II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the County's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

Note: Unless otherwise indicated, the term "County" means the unincorporated territory of Shasta County, "Cities" means the three incorporated cities of Redding, Anderson, and Shasta Lake, "entire County" means the cities and the unincorporated territory combined.

A. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Shasta County residents.

1. Population Growth and Trends

Between 2000 and 2009, the population of Shasta County as a whole grew from 163,256 to 183,023 people or 12%, which is similar to the population increase of 11.6% between 1990 and 2000. When reviewing population data, it is important to distinguish between the population changes that affect the entire County and the unincorporated portion of the County. As can be seen by Table II-1, the unincorporated portion of the County experienced a sharp reduction in population totals when the City of Shasta Lake was incorporated in 1993. Prior to that time, the unincorporated area of the County contained 49% of the entire County population. However, currently, the unincorporated area of the County makes up about 39% of the entire County's total population.

The California Department of Finance projects the entire County's population will increase from 183,023 people to 224,386 people, between 2009 and 2020 (see Table II-1). Since it is assumed that the unincorporated area's portion of the County's population will remain at or near 39%, it is estimated that that the unincorporated area will increase from 71,091 to 87,174 people.

However, according to a recent report from the California Department of Finance, the population of Shasta County as a whole increased by only 4% over the last five years (*Source: Table E-4 Population Estimates for Cities and Counties, 2001-2009, May, 2009*). This current data suggests that future population estimates for the entire County contained within a previous report by the Department of Finance, which shows a growth rate of 17% between the years 2010 and 2020 with a total population of 224,386 people by 2020, may be too high (*Source: Table E-8 Historical Population Estimates, August 2007*). It should also be noted that the Department of Finance, Demographics Division, now states that assumptions used to project future population may no longer be applicable and that these projections could change with their next estimate cycle, which is every 5 years.

Table II-1 Population Statistics and Projections, (1990-2020) Shasta County				
	1990	**2000**	**2009**	**2020**
Population, Entire County	147,036	163,256	183,023	224,386
Population, Unincorporated County	72,275	64,271	71,091	87,174

Sources: Department of Finance, Table E-8, Historical Population Estimates
Department of Finance, Table E-4, Population Estimates for Cities and Counties, 2001-2009
Department of Finance, Population Projections for California and its Counties, 2000-2050
(Unincorporated County estimates for 2020 based on the 2009 percentage of total.)

2. Age Characteristics

Table II-2 compares changes in age distributions between the years 1990 and 2000 for the County as well as the unincorporated area. Both the County and the unincorporated area show substantial increases in the percentage share of the total population for all age categories 45 years of age and older. For the County, the number of persons 45 years of age or older increased by almost 16,000 or 31% since 1990. For the unincorporated area, the change for these segments of the population increased by 3,100 persons or nearly 12%. This trend is reflective of both State and national changes for these age groups. For the unincorporated area, the number of persons 55 years of age and older in 2000 constituted approximately 28% of the total unincorporated population compared to 25.6% for the entire County.

Table II-2 shows the relative distribution of age groups for both the County and the unincorporated area. The largest concentration for both areas are the age groups of 25 to 44 years of age, the 45 to 54 year age group, and the group 65 years of age and older. The median age for the County increased by four years or more than 11%, rising from 34.9 in 1990 to 38.9 in 2000.

