

# APPENDIX A

## Evaluation of the 2003-2008 Housing Element

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the 2003-2008 Housing Element. This appendix contains a review of the programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the County's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining Shasta County's 2009-2014 Housing Implementation Program.

### HOUSING SUPPLY

#### PROGRAMS

**Program 1.** Annually, as part of its General Plan report to the Office of Planning and Research, the County will review its vacant residential land use inventory to assess the need to add new properties via General Plan amendments, zone changes, specific plans, or other actions to maintain an adequate supply of developable sites. This effort is designed to ensure that adequate areas exist to meet the County's regional housing goals for development of affordable housing for the Very Low, Low, and Moderate income groups. The focus of this effort will be directed primarily toward town centers and rural community centers with existing or the potential of public sewer and water services. Included in this analysis will be a focus on the amount of developable land designated as Urban Residential (UR) and Suburban Residential (SR) by the General Plan.

<u>Responsibility:</u>	Planning Division/Board of Supervisors
<u>Timing:</u>	Annually
<u>Funding:</u>	General Fund

#### PROGRAM EVALUATION

*Accomplishments.* This program has not been implemented due to lack of resources and adequate data showing the current amount of vacant residential land within the County.

*Future Actions:* With the recent development of a process for determining the amount of land available for residential development (see comments under Program #3), along with additional funding received from the collection of General Plan maintenance fees from development projects and building permits, the County expects to implement this program during the 2010 update of the County's General Plan and during the next annual report to the Office of Planning and Research.

**Program 2.** As part of Program No. 1, the County will establish an implementation program designed to maintain an adequate supply of developable land designated or zoned for two-family (R-2) and multiple-family (R-3) uses. This effort will address the need for a reasonable supply of developable lands provided with public sewer and water services to accommodate apartments, condominiums, manufactured housing projects, and mobile home parks/subdivisions as well a wide range of second units.

Responsibility: Planning Division  
Timing: Annually  
Funding: General Fund

*PROGRAM EVALUATION*

*Accomplishments.* During this Housing Element period, requests for the development of multiple-family housing did not exceed the supply of vacant land designated for high-density residential development. Currently, the County’s Urban Residential (UR) land use designation, allows for development of residential housing densities up to 16 units per acre.

*Future Actions:* The annual inventory of vacant residential parcels (discussed under Program #1) will be used to provide a better tracking system and as an opportunity for adjustments to the supply of land designated and zoned for high density residential development.

**Program 3.** The County will continue to develop and utilize its Geographic Information System (GIS) to facilitate more accurate tabulation of its available residential land use in inventory and work to develop a system that provides this information available online to interested housing developers and financing organizations.

Responsibility: Planning Division, Department of Housing  
Timing: Ongoing  
Funding: General Fund and federal and State technical assistance grants

*PROGRAM EVALUATION*

*Accomplishments.* During the current update of the Housing Element, Shasta County developed a process utilizing GIS and County Assessor’s data for accurately determining the current total acreage and number of vacant parcels within each of the land use categories and zoning districts.

*Future Actions:* Information containing the current land available for residential development will be updated annually starting in 2010.

**Program 4.** Where feasible, the County will work with non-profit and other public agencies to evaluate the merits of acquiring surplus public lands for possible use in the development of various types of affordable housing for Very Low, Low, and Moderate income groups by the private sector. The County will expand its efforts for outreach programs to solicit suggestions from developers, real estate professionals, and public organizations regarding the use of unused or underutilized lands suited to development for special needs housing for Very Low and Low income households.

Responsibility: Planning Division and Department of Housing  
Timing: Annually as needed  
Funding: General Fund and federal and State technical assistance grants

PROGRAM EVALUATION

*Accomplishments:* The County has had ongoing meetings and dialog with developers and other public agencies regarding the use of unused or underutilized land suited for development.

*Future Actions:* This program has been moderately effective and will be maintained.

**Program 5.** The County will schedule workshops to invite and encourage developers and real estate professionals to recommend vacant sites and underutilized lands, both existing residential and non-residential sites that have the potential for development as new housing projects for Very Low, Low, and Moderate income housing. Such sites, if qualified, will be included in the County's inventory of residential land for use in conjunction with federal or State housing assistance programs to realize the County's housing targets. Where practical, the County will assist in initiating amendments to its General Plan and Zone Plan to include these sites. Additionally, the County will consider reduced application fees for affordable housing projects developed on these sites in addition to using fast-track permit processing for development-related applications.

Responsibility: Planning Division and Department of Housing  
Timing: Beginning in 2004, periodically thereafter  
Funding: General Fund and processing fees

PROGRAM EVALUATION

*Accomplishments.* This program was not implemented during the previous Housing Element period.

*Future Actions.* This program is not necessary and will not be maintained since its provisions are addressed in new programs to be implemented during the next Housing Element period. (see new programs 3 through 6)

**Program 6.** The County will reexamine the adequacy of existing General Plan policies and zone plan requirements to ensure that they accommodate a variety of second residential units such as conventional second single-family homes (attached or detached), senior citizen residences, family care residences, and temporary guest houses. Continuing efforts will be made to ensure that such units can be accommodated in appropriate zone districts to help meet the demand for affordable housing, particularly for the Very Low and Low income households.

Responsibility: Planning Division  
Timing: Beginning in 2004, periodically thereafter  
Funding: Application fees

## PROGRAM EVALUATION

*Accomplishments:* The County's policies and regulations have effectively accommodated options for additional on-site housing alternatives. As noted in Table A-3, 104 building permits for second dwelling units since 2005 and 866 building permits were issued for mobile homes since 2003.

*Future Actions:* This program has been effective and will be maintained.

