinance re: transitional and supportive housing in all zones allowing residential units	Complete in 2015	Delete
RC-1.3.2: Amend Zoning Ordinance to remove any references limiting family household sizes for definition of "Family"	Complete in 2015	Delete
Goal EO-1: Ensure that housing programs maximize choice, avoid economic segregation and avoid discrimination		
Policy EO-1.1: Promote equal opportunity in housing, assessing non-discrimination in all City housing programs		
Program	**Status**	**Delete/Continue/Modify?**
EO-1.1.1: In coordination with Glenn County, establish an Equal Housing Opportunity Program (brochure and tenant advocacy program)	The informational brochure and tenant advocacy program were not developed	Modify: the new requirements imposed by AB 686 will result in a thorough analysis of fair housing issues in the City and appropriate programs will be recommended based on this analysis

Appendix B: Community Meeting #1: Housing Needs and Issues Poll Report

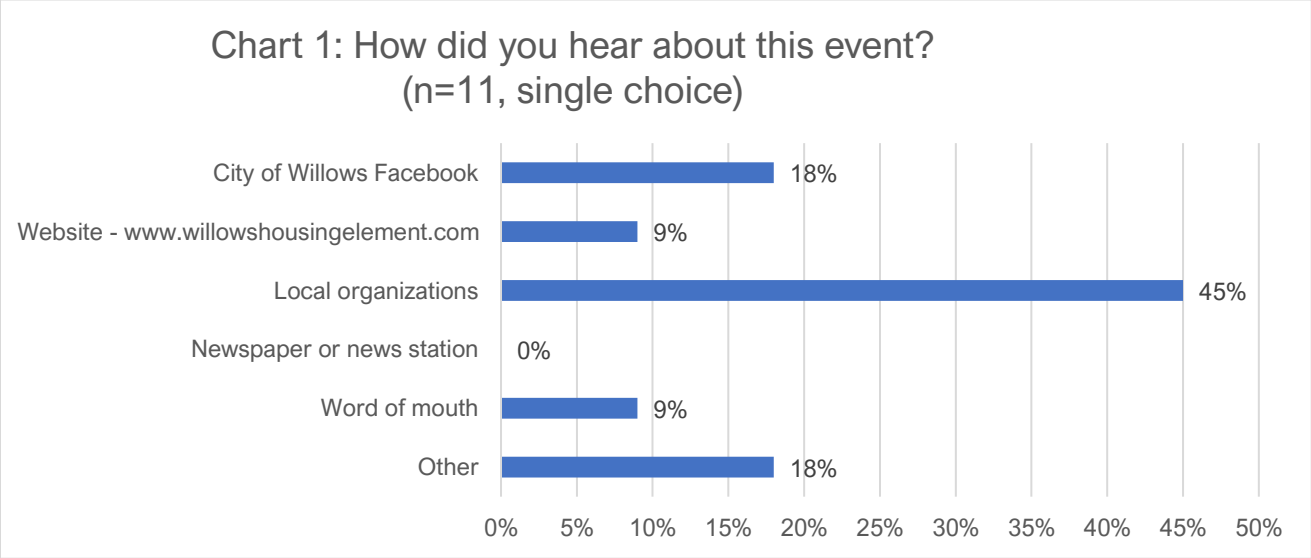
Poll Report
2021 Willows Housing Element
Community Meeting #1: Housing Needs & Issues
Wednesday, March 10, 2021
6:00-8:30 pm

Community members responded to bilingual polls in English and Spanish that were launched live during the webinar portion of the event. Both the polls and community members' aggregated responses are provided below.

Poll 1

How did you hear about this event? / ¿Cómo se enteró de este evento?