TABLE II-2 AGE DISTRIBUTION - COUNTY VS. UNINCORPORATED AREA 1990 COMPARED TO 2000								
	County				Unincorporated			
AGE GROUP	**1990**	**%**	**2000**	**%**	**1990**	**%**	**2000**	**%**
Under 5 Years	11,253	7.7	9,643	5.9	4,968	6.9	2954	4.5
5 To 9 yrs.	11,825	8.0	11,591	7.1	*		4244	6.5
10 To 14	11,059	7.5	13,296	8.1	*		5437	8.4
15 To 19	9,997	6.8	12,856	7.9	*		5103	7.9
20 To 24	8,141	5.5	8,614	5.3	*		2334	3.6
25 To 44	44,475	30.2	41,275	25.3	21,276	29.4	15023	23.3
45 To 54	16,226	11.0	24,056	14.7	9,058	12.5	11029	17.1
55 To 59	6,505	4.4	9,538	5.8	3,544	4.9	4698	7.2
60 To 64	6,845	4.6	7,526	4.6	3,681	5.1	3692	5.7
65 & Over	20,710	14.0	24,861	15.2	9,890	13.7	9858	15.3
75 & Over	8,026	5.4	11,932	7.3	3,380	4.7	4217	6.5
85 & Over	1,680	1.1	2,875	1.8	582	0.8	814	1.2
Median Age	34.9		38.9		36.3			

Source: U.S. 2000 Census * = No comparable age range

3. Race and Ethnicity

Table II-3 shows that the predominant share of the County's race characteristic is white - over 85% which is a drop from the 90% share in 1990. The next largest component is Hispanic or Latino comprising 5.5%, an increase from the 3.7% share in 1990. The data indicates that the County's Hispanic population has increased by 3,346 persons or 59%. Although only 2.5% of the total population, the largest increase was seen from people who classified themselves as "Other Race" which increased 312% from 1990 to 2000.

TABLE II-3 POPULATION DISTRIBUTION BY RACE & ORIGIN SHASTA COUNTY - 1990 & 2000				
	1990		**2000**	
Race	**Number**	**%**	**Number**	**%**
White	137,977	90.4	141,097	86.4
Black Or African American	1,081	0.7	1,225	0.8
American Indian or Alaskan Native	3,954	2.6	4,528	2.8
Asian or Pacific Islander	2,684	1.8	3226	2.0
Hispanic or Latino (of any race)	5,652	3.7	8,998	5.5
Other Race	1,340	0.8	4,182	2.6
TOTAL	152,688	100.0	163,256	100.1

Source: U.S. 2000 Census

4. Employment

According to the California Employment Development Department, the estimated civilian labor force in Shasta County in June 2009, totaled 85,200 people. People counted in this total labor force number consist of civilians 16 years or older living in Shasta County who are either working or looking for work. Table II-4 summarizes the different types of occupations of Shasta County residents in 2006. At that time, it was estimated the largest employer within Shasta County was the government sector at 19.6%, followed by retail trade at 15.8%, and Educational, Health, & Social Services at 14.8%.

The California Employment Development Department (EDD) predicts the total employment within Shasta County will increase by 6.2% between 2006 and 2016. The highest forecast for job growth is in Professional and Business Services (20% increase) and Educational, Health, & Social Services (15% increase). EDD also predicts that Construction, Financial, Insurance, and Real Estate activities are all expected to decrease within this time period (State of California EDD, 2006-2016 Industry Employment Projections).

TABLE II-4
SHASTA COUNTY EMPLOYMENT BY INDUSTRY – 2006*

INDUSTRY	EMPLOYED	% OF TOTAL EMPLOYEMENT
Arts, Entertainment, Recreation, Accommodation, & Food Services	6,700	10.1
Construction	5,100	7.7
Educational, Health, & Social Services	9,800	14.8
Finance, Insurance, Real Estate	3,200	5.0
Information	1,000	1.5
Manufacturing	3,000	4.5
Professional and Business Services	6,500	9.8
Federal, State, & Local Government	13,000	19.6
Other Services	2,500	3.8
Retail Trade	10,000	15.8
Transportation, Warehousing, Utilities	2,400	3.6
Wholesale Trade	1,800	2.7
Total Non-Agricultural Employees	65,100	98.2
Agriculture, Forestry, Fishing/Hunting, & Mining	1,200	1.8
Total Employees	66,300	100.0%

*Note: Does not include self employed, unpaid family workers, or private household workers.
Source: State of California EDD,2006-2016 Industry Employment Projections

B. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Shasta County.