**Program 7.** The County will identify areas near major employment centers and along or at the intersections of major arterials and collectors that could be developed for a mixture of affordable housing types and densities to help achieve a reasonable balance between job creation and housing demand. This effort can be coordinated with the Cities of Redding, Anderson, and Shasta Lake in order to maximize the efficiency of this program. Residual benefits of successful efforts in this regard can accrue to air quality improvement, reduce traffic congestion, and reduce energy use. As part of this effort, the County will investigate the merits of allowing housing units comprising mixed residential types and densities within and above existing commercial uses. If found to be practical, the County will initiate the necessary process to develop and implement appropriate development standards to provide specific development guidelines for new projects in such locations.

<u>Responsibility:</u>	Planning Division/Board of Supervisors
<u>Timing:</u>	Beginning in 2005
<u>Funding:</u>	General Fund and application fees

## PROGRAM EVALUATION

*Accomplishments:* This program was not implemented during the previous Housing Element period.

*Future Actions:* This program will be implemented during the 2010 General Plan update process.

**Program 8.** The County will explore the merits of the adoption of an Inclusionary Zoning Program (IZP) as part of its Zoning Plan as one method to expand the range of affordable housing for Very Low and Low income households. Provisions of this new program could include a requirement that as much as 15 or 20% of the total units proposed in any market-rate subdivision or other residential project be available for Very Low, Low, or Moderate income households. Within two years of implementation of the I ZP, the Planning Division will prepare a report to the Planning Commission and the Board of Supervisors describing the results of the new IZP and recommending methods to increase its effectiveness.

Responsibility:	Planning Division
Timing:	Beginning in 2005
Funding:	General Fund and application fees

PROGRAM EVALUATION

*Accomplishments:* This program was not implemented during the previous Housing Element period.

*Future Actions:* This program will be removed since it is unlikely that it would be implemented during the next Housing Element period.

**Program 9.** The County will conduct an assessment of existing facility plans for community water and sewer service areas to determine public service and infrastructure capacity and explore feasible alternatives for potential expansion to provide for a wider range of affordable housing options in rural communities. Efforts will be made to include information from similar plans of independent service providers such as the Bella Vista Water District, the Burney Water District, the Clear Creek Water District, the Cottonwood Community Services District, and the Fall River Mills Community Service District to facilitate identification of potential areas where medium to higher density residential housing projects could be developed.

This work can also be coordinated with applicable programs of the Shasta County Local Agency Formation Commission (LAFCO) when adopted spheres of influence for county special districts are evaluated for potential expansion to their service areas.

Responsibility: Planning Division/Department of Public Works  
Timing: Beginning in 2005  
Funding: General Fund and application fees

PROGRAM EVALUATION

*Accomplishments:* This program has not been implemented.

*Future Actions:* This program will be implemented during the 2010 General Plan update process.

**Program 10.** The County will establish a procedure whereby the proposed annexation of land designated for residential use will trigger an alert for a revision of the County's Housing Element, adjusting where appropriate, the addition and/or deletion of estimated housing units by income category in the adopted RHNP to be constructed in the area to be annexed. The County will catalog the number of annexations each year and include them as part of a subsequent update of its Housing Element.

Responsibility: Planning Division  
Timing: As needed  
Funding: General Fund

PROGRAM EVALUATION

*Accomplishments:* There have been no annexations of residential properties to the incorporated Cities within the County during the previous housing element period.

*Future Actions:* This program is still necessary and will continue to be implemented during the next Housing Element period.

**Program 11.** The County will continue to explore the need to expand the range of density bonus provisions in its development codes to allow a mixture of home types and designs within planned unit developments in order to provide affordable housing for Very Low, Low, and Moderate income households. This program can help contribute to improve job-housing balances and to increase residential densities along and at the intersection of major arterials and collectors in urban areas. Presently, the maximum density bonus is 25% and alternatives will be evaluated that could extend this limit depending on benefits that might favor increased production of affordable housing to Very-Low and Low income households.

Responsibility: Department of Resource Management, Department of Housing,  
Department of Public Works, and Board of Supervisors  
Timing: Continuous  
Funding: General Fund, grants, and in-kind contributions

*PROGRAM EVALUATION*

*Accomplishments:* There were no projects which utilized the density bonus provisions within the County Code during the previous Housing Element period

*Future Actions:* This program is still necessary and will continue to be implemented during the next Housing Element period.

**Program 12.** The County will periodically evaluate its development codes to ensure that provisions exist to award density bonuses for qualified housing projects located where existing sewer and water services can be provided and alternate modes of travel, including non-motorized vehicles and walking can be utilized.

Responsibility: Planning Division/Board of Supervisors  
Timing: Continuous  
Funding: General Fund

*PROGRAM EVALUATION*

*Accomplishments:* There were no projects which utilized this program during the previous Housing Element period.

*Future Actions:* This program is still necessary and will continue to be implemented.

**Program 13.** The County will provide a density bonus whenever an employer proposes to provide financing for Low and Moderate income employee housing in an employer-sponsored housing project located close to the place of employment.

Responsibility: Planning Division/Board of Supervisors  
Timing: Continuous  
Funding: General Fund

PROGRAM EVALUATION

*Accomplishments:* There were no projects which utilized this program during the previous Housing Element period.

*Future Actions:* This program is still necessary and will continue to be implemented during the next Housing Element period.

**Program 14.** The County will continue to work cooperatively with local non-profit groups and other agencies to support and publicize the use of limited equity multi-family conventional and manufactured housing projects sponsored by private non-profit development corporations and/or other housing sponsors.

Responsibility: Department of Housing  
Timing: Continuous  
Funding: Federal and State housing grants

PROGRAM EVALUATION

*Accomplishments:* See comments on Program #23

*Future Actions:* The intent of the program is worthwhile. It will be maintained, but combined with Program #23 in the updated element.

**Program 15.** The County will continue to work with local agencies and businesses to develop programs, to expand the dissemination of information, and sponsor workshops on housing assistance programs regarding home ownership, rehabilitation, and rental assistance. As part of this effort, the County will actively promote partnerships between private developers, mortgage and banking institutions, and other interested housing development groups to increase the availability of capital needed to expand the number of affordable owner-occupied and rental housing units.