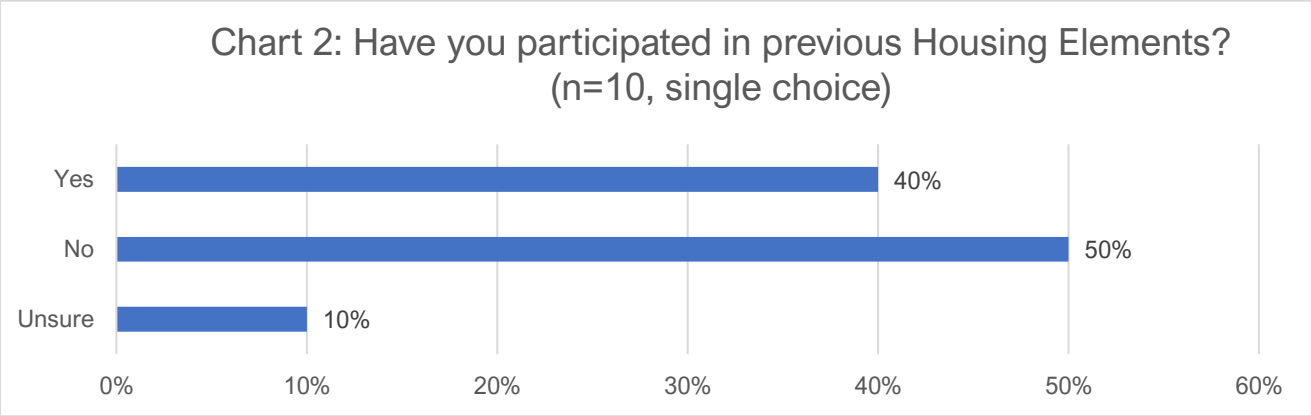
a. City of Willows Facebook / Página de Facebook de la Ciudad de Willows
b. Website – www.willowshousingelement.com / Sitio de Web – www.willowshousingelement.com
c. Local organization(s) / Organización(es) Local(es)
d. Newspaper or news station / Periódico o estación de noticias
e. Word of mouth / Me pasaron la voz
f. Other / Otro



Poll 2

Have you participated in previous Housing Elements? / ¿Ha participado en Elementos de Vivienda anteriores?

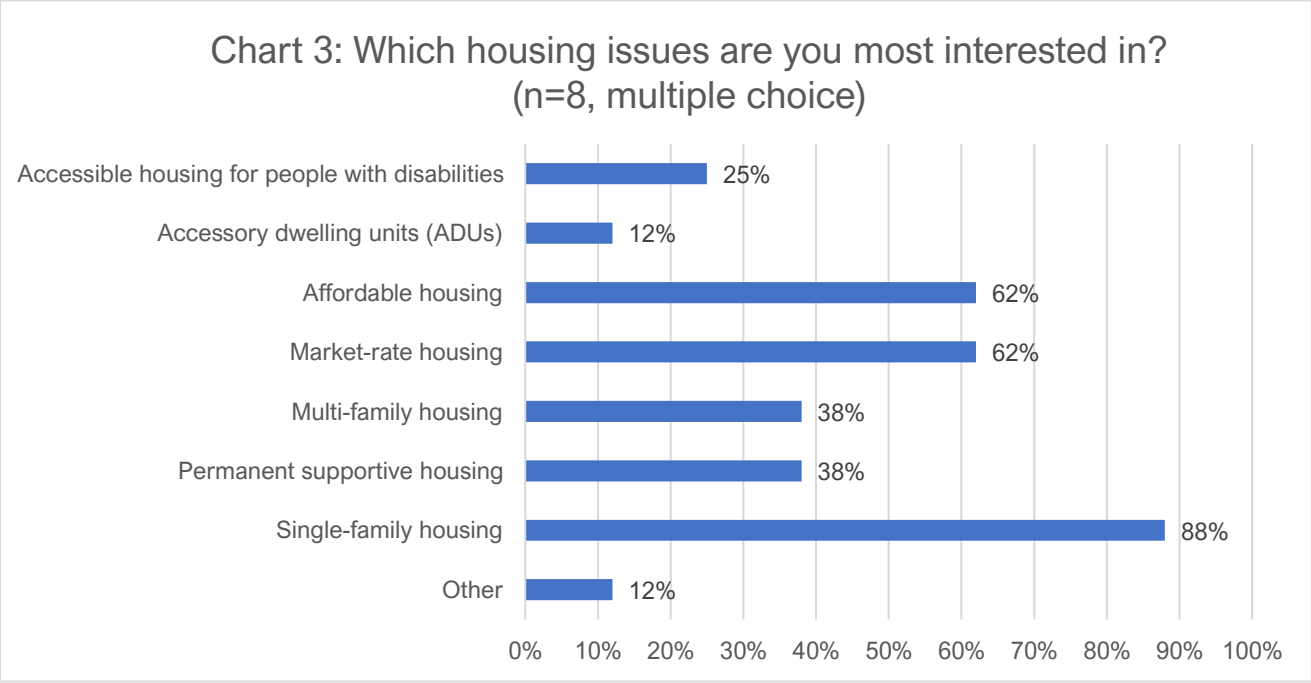
a. Yes / Sí
b. No / No
c. Unsure / No estoy seguro



Poll 3

Which housing issues are you most interested in? Please select all that apply. / ¿En que problemas de Vivienda está usted más interesado? Por favor seleccione todos las respuestas que correspondan.