1. Household Characteristics

According to the U.S. Bureau, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the U.S. Bureau as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered "households" for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table II-5 identifies the type of households in the entire County of Shasta in 1990 and 2000. In 2000, there were 24,560 households within the unincorporated portion of Shasta County, which represented approximately 39% of all households in the county (Source: 1990 & 2000 U.S. Census, Table DP-1). Despite the increased number of households, the average household size declined slightly in the County. In other words, household growth has been slightly outpacing population growth. Another major change between 1990 and 2000 was the 25 to 27% increase in other family households and non-family households, while married households increased by only 4%.

Comparing household size with dwelling unit tenure, rental units in the County had slightly smaller household sizes than ownership units. Also, the rate of decline in persons per household between 1900 and 2000 was slightly higher for renter households. Renter household size declined from 2.60 to 2.51 persons per household from 1990 to 2000, while persons per household in ownership units declined from 2.56 to 2.53 (Source: 1990 & 2000 U.S. Census, Table DP-1).

TABLE II-5
HOUSEHOLD TYPE, 1990-2000
SHASTA COUNTY

Household Type	**1990**		**2000**		**Change**
	Number	**%**	**Number**	**%**	**%**
FAMILY HOUSEHOLDS	40,473	72%	44,002	69%	+9%
Married Households	32,339	58%	33,644	53%	+4%
Other Family Households	8,134	14%	10,358	16%	+27%
NON-FAMILY HOUSEHOLDS	15,493	28%	19,424	31%	+25%
Householders Living Alone	12,507	22%	15,650	25%	+25%
Other Non-Family Households	2,986	5%	3,774	6%	+26%
TOTAL HOUSEHOLDS	55,966	100%	63,426	100%	+13%
Average Household Size	2.58		2.52		-2%

SOURCE: 1990 AND 2000 U.S. Census, Table DP-1

2. Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

Income Characteristics

According to HUD, the estimated median household income for a four-person family for Shasta County in 2009 is $55,700 which compares to $40,491 in 2000. The estimated median household income for California is $74,801 for 2009. The estimated median household income for Butte, Tehama, and Siskiyou counties for 2009 is $55,700, $48,600, and $48,300, respectively. As illustrated by Table II-6, from 1990 to 2000, Shasta County as a whole experienced growth in extremely low, low income, and moderate income & above households, with a decline in very low-income households.

Table II-6
Household Income Levels 1990 - 2000
Shasta County

Income Level	1990		2000		% Change
	Households	%	Households	%	
Extremely Low Income (<30% Median)	5,021	9.0%	7,264	11.5%	**+47%**
Very Low Income (31-50% Median)	8,264	14.8%	7,763	12.2%	**-6.5%**
Low Income (51-80% Median)	10,248	18.3%	10,850	17.1%	**+5.9%**
Moderate Income & Above (>80% Median)	32,407	57.9%	37,482	59.2%	**+15.7%**
TOTAL	55,940	100%	63,359	100%	**n/a**

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data

Income by Household Type and Tenure

Table II-7 shows the income level of Shasta County residents by household tenure. A significantly higher percentage of renter households (56%) were lower income (<80% median) compared to low-income residents who owned their homes (32.7%). The high incidence of lower income renter households is of particular significance as market rents in Shasta County exceed the level of affordability for very low-income households. (This issue is further evaluated in the Housing Affordability section).

Table II-7
Income by Owner/Renter Tenure 2000
Shasta County (unincorporated area)

Income Level	Renters		Owners		Total
	Households	%	Households	%	%
Extremely Low Income <30% median	830	17.5%	1,691	8.5%	**10.3%**
Very Low Income (31-50% median)	782	16.5%	1,920	9.7%	**11.0%**
Low Income (51-80% median)	1,069	22.0%	2,858	14.5%	**16.0%**
Moderate Income & Above (>80% median)	2,109	44.0%	13,306	67.3%	**62.7%**
TOTAL	4,790	100%	19,775	100%	**100%**

Source: Derived by Planning Division from HUD Comprehensive Housing Affordability Strategy (CHAS) Data

As indicated by Table II-8, there is a significant variation in income levels by household type. Nearly half (49%) of elderly households in Shasta County have lower (<80% median) incomes, with 12% having extremely low incomes. In comparison about 27% of small families and 31% of large families have lower incomes.