Responsibility: Department of Housing in conjunction with private sector  
Timing: Ongoing  
Funding: Federal/State housing grants, other agency funds, private sector

PROGRAM EVALUATION

*Accomplishments:* The County conducts annual workshops on homeownership and regularly markets affordable housing programs by distributing flyers and brochures, advertising, and providing informational presentations and workshops.

*Future Actions:* This program has been effective and will be maintained in the updated Housing Element.

**Program 16.** Due to the complexity and overlap of many housing programs administered in Shasta County, the County will work with City and County housing departments; local private, State, and federal agencies, and developers/builders to:

- evaluate the results of local housing programs,
- establish greater coordination and communication among housing providers, managers, finance/mortgage companies, and builders/developers in the administration of housing programs,
- ensure housing programs and policies are mutually reinforcing to achieve regional housing goals and objectives,
- determine if housing policies and programs are being implemented as efficiently and effectively as possible to maximize resources to achieve the highest possible return that results in new and expanded affordable housing programs for all income groups, and
- recommend new goals, policies, and programs that have the effect of increasing the amount of affordable housing for all County residents.

Responsibility: Department of Housing/Planning Division in conjunction with other County agencies and housing affiliated organizations in the private sector

Timing: Periodic, beginning 2005

Funding: Agency funds; local, State, and federal funding programs

#### PROGRAM EVALUATION

*Accomplishments:* The County meets regularly with the City of Redding, City of Anderson, the City of Shasta Lake, HCD and the Shasta Builder's Exchange.

*Future Actions:* This program has been effective and will be maintained in the updated Housing Element.

### **CONSERVATION AND REHABILITATION**

#### PROGRAMS

**Program 17.** The County will consider initiating a program for ultimate use of tax increment funds generated by the Redevelopment Agency. These funds are estimated to total \$123,000 and will be used for development and implementation of programs devoted to expand the range of affordable housing options, both for home ownership and rental purposes, for Very Low, Low, and Moderate income households. Such programs will be integrated with existing strategies targeted to help achieve conservation and rehabilitation goals.

Responsibility: Board of Supervisors

Timing: Beginning in 2005

Funding: Tax Increment Funds

### PROGRAM EVALUATION

*Accomplishments:* The County's Redevelopment Fund has grown over the past five years (to \$1,269,500) and during this time the County has actively worked in collaboration with the City of Redding and City of Anderson, analyzing housing projects that were brought forth. Due to various negative economic conditions and development limitations, no housing projects were deemed eligible to implement.

*Future Actions:* The County will continue to collaborate with the City of Redding and the City of Anderson in order to identify potential affordable housing projects, rehabilitation and/or any other project that may meet funding guidelines. The County will continue to analyze projects inside and outside the project areas (when possible) in order to develop a plan of projects to utilize funding.

**Program 18.** The County will apply for Department of Housing and Urban Development (HUD) and/or other appropriate State and federal grants to be used to provide funding adequate housing, suitable living environments, and expanded economic opportunities for persons of low and moderate income. During this program period, the County establishes a goal of 150 housing units to be conserved through the Section 8 Federal Choice Voucher Program. This total will be divided as follows: Very Low Income - 90 units; Low Income - 60 units.

Responsibility: Housing Authority/Board of Supervisors  
Timing: Annually  
Funding: Federal housing grants

### PROGRAM EVALUATION

*Accomplishments:* Housing Choice Voucher program (formerly Section 8) continues to preserve approximately 644 rental assisted units per year countywide. Approximately 21% of the units are located in the unincorporated areas of Shasta County, which had the result of preserving rental assistance units to more than 320 families during the term of the current Housing Element in the unincorporated areas.

*Future Actions:* This program has been effective and will be maintained in the updated Housing Element.

**Program 19.** The County Housing Department will apply for CDBG planning and technical assistance grants designed to provide funds for technical support in developing supporting data for CDBG applications.

Responsibility: Housing Authority/Board of Supervisors  
Timing: Continuous  
Funding: Federal CDBG grants

### PROGRAM EVALUATION

*Accomplishments:* The County applied for but did not receive a CDBG PTA housing conditions survey grant. The County applied for and received a CDBG PTA grant for a Keswick Water Preliminary Engineering Report.

*Future Actions:* This program has been moderately effective and will be maintained in the updated Housing Element.

**Program 20.** The County will explore programs that can lead to the expansion, rehabilitation, and conservation of all forms of housing in Shasta County as well as provide a variety of housing types by utilizing programs, to the extent funding is available including, but not limited to:

- a. Community Development Block Grants
- b. Community Development Block Grants: Planning and Technical Assistance Grants
- c. U.S. Department of Housing and Urban Development Section 8 rental assistance programs
- d. Community Reinvestment Act (will work in conjunction with private financial institutions)
- e. California Self-Help Housing Program
- f. Mortgage Credit Certificates
- g. Shasta County Department of Housing Minor Home Repair CDBG Revolving Funds
- h. Shasta County Department of Housing Mobile Home Repair CDBG Revolving Funds
- i. HOME grants for purchase and rehabilitation programs

As a part of this program, the County establishes a target of 150 units to be rehabilitated as previously described in the goal for this section. As part of this program, is a goal to maintain the annual rehabilitation total of approximately 19 units (95 units total) improved through the USDA-RD 504 Loans and Grants Program. These units will be distributed equally between the Very Low and Low income groups.

Responsibility: Department of Housing/USDA-RD/Board of Supervisors  
Timing: Continuous  
Funding: Federal/State housing grants

#### PROGRAM EVALUATION

*Accomplishments:* The County completed 37 owner occupied, moderate rehabilitation projects with CDBG and HOME funds and 25 minor home repair projects.