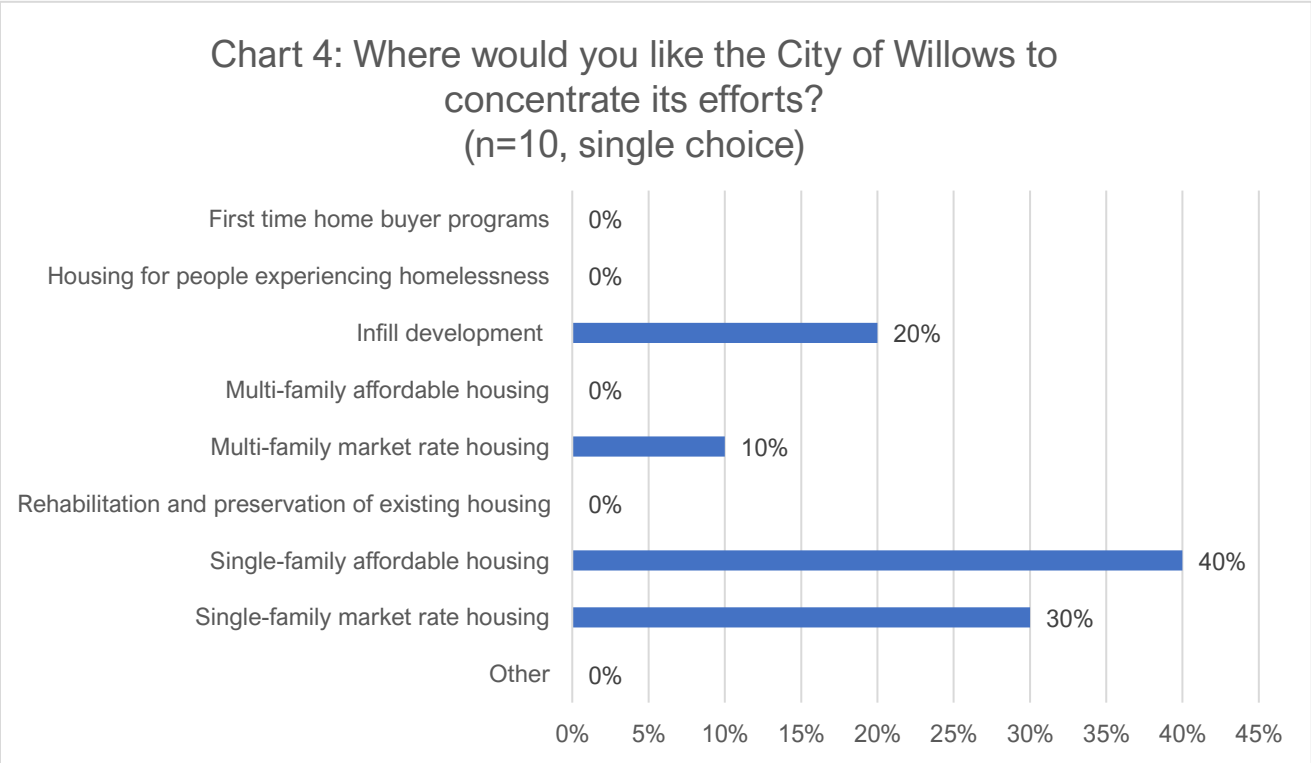
a. Accessible housing for people with disabilities / Vivienda accesible para personas con discapacidades
b. Accessory dwelling units (ADUs) / Unidades de Vivienda Accesorias (ADUs, siglas en Inglés)
c. Affordable housing / Viviendas asequibles
d. Market-rate housing / Viviendas a precio de mercado
e. Multi-family housing / Viviendas multifamiliares
f. Permanent supportive housing / Viviendas de apoyo permanente
g. Single-family housing / Viviendas unifamiliares
h. Other / Otro



Poll 4

Where would you like the City of Willows to concentrate its efforts? / ¿Dónde le gustaría que la Ciudad de Willows concentre sus esfuerzos?