Table II-8
Income by Household Type 2000
Shasta County (unincorporated area)

Income Level	Elderly (1&2)	Small Family (2 to 4)	Large Family (5 or more)	Other
Extremely Low Income <30% median	12%	7%	7%	20%
Very Low Income (31-50% median)	17%	7%	8%	13%
Low Income (51-80% median)	20%	13%	16%	17%
Moderate Income & Above (>80% median)	51%	73%	69%	50%
TOTAL	**6,901**	**11,602**	**2,391**	**3,670**

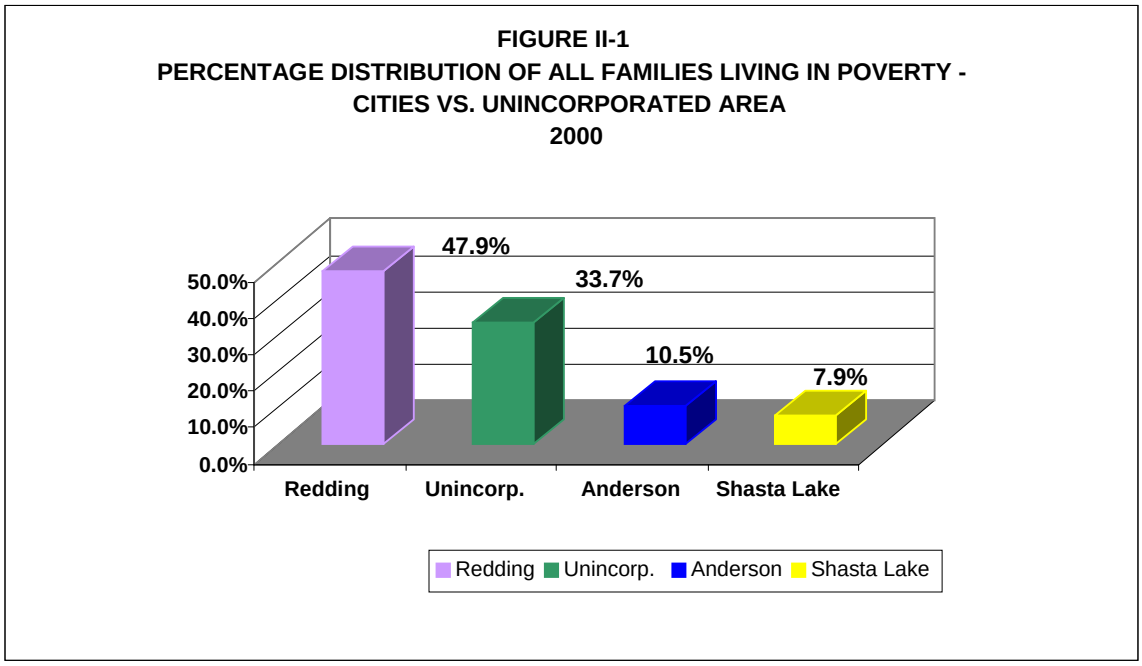
Source: Derived by Planning Division from HUD Comprehensive Housing Affordability Strategy (CHAS) Data

Households in Poverty

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low and Low-income categories. The U.S. Census Bureau measures poverty as the level of income on which a household is able to live in a community with an average cost of living and spending at not more than 30% of their income on basic food items and 35% on basic housing (*Source: Center for Economic Development, 2008*).

In Shasta County, the extent of poverty is shown in Figure II-1 which compares the numbers of families living in poverty in the unincorporated parts of the County and those living in the three Cities. Approximately one-third of all the families living in poverty in the County live in the unincorporated area. The larger percentage of families meeting poverty levels living in the Cities seems logical as this is the location of the majority of the County's population and it is the area where a greater selection and range of affordable housing exists.