*Future Actions:* This program has been effective and will be maintained in the updated Housing Element with modifications. The Shasta County Dept of Housing Minor Home Repair CDBG Revolving Fund program was discontinued and will be removed. Sufficient funding for Mortgage Credit Certificates (MCC) is highly unlikely; therefore, MCC's will also be removed.

**Program 21.** The County shall explore opportunities to expand home ownership among lower income households by increasing the distribution of grant funds such as the County's First Time Home Buyer Program and the Federal HOME Investment Partnership Program.

Responsibility: Department of Housing/Board of Supervisors  
Timing: Yearly  
Funding: Federal housing grants

PROGRAM EVALUATION

*Accomplishments:* The County assisted 40 first-time homebuyers with the purchase on a home.

*Future Actions:* This program has been highly effective and will be maintained in the updated Housing Element.

**Program 22.** The County will explore the use of such tools as the State Mobile Home Park Assistance Loan Fund and the State Mobile Home Tenant Assistance Loan Program as an effective means to improve the condition of mobile homes and mobile home parks in the unincorporated area.

Responsibility: Department of Housing/Board of Supervisors  
Timing: Beginning in 2004  
Funding: State housing grants

PROGRAM EVALUATION

*Accomplishments:* The County has not received any interest in this program from the public.

*Future Actions:* While this program has not been effective and will not be used during for the next Housing Element period, State funding continues to be available under the program name of Mobile home Park Resident Ownership Program (MPROP).

**Program 23.** The County will cooperate with private non-profit development corporation(s) in applying for appropriate federal and State grants to establish limited equity single-family and multi-family developments which utilize conventional and manufactured housing for Low and Moderate income households.

Responsibility: Department of Housing  
Timing: Continuous  
Funding: Federal and State housing grants

PROGRAM EVALUATION

*Accomplishments:* The County has been willing to cooperate with developers; however, none have shown interest in developing in the unincorporated areas of Shasta County.

*Future Actions:* This program has not been effective and will not be used during for the next Housing Element period. While the intent of the program is worthwhile, the lack of infrastructure, poor economy, non-competitive census data makes this program unlikely in the next five years.

**Program 24.** The County, through its Department of Housing, will work with non-profit organizations and/or other appropriate housing sponsors, to establish a priority to protect and perpetuate federally or State assisted or other types of affordable units at risk of potential conversion to market rate during the planning period. Possible strategies could include the purchase of such units by local non-profits, securing new financing to sustain existing subsidized housing rates, or notification of potential market rate conversion to State and federal agencies for possible sources of below-market financing.

Responsibility: Department of Housing  
Timing: Annually  
Funding: Federal and State housing grants

*PROGRAM EVALUATION*

*Accomplishments:* The County has assisted Cedarwood Apartments in Fall River Mills in obtaining tax exempt bonds to fund the purchase and rehabilitation of this affordable housing complex. The complex has 38 units.

*Future Actions:* This program has been effective and will be maintained in the updated Housing Element.

**Program 25.** The County, in conjunction with local non-profits and other housing providers, will work to establish effective community awareness programs publicizing the availability of federal and State funds for the rehabilitation of single-family, mobile homes, and multi-family units. Informational material will be distributed throughout the County describing available programs and offering County assistance to qualified applicants in obtaining program funds.

Responsibility: Department of Housing  
Timing: Continuous  
Funding: Federal and State housing grants

*PROGRAM EVALUATION*

*Accomplishments:* The County conducts annual workshops on homeownership, regularly markets affordable housing programs by distributing flyers, brochures, and advertising.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element.

**Program 26.** The County will explore the option of utilizing modified housing codes and practices when older homes being are being remodeled for Low and Moderate income households. Cost-effective remodeling alternatives, compatible with applicable public health and safety requirements, may be used in certain instances to allow remodeling of older homes and, thus, maintain the housing stock.

Responsibility: Department of Resource Management, Building Division  
Timing: Continuous  
Funding: Building permit fees

*PROGRAM EVALUATION*

*Accomplishments:* Since Shasta County does not have the discretion to modify housing codes for homes remodeled for low income housing, this program was found to be unworkable.

*Future Actions:* This program has been replaced by new Program 31.

**Program 27.** The County will continue, where feasible, its current Minor Home Repair Program to upgrade the status of existing single-family and mobile homes, where they qualify.

Responsibility: Department of Housing  
Timing: Annually  
Funding: Federal and State housing grants

#### PROGRAM EVALUATION

*Accomplishments:* The County discontinued operation of this program in 2005, due to lack of funding.

*Future Actions:* This program was moderately effective during its operation. While the intent of the program is worthwhile, due to a lack of funding, this program will be removed in the updated Housing Element.

### **HOUSING DEVELOPMENT CONSTRAINTS**

#### **PROGRAMS**

**Program 28.** The County will continue to monitor and update current policies for the fast track processing of Very Low and Low income housing projects including those designed for special-needs housing as described in Section H- 4 Special Needs. As a part of this program, the County establishes a target of 2,400 units for new construction. This total will be divided as follows: Very Low Income - 300 units; Low Income - 255 units; Moderate Income - 1,035 units; and Above Moderate Income - 810 units. Additionally, a goal is to maintain the annual home ownership total of approximately 26 units (130 units total) generated through the USDA-RD 502 Loan Program. These units will be distributed among the Very Low, Low, and Moderate Income groups.

Responsibility: Department of Resource Management, Planning Division with assistance from Department of Housing  
Timing: Continuous  
Funding: Limited General Fund/building administrative fees

#### PROGRAM EVALUATION

*Accomplishments:* During the previous Housing Element Period, Units 1 & 2 of the Santa Barbara Estates subdivision (a CHIP-sponsored project) were completed which resulted in the construction of 76 homes for very low and low income people. Also, see Table A-3 ("Progress Toward 2001-2008 RHNA) at end of this section.

*Future Actions:* This program has been revised and will continue to be maintained in the updated Housing Element.

**Program 29.** The County will evaluate the need for an ordinance to govern the conversion of apartments and mobile home parks to condominiums as a means to preserve affordable housing stock.