a. First time home buyer programs / Programas para compradores de Vivienda por primera vez
b. Housing for people experiencing homelessness / Viviendas para personas que no tienen hogar
c. Infill development / Desarrollo de rellenos
d. Multi-family affordable housing / Vivienda multifamiliar asequible
e. Multi-family market rate housing / Vivienda multifamiliar a precio de mercado
f. Rehabilitation and preservation of existing housing / Rehabilitación y preservación de viviendas existentes
g. Single-family affordable housing / Viviendas unifamiliares asequibles
h. Single-family market rate housing / Viviendas unifamiliares a precio de mercado
i. Other / Otro



Appendix C: Community Meeting #2: Housing Goals and Programs Poll Report

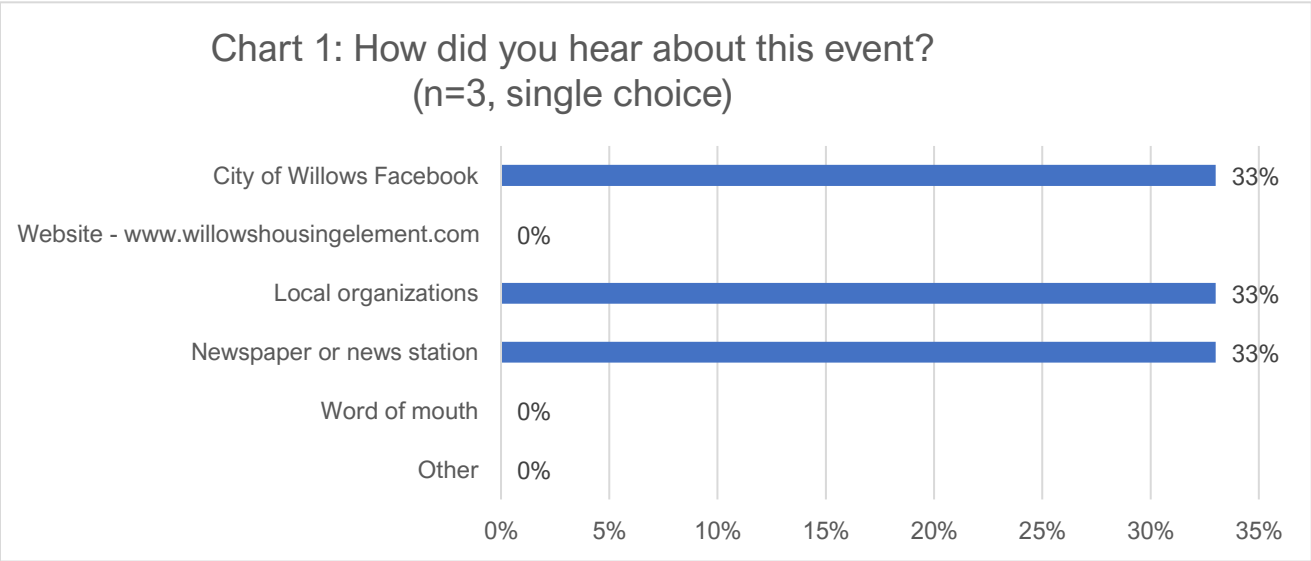
Poll Report, 2021 Willows Housing Element
Community Meeting #2:
Housing Goals & Programs
Wednesday, April 7, 2021
6:00-7:30 pm

Community members responded to bilingual polls in English and Spanish that were launched live during the meeting. Both the polls and community members' aggregated responses are provided below.

Poll 1

How did you hear about this event? / ¿Cómo se enteró de este evento?