In 1990, 11% or 4,490 families were listed as living below the poverty level. Corresponding numbers for 2000 show that these levels had increased slightly to 11.3% and 5,006 families.



Extremely Low-Income Households

Extremely low-income households are defined as those earning up to 30% of the area median household income. For Shasta County, the median income in 2009 was $55,700. For extremely low-income households in Shasta County, this results in an income of $16,750 or less for a four person household or $11,750 for a one-person household. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance (SSI) or disability

insurance are considered extremely low-income households. Table II-9 provides representative occupations with hourly wages that are within or close to the extremely low-income households.

TABLE II-9
Examples of Occupations with Wages for Extremely Low Income Households in Shasta County

Occupation Title	Mean Hourly Wage
Home Health Aides	$9.05
Cooks, Fast Food	$8.32
Waiters and Waitresses	$8.33
Food Preparation and Serving	$8.00
Maids and Housekeeping	$8.67
Hairdressers, Cosmetologists	$8.84
Lobby Attendants	$8.78
Cashiers	$8.98
Production Workers	$8.75
Vehicle/Equipment Cleaners	$8.75
Packers, Hand	$8.82

Source: Employment Development Department, Occupational Employment Projections 2006-2016 (Shasta County)

In 2000, approximately 2,521 extremely low-income households were located in the unincorporated portion of Shasta County, representing approximately 10% of the total households (*source: http://socds.huduser.org/scripts/odbic.exe/chas/reports.htm*). As shown by Table II-10, most (67%) of extremely low-income households are owners but almost all extremely low-income households experience a high incidence of housing problems. For example, 80.2% of extremely low-income households faced housing problems (defined as cost burden greater than 30% of income and/or overcrowding and/or complete kitchen or plumbing facilities) and 77.9% were in overpayment situations. Further, 65.7% of extremely low-income households paid more than 50% of their income toward housing costs, compared with 14.8% of all households.

Table II-10: Housing Needs for Extremely Low-Income (ELI) Households

	Renters	Owners	Total
Total Number of ELI Households	830	1691	2,521
% with Any Housing Problems	83.1%	75.8%	80.2%
% with Cost Burden (30% of income)	80.7%	73.6%	77.9%
% with Severe Cost Burden (50% of income)	71.4 %	57.3%	65.7%
Total Number of Households	4,789	19,775	24,564

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data

To calculate the projected housing needs, the County assumed 50% of its very low-income regional housing needs are extremely low-income households. As a result, from the very low-income need of 970 units, the County has a projected need of 485 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs, the County will employ a housing strategy that includes a variety of housing types, such as single-room occupancy (SRO) units (see Implementation Program 55).