Responsibility: Department of Resource Management, Planning Division/Board of Supervisors  
Timing: When the County's Subdivision Ordinance is revised.  
Funding: General Fund/application fees

PROGRAM EVALUATION

*Accomplishments:* This program was not implemented during the previous Housing Element period.

*Future Actions:* This program will be implemented during the next revision of the County's Subdivision Ordinance.

**Program 30.** The County will evaluate the need for a policy that permits use of alternate building techniques to conserve historic and architecturally-significant structures used to provide low and Moderate income housing.

Responsibility: Department of Resource Management, Building Division/Board of Supervisors  
Timing: 2004  
Funding: Building administrative fees

PROGRAM EVALUATION

*Accomplishments:* Shasta County's building code currently allows alternate building techniques for the conservation of historic and architecturally-significant structures.

*Future Actions:* This program was found to be unnecessary as a separate housing program and will not be included within the next Housing Element.

**Program 31.** The County will continue to provide the public with information on State and federal programs that can be used by Low and Moderate income households.

Responsibility: Department of Housing  
Timing: Ongoing  
Funding: Department of Housing grants

PROGRAM EVALUATION

*Accomplishments:* The County provided information to the public through brochures, flyers, and department website and staff contacts on an ongoing basis.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element.

**Program 32.** The Planning Division, in cooperation with the Department of Housing, will prepare an annual report describing the achievements and shortfalls of the Housing Element. Included in this report will be an analysis of the effectiveness of the County's Housing Policies and Programs in meeting housing targets for new housing as well as accomplishments in realizing rehabilitation and conservation targets. The report shall include recommendations for amendments to the Housing Element and/or the General Plan to improve their effectiveness in achieving housing and community development goals.

Responsibility: Department of Resource Management, Planning Division/Board of Supervisors  
Timing: Annually, beginning in 2004  
Funding: General Fund

PROGRAM EVALUATION

*Accomplishments.* This program has not been implemented due to lack of resources and adequate data showing the current amount of vacant residential land within the county.

*Future Actions:* With the recent development of a process for determining the amount of land available for residential development (see comments under Program #3), along with additional funding received from the collection of General Plan maintenance fees from development projects and building permits, the County expects to implement this program during the 2010 update of the County's General Plan.

**Program 33.** The County will work with the three cities in the County to initiate a program to promote a greater harmony among the County's land use and housing programs with economic stimulus programs of the Economic Development Corporation, local Chambers of Commerce groups, and other business and non-profit groups to unify and strengthen housing and economic development goals and to eliminate conflicts that serve as impediments to the expansion of affordable housing construction. Special emphasis in this collaboration will be efforts made to inform local legislators of the urgent need for reform to the State's prevailing wage requirements in government-funded projects of all types.

Responsibility: Department of Resource Management, Planning Division/Department of Housing/Board of Supervisors/Local Organizations  
Timing: To start in 2004  
Funding: General Fund

PROGRAM EVALUATION

*Accomplishments:* The County meets regularly with the City of Redding, City of Anderson, the City of Shasta Lake but has not pursued this specific program separately.

*Future Actions:* This program has been revised to make it workable and will be utilized during the next Housing Element period.

**Program 34.** The County will continue to support legislative changes that have the effect of streamlining the development review process, encourages greater production of affordable housing, and results in needed reform of State laws such as construction defective litigation that may hinder housing production.

Responsibility: Department of Resource Management, Planning Division/Department of Housing Authority/Board of Supervisors  
Timing: Annually  
Funding: General Fund

## PROGRAM EVALUATION

*Accomplishments:* The County continues to support these types of legislative changes.

*Future Actions:* This program is still necessary and will continue to be implemented during the next Housing Element period.

### **SPECIAL NEEDS**

#### **PROGRAMS**

**Program 35.** The County will continue to enforce the handicapped adaptability requirements of Title 24 of the California Administrative Code (ADA) and Chapter 11 of the California Code to ensure that new and rehabilitation units, including multiple-family housing, satisfactorily accommodate the needs of elderly persons and other individuals with special physical limitations.

Responsibility: Department of Resource Management, Building Division  
Timing: Continuous  
Funding: Building permit fees

## PROGRAM EVALUATION

*Accomplishments:* The County continued to implement this program during the previous Housing Element through the building permit process.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element.

**Program 36.** The County will continue to implement density bonuses and fast track application processing in addition to evaluating other feasible options that provide incentives for development of SROs, special-needs housing projects, including those with a mix of lifestyle options, independent living, and congregate care facilities.

The County will initiate efforts to revise its development standards, codes, and permit processes to implement, where feasible, a ministerial process to expedite the development or rehabilitation of housing and/or the provision of supportive services for persons with disabilities as defined in Chapter 671 of Statutes 2001 (SB 520). This project shall be completed within one year of final adoption of the Housing Element.

Responsibility: Department of Resource Management, Planning Division  
Timing: Within the context of the next update to the Zone Code  
Funding: General Fund and planning and technical assistance grants

### PROGRAM EVALUATION

*Accomplishments:* This program was not implemented during the previous Housing Element period.

*Future Actions.* This program has been revised and will be implemented during the update of the County's zoning code during the next Housing Element period.

**Program 37.** The County will continue to work with contractors and developers to assist in incorporating new interior housing designs that respond to lifestyle changes and demands of handicapped and senior citizens.

Responsibility: Department of Resource Management, Building & Planning Divisions  
Timing: Continuous  
Funding: General Fund and building permit fees

### PROGRAM EVALUATION

*Accomplishments:* The County continued to implement this program during the previous Housing Element through the building permit process.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element.

**Program 38.** The County, in conjunction with the three cities, local non-profit agencies, and other interested organizations, will address regional issues associated with providing affordable housing and supportive services for the elderly, large families, single mothers, children, developmentally and physically disabled persons, the mentally ill, farmworkers, and the homeless. Information gained from this effort will be used to formulate new regional strategies to improve and expand housing programs and funding for these groups.