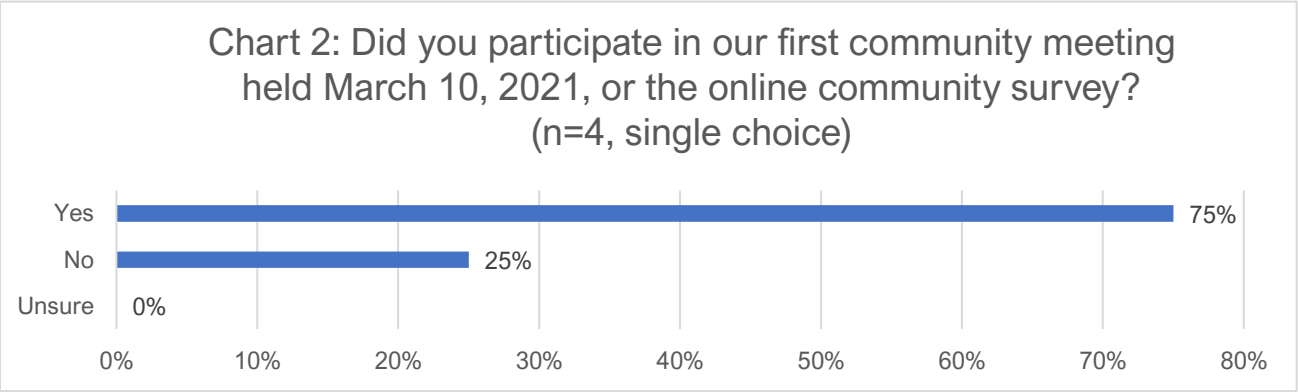
a. City of Willows Facebook / Página de Facebook de la Ciudad de Willows
b. Website – www.willowshousingelement.com / Sitio de Web – www.willowshousingelement.com
c. Local organization(s) / Organización(es) Local(es)
d. Newspaper or news station / Periódico o estación de noticias
e. Word of mouth / Me pasaron la voz
f. Other / Otro



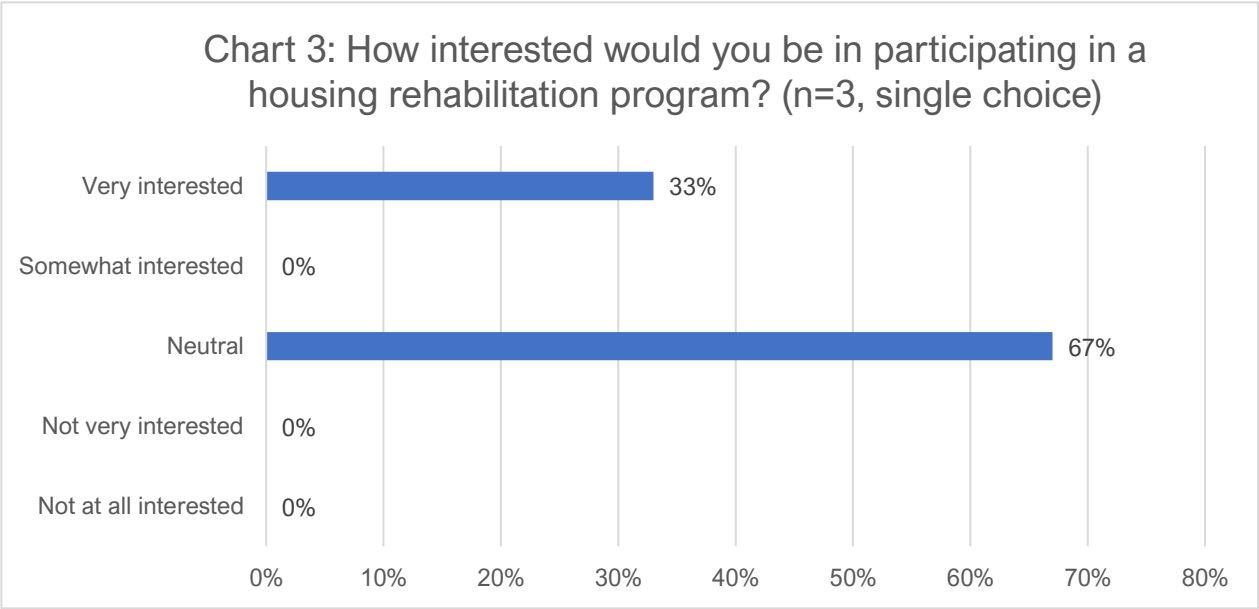
Poll 2

Did you participate in our first community meeting held March 10, 2021, or the online community survey? / ¿Participó en la primera reunión comunitaria el 10 de marzo de 2021, o en la encuesta comunitaria en línea?

a. Yes / Sí
b. No / No
c. Unsure / No estoy seguro



Poll 3

How interested would you be in participating in a housing rehabilitation program? / ¿Qué tan interesado estaría en participar en un programa de rehabilitación de viviendas?

a. Very interested / Muy interesado
b. Somewhat interested / Algo interesado
c. Neutral / Neutral
d. Not very interested / No muy interesado
e. Not at all interested / Nada interesado