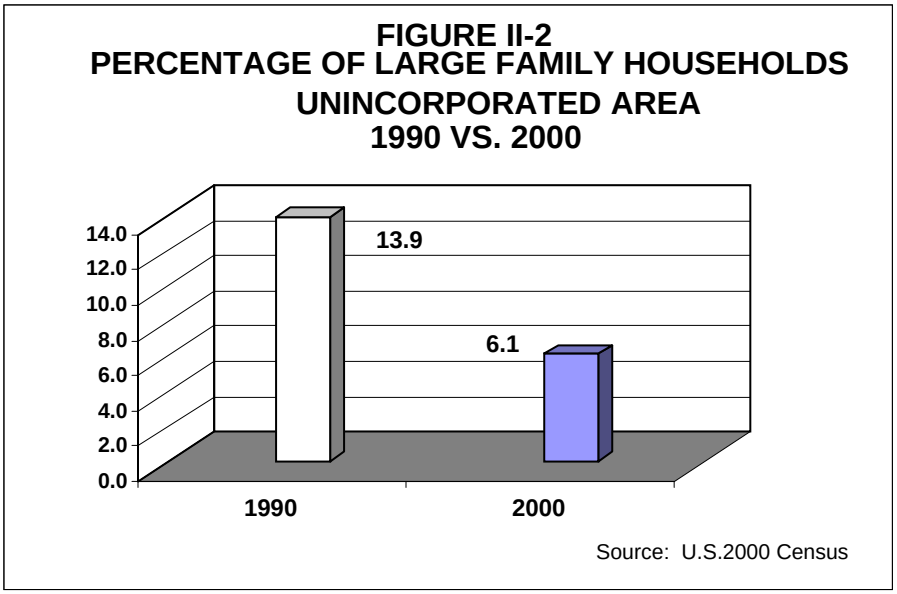
C. SPECIAL NEEDS POPULATIONS

Special needs are those associated with relatively unusual occupational or demographic groups, such as farm workers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. Where their needs are not fully known, programs to secure funding to further identify their locations and needs have been developed. A principal emphasis in addressing the needs of this group is to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group.

1. Large Households

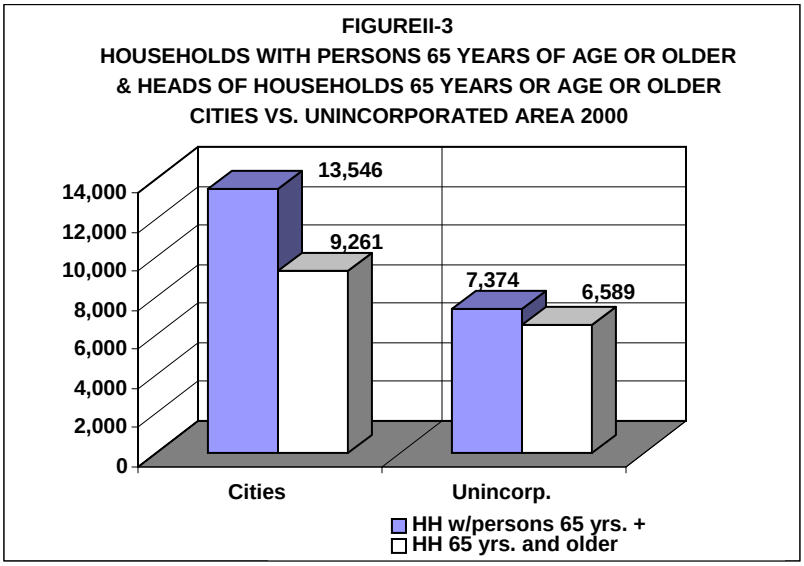
Government Code Section 65583(a)(C) requires an analysis of housing needs for large families those with five or more members. Large family households comprised 6.1%, or 1,586 of the total households in the unincorporated portions of Shasta County according to the 2000 Census (see Figure II-2). This compares with 13.9% of the total households in the unincorporated area in 1990. Approximately 26.7% of large households in 2000 were renters while the remaining 73.3% were owners. Large family households comprised 9.6% of the total households in the entire county in 2000. A partial explanation for the sizeable reduction in this category may be attributed to annexations that have occurred since 1990 as well as the incorporation of the area now known as the City of Shasta Lake. This new city transferred approximately 9,300 persons from the unincorporated area into the new city.

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than one person per room. To ameliorate this impact in Shasta County, an increase in the number of affordable housing units with four bedrooms or more is needed. In many cases, housing units of this size constitute a small portion of the total housing supply, forcing families to continue to live in what may be considered as overcrowded units.



2. Senior Households

Figure II-3 compares the distribution of households with persons 65 years of age or older and a head of household 65 years of age or older in the unincorporated area with households found in the County's three Cities. In unincorporated Shasta County, 538 (8.8%) of the 6,193 senior households were renters while the remaining 91.2% (5,655) were owners. A higher number of households with older persons live in the Cities and the percentage of households with older persons in the unincorporated area (28.5%) is lower than a comparable figure for the three Cities (36%).