Responsibility: Department of Housing with assistance from private sector  
Timing: Beginning in 2004  
Funding: Department of Housing funds

### PROGRAM EVALUATION

*Accomplishments:* The County routinely addresses regional issues with the cities and local non-profits through the local Continuum of Care (CoC) in an ongoing basis.

*Future Actions:* This program is effective is a worthwhile program to be retained in the updated element with modifications.

**Program 39.** The County Department of Housing will apply for a State Technical Assistance Grant and/or other legitimate funding sources that can contribute to efforts to help identify the extent and location of housing needs for large families, elderly persons, farmworkers, homeless persons, and female heads of households. Effective methods to reduce overcrowding and overpayment will be among the subjects considered by this effort. This data should lead to development of an effective strategy and subsequent programs to successfully respond to the needs of the homeless.

Responsibility: Department of Housing/Board of Supervisors  
Timing: 2004  
Funding: State Planning and Technical Assistance grants

*PROGRAM EVALUATION*

*Accomplishments:* The County was not able to apply for a STA grant for this program. Other programs were determined internally to have a higher priority for that funding type.

*Future Actions:* This program was not effective due to lack of funding. This program is unlikely to be funded by a STA grant and will be removed from the updated Housing Element.

**Program 40.** The County will work jointly with the Cities of Redding, Anderson, and Shasta Lake plus local non-profit agencies to explore and develop feasible options to expand the area's ability to accommodate emergency housing needs.

Responsibility: Department of Housing  
Timing: 2004  
Funding: Both State and federal grants provided to local government for the provision and operation of emergency housing facilities.

*PROGRAM EVALUATION*

*Accomplishments:* The County meets monthly with the local Continuum of Care (COC) to address emergency housing needs. The County awards funding to various non-profits from EFSP, EHAP, and CSBG in an ongoing effort to accommodate emergency housing needs.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element.

**Program 41.** The County will continue to support and take an active role with efforts of community-based organizations in seeking new and improved strategies that will be successful in addressing the needs of the homeless through financial contributions and active participation on local and regional advisory boards. This commitment includes sustaining its current financial support of the local Continuum of Care organization to provide emergency assistance and transitional housing to individuals who are homeless. Emphasis will be given to the importance of providing new life-training skills designed to make Very Low and Low income households more self-sufficient and responsible renters and homeowners.

Responsibility: Department of Housing/Other public agencies with assistance from private sector.  
Timing: Ongoing  
Funding: Department of Housing funds

*PROGRAM EVALUATION*

*Accomplishments:* The County takes an active role in the support of the local Continuum of Care.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element.

**Program 42.** The County will continue to cooperate with the Community Development Corporation to assist in the development and implementation of new programs that result in additional affordable special-needs housing sponsored by local agencies and/or within existing facilities.

Responsibility: Department of Housing  
Timing: Continuous  
Funding: Department of Housing funds

*PROGRAM EVALUATION*

*Accomplishments:* The Community Development Corporation no longer exists.

*Future Actions:* This program will be removed from the updated Housing Element.

**Program 43.** The County will consider the merits of a program to evaluate and identify potential sites that could be used for emergency shelters and transitional housing, including locations that could be within rural community and town centers where community services (i.e., sewer, water, etc.) exist or can be economically provided.

Responsibility: Department of Resource Management, Planning Division/Department of Housing  
Timing: 2005  
Funding: General Fund

*PROGRAM EVALUATION*

*Accomplishments:* This program was not implemented during the previous Housing Element period.

*Future Actions:* This program has been revised and incorporated into new Program 50 which will be implemented during the 2010 General Plan update.

**Program 44.** The County will explore feasible options that could allow churches or other religious organizations to operate small-scale (not more than ten persons) homeless shelters for a limited duration providing they do not conflict with surrounding neighborhood land uses.

Responsibility: Department of Resource Management, Planning Division  
Timing: 2004  
Funding: General Fund

*PROGRAM EVALUATION*

*Accomplishments:* This program was not implemented during the previous Housing Element period.

*Future Actions:* This program has been revised and incorporated into new Program 50 which will be implemented during the 2010 General Plan update.

**Program 45.** The County will determine the feasibility and pursue the reuse of older motel units or alternatives in rural community and town centers for transitional, emergency, SROs, and/or farmworker housing where community facilities exist and where such uses can be found to be compatible with surrounding uses and community plans. If the results of this analysis support the use or reuse of older motels as SROs, the County could assist in providing incentives to developers to build new SROs or rehabilitate existing motel units, and implement options for use of vacant or abandoned non-residential structures that could be adapted to provide a stable source of emergency or transitional housing for Very Low and Low income households. Incentives could include expeditious permit processing, reduced application fees, flexible site design standards, and density bonus provisions.

Based on the results of this analysis, the County will incorporate appropriate development standards and related processing criteria within the Zone Code to facilitate the reuse or rehabilitation of older motel units or similar structures for use in meeting the County's needs for transitional, emergency, and/or farmworker housing.

To further encourage and facilitate the development of emergency shelters and transitional housing, the County will add new definitions for transitional housing and emergency shelters to the County Zone Code. The Zone Code will be revised to designate specific zone districts where these new uses can be permitted and a special permit process, including development standards, will be established that will encourage and facilitate these uses. These revisions to the Zone Code shall be completed within one year of final adoption of the Housing Element.

Responsibility: Department of Resource Management, Planning Division/Department of Housing  
Timing: Beginning in 2005  
Funding: General Fund and planning and technical assistance grants

#### PROGRAM EVALUATION

*Accomplishments:* This program was not implemented during the previous Housing Element period.

*Future Actions:* This program has been revised and incorporated into new Program 50 which will be implemented during the 2010 General Plan update.