Source: U.S. 2000 Census

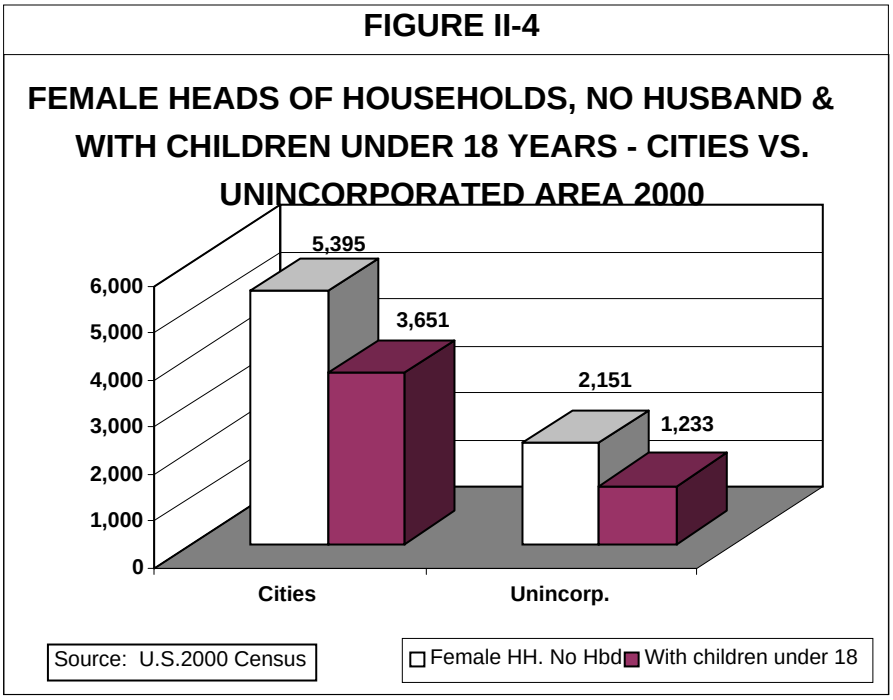
The percentage (25.4%) of households with a head of household 65 years of age or older in the unincorporated is slightly more than the percentage (24.7%) found in the three Cities. In the unincorporated area in 1990, 6,306 households or 20% of all households indicated a head of household 65 years of age or older. It should be noted that these figures include the area now considered as the City of Shasta Lake which was incorporated in 1993.

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. As of 2009, nearly 71% of the unincorporated area of Shasta County's housing stock was made up of single-family detached homes (not including mobile homes), leaving 29% of the housing stock for those who choose to or must live in other forms of housing (*source: California Department of Finance, Report E-5*).

There are several programs and services for the County's senior citizens; many of which serve the disabled or otherwise underprivileged groups. Programs and services for seniors and their families and caregivers include Compass LLC, Experience Works, Golden Umbrella, Independent Living Services of Northern California, Senior Legal Services, Senior Citizens of Shasta County Inc., Shasta County Adult Protective Services, Shasta County Department of Social Services, Shasta County In-Home Support Services, Shasta County Public Guardian, and Shasta Senior Nutrition Program.