**Program 46.** The County will explore feasible cooperative strategies with the USDA Rural Development Agency to develop successful applications that can provide additional funding assistance for expanding the range of affordable housing options, both home ownership and rental housing, for farmworkers and/or Very Low and Low income households in Shasta County.

Responsibility: USDA Rural Development  
Timing: Continuous  
Funding: Applicable Federal funding

PROGRAM EVALUATION

*Accomplishments:* During the previous Housing Element period, a CHIP-sponsored project (Santa Barbara Estates, Units 1 & 2) utilizing USDA Direct Loans (Section 502) resulted in the construction of 76 homes for very low and low income households.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element period.

**ENERGY CONSERVATION**

**PROGRAMS:**

**Program 47.** The County will continue to enforce Title 24 of the California Administrative Code which requires energy conservation devices or features to be incorporated into all new housing development.

Responsibility: Department of Resource Management, Building Division  
Timing: Continuous  
Funding: Building permit fees

PROGRAM EVALUATION

*Accomplishments:* The County continued to implement this program during the previous Housing Element through the building permit process.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element.

**Program 48.** The Zoning Ordinance and Subdivision Ordinance will be evaluated periodically to require new residential developments to take advantage of solar access as required by the Subdivision Map Act.

Responsibility: Department of Resource Management, Planning & Building Divisions/Board of Supervisors  
Timing: 2005  
Funding: General Fund

PROGRAM EVALUATION

*Accomplishments:* The County continued to implement this program during the previous Housing Element through the building permit process.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element.

**Program 49.** The County General Plan should be amended to require, where applicable, all community plans to have a density infill policy, particularly those featuring community sewer and water services, as one method to conserve energy.

Responsibility: Department of Resource Management, Planning & Building Divisions/Board of Supervisors  
Timing: 2004-05  
Funding: General Fund

PROGRAM EVALUATION

*Accomplishments:* This program was not implemented during the previous Housing Element period.

*Future Actions:* This program will be implemented during the 2010 General Plan update.

**Program 50.** Through its Zoning and Subdivision Ordinances, the County will continue to require that streets and parking lots in new projects be landscaped with trees capable of providing shade to the street and parking surfaces and surrounding buildings.

Responsibility: Department of Resource Management, Planning & Building Divisions/Board of Supervisors  
Timing: 2004-05-  
Funding: General Fund

PROGRAM EVALUATION

*Accomplishments:* The County continued to implement this program during the previous Housing Element through the development and building permit process.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element, with an emphasis on native and drought-tolerant species.

**Program 51.** The Zoning and Subdivision Ordinances will continue to be enforced to require energy conservation retrofitting of multi-family units and conversions of apartments and mobile home parks to condominiums.

Responsibility: Department of Resource Management, Planning & Building Divisions/Board of Supervisors  
Timing: 2004-05-  
Funding: Building permit administrative fees

PROGRAM EVALUATION

*Accomplishments:* There were no projects involving the retrofitting of multi-family units and conversions of apartments and mobile home parks to condominiums during the previous Housing Element period.

*Future Actions:* This program is still necessary and will continue to be implemented during the next Housing Element period.

**Program 52.** The County Housing Department will explore opportunities to apply for a CDBG technical assistance grant and other Federal and State grants to establish continuing programs with local non-profit or volunteer organizations to provide information and assistance to property owners seeking to obtain funding for construction related to energy conservation programs available in Shasta County, including, but not limited to:

- a. CDBG funds
- b. USDA Rural Development-Farmers Home Administration funds
- c. Energy Commission funds
- d. Self-Help Home Repair Program
- e. Heat pump energy savers.

Responsibility: Department of Resource Management, Building Division/Department of Housing  
Timing: 2005  
Funding: Building permit administrative fees

*PROGRAM EVALUATION*

*Accomplishments:* The County was not able to apply for a STA grant for this program. Other programs were determined internally to have a higher priority for that funding type.

*Future Actions:* This program is unlikely to be funded by a STA grant, but will be maintained in the updated element, as other funding sources will be available in the future.

**Program 53.** The County will continue to seek appropriate Federal and State grants for energy conservation to combine with other programs financing Low and Moderate income housing projects.

Responsibility: Department of Housing/Board of Supervisors (Affordable Housing Development agencies including: USDA Rural Development and Self-Help Home Improvement Projects)  
Timing: Yearly  
Funding: Department of Housing program funds (i.e., Federal or State grant funds)

*PROGRAM EVALUATION*

*Accomplishments:* The County successfully applied for a CDBG Housing Rehabilitation grant in 2003 which included energy conservation elements.

*Future Actions:* This program is moderately effective and is to be maintained in the updated Housing Element.

**Program 54.** The County will consider flexible alternatives in its land development ordinances to allow reductions of street width standards in energy-conserving Planned Unit Developments only, especially when Low and Moderate income housing projects are involved.

Responsibility: Department of Resource Management, Planning & Building Divisions/Board of Supervisors  
Timing: 2004  
Funding: Building permit administrative fees

#### PROGRAM EVALUATION

*Accomplishments:* The County continued to implement this program during the previous Housing Element through the development permit process.

*Future Actions:* This program is necessary and will be maintained in the updated Housing Element.

**Program 55.** The County will evaluate feasible options for expanding its public education outreach regarding residential energy conservation measures and will cooperate with local organizations to improve the efficiencies of these efforts.

Responsibility: Department of Housing/Department of Resource Management, Planning & Building Divisions  
Timing: Ongoing  
Funding: CDBG Grants/Development fees/General Fund

#### PROGRAM EVALUATION

*Accomplishments:* Housing rehabilitation programs routinely include consideration and support for energy efficiency. The County received funding from the California Public Utilities Commission to promote energy efficiency through marketing and outreach.

*Future Actions:* This program has been revised (see new Program 60) in the updated Housing Element to be more effective.

### FAIR HOUSING

**Program 56.** The County will continue to seek planning and technical assistance grants or other sources of funding to establish effective local programs in conjunction with the Shasta County Board of Realtors that will provide information and education on fair housing law and practices to all persons involved with providing or constructing housing. Information may include, but may not be limited to:

- a. Public information on the enforcement activities of the State Fair Employment and Housing Commission.
- b. Programs and implementation techniques regarding equal access to housing.
- c. Assistance to aid alleged victims for obtaining access to appropriate State or federal agency programs.
- d. Fair housing posters and other literature that can be used to be distributed to schools, libraries, post offices, and local media.

Responsibility: Department of Housing/Board of Supervisors  
Timing: Yearly  
Funding: Department of Housing grant funds

PROGRAM EVALUATION

*Accomplishments:* The County hosts a Fair Housing Workshop annually for real estate professionals, landlords and tenants. Each year a different fair housing topic is highlighted.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element.

**Program 57.** The County will evaluate its existing community outreach programs to improve their effectiveness in providing public information designed to promote a better understanding of the critical need for affordable housing and the broad range of household incomes, especially Very Low, Low, and Moderate income households that can benefit from assisted housing programs. This effort is designed to reduce the level of resistance to new housing projects oriented to these groups.

Responsibility: Department of Housing/Private interests  
Timing: Ongoing  
Funding: Federal and State Community Development programs/private and non-profit contributions

PROGRAM EVALUATION

*Accomplishments:* The County continually works with the local Continuum of Care provider to promote better understanding of the community's needs for affordable housing.

*Future Actions:* This program is moderately effective and will be maintained in the updated Housing Element.

**Program 58.** The County will continue to work with the Board of Realtors and local property management services to promote and encourage Fair Housing by maintaining information at various public and private offices and cooperating to sponsor educational seminars involving active participants who are in the business of providing rental housing to local residents.

Responsibility: Department of Housing/Private interests  
Timing: Ongoing  
Funding: Federal and State Community Development programs/private and non-profit contributions

PROGRAM EVALUATION

*Accomplishments:* The information specified in this program is routinely provided to the public by County staff. Each year, the Board of Supervisors has declared April as Fair Housing Month. In addition, Shasta County Department of Housing co-sponsors an annual Fair Housing Workshop.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element.

**Program 59.** The County will continue to work with local organizations to encourage, expand, and publicize programs that provide rental assistance to lower income households.

Responsibility: Department of Housing/Local Organizations  
Timing: Ongoing  
Funding: Department of Housing grant funds/other private and non-profit agency financial support.

**PROGRAM EVALUATION**

*Accomplishments:* The County routinely works with non-profits and the local Continuum of Care provider for the purposes specified in the program.

*Future Actions:* This program is effective and will be maintained in the updated Housing Element.

**PROGRESS IN MEETING PAST HOUSING NEED ALLOCATION**

During the past Housing Element cycle, the County had a regional housing need of 3,012 units. Table A-1 shows the County’s share of the regional housing need for the unincorporated area by income category. As noted on page 7.3.0113 within the previous Housing Element and shown in this table, units built during the preparation of the document (2001, 2002, and half of 2003) can be credited towards meeting the allocation numbers established for the five-year Housing Element period.

<b>TABLE A-1 PAST REGIONAL HOUSING NEEDS ALLOCATION SHASTA COUNTY (UNINCORPORATED PORTION)</b>			
<b>INCOME CATEGORY</b>	<b>RHNAP</b>	<b>APPROVED UNITS (Jan.2001 to June 2003)</b>	<b>ADJUSTED HOUSING NEEDS</b>
Very Low	815	164	651
Low	589	148	441
Moderate	557	557	0
Above Moderate	1,051	465	586
<b>TOTAL</b>	<b>3,012</b>	<b>1,334</b>	<b>1,678</b>

Source: Shasta County 2003-2008 Housing Element, Table H-30

Table A-2 provides data on housing construction activity from June 2003 to December 2008. According to Shasta County Building Division records, 982 building permits were issued for mobile homes from June 2003 to December 2008 and 1,854 building permits were issued for the construction of single family residential units during the same time period. During this time period, mobile homes accounted for approximately 34% of all residential building permits issued by the County. As noted previously, these types of housing units constitute an important source of affordable housing for low income households in Shasta County.

<b>TABLE A-2</b>				
<b>BUILDING PERMITS JULY 2003 – DECEMBER 2008</b>				
<b>UNINCORPORATED SHASTA COUNTY</b>				
Year	Single Family	Mobile Homes	Duplex Units	Total
2003	181	133	6	320
2004	378	196	8	582
2005	350	232	24	606
2006	363	158	4	525
2007	372	148	2	522
2008	210	115	0	325
Total	1854	982	44	2880
Source: Shasta County Planning Division				

Table A-3 provides an estimate of the County’s progress toward its share of the regional housing needs for the 2001 to 2008 period. Based on the available information, the RHNA target for low, moderate, and above moderate income households was met, but for very low income households fell short by approximately 529 units. It should be noted however that some data pertaining to housing units affordable to low income households during the 2001-2008 planning period is not available (see Table A-3 notes).

<b>TABLE A-3</b>						
<b>PROGRESS TOWARD 2001-2008 RHNA</b>						
<b>SHASTA COUNTY (UNINCORPORATED PORTION)</b>						
INCOME LEVEL	ADJUSTED HOUSING NEEDS(from Table A-1)	Dwelling Units Built July 2003 to December 2008				Remainder
		SFR	MH <sup>1</sup>	Second Units <sup>2</sup>	Duplex Units	
Very Low	651	18 (CHIP)		104		529
Low	441	58 (CHIP)	866		44	0
Moderate	0	879	12			0
Above Moderate	586	899				0
Total	1,678	1,863	878	104	44	529
1 Mobile homes installed on individual parcels. Data showing number of mobile homes installed in Mobile Home Parks during 2001-2008 planning period not available. 2. Data showing number of second units installed/constructed on parcels prior to 2005 not available.						
Source: Shasta County Planning Division						