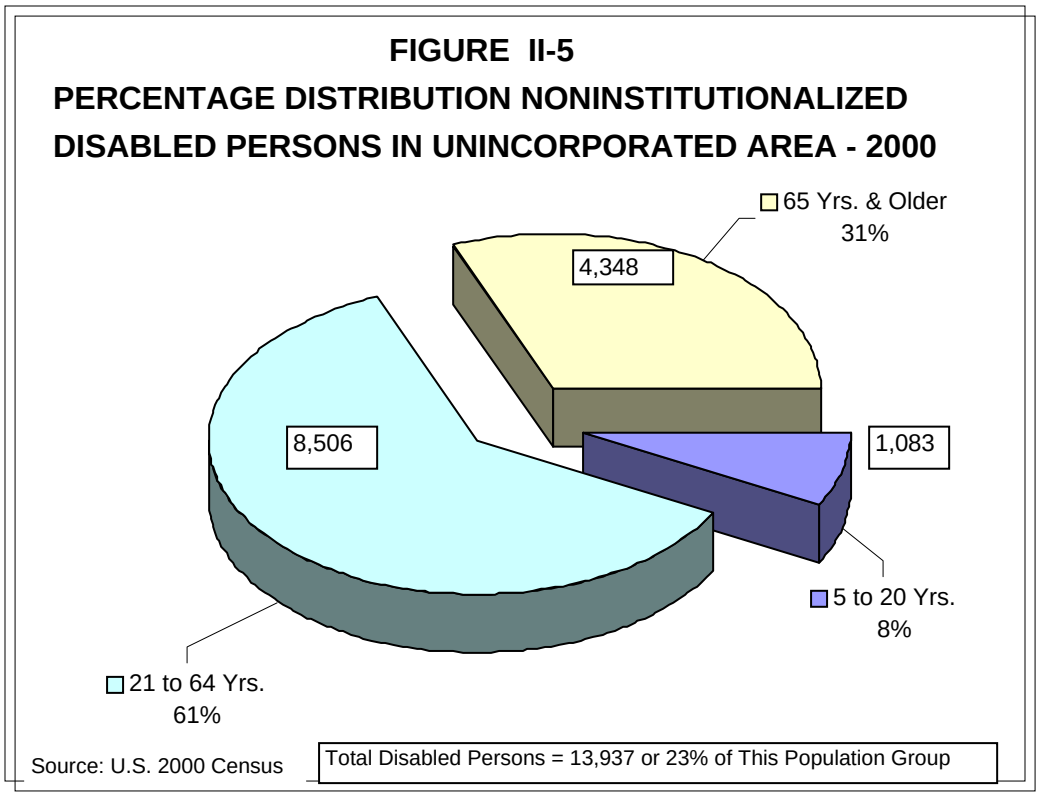
3. Female Heads of Households

Female heads of households are those who have no husband and with children at home who are under 18 years of age, and comprise approximately 7.7% of the total households in the entire County. Figure II-4 indicates the distribution of these numbers between the three Cities and the unincorporated area. Approximately 25% of this total lives in the unincorporated area. In 1990, close to one-half or 47.7% of female heads of households with no husbands and with children less than 18 years of age in the County lived below the poverty level. In 2000, this number dropped to 39.3%.



4. Persons with Disabilities

Government Code Section 65583 (a)(6) requires that a housing element contain an analysis of any special housing needs such as those persons with disabilities. Included within this category are those persons with a sensory disability (sight or hearing), physical (walking, climbing stairs, reaching, lifting, or carrying, dressing, bathing, mobility within the home), mental, or emotional condition causing difficulty in learning, remembering, or concentrating. Census 2000 figures show 13,937 disabled noninstitutionalized persons in the unincorporated area (see Figure II-5). 61% (8,506 persons) in the age group 21 to 64 years of age constituted the largest portion.



For residents living in the Cities of Anderson, Redding, and Shasta Lake City, 20,706 disabled persons represented 22.7% of the total noninstitutionalized population with 12,145 persons in the 21 to 64 age group comprising the largest portion (58.7%). In 1990, 18,637 persons (20.8% of the total noninstitutionalized population) over the age of 16 in the County were persons classified as having some form of disability.

Far Northern Regional Center

Far Northern Regional Center (FNRC) is responsible for serving residents of the nine counties in northern California (i.e., Butte, Glenn, Lassen, Modoc, Plumas, Shasta, Tehama, Siskiyou, and Trinity). The FNRC also serves individuals from these nine counties who reside in California State developmental centers (formerly called State hospitals). Entry to or discharge from State developmental centers is coordinated through the FNRC. It is the FNRC's philosophy that the Center will help to guide citizens in the use of existing services and to assist in developing needed services that are not available.

A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial handicap for the individual. This term includes the diagnoses of mental retardation, cerebral palsy, epilepsy, and autism. This term also includes handicapping conditions found to be closely related to mental retardation or requiring treatment similar to that required for persons with mental retardation, but does not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

In Shasta County, at the end of May 2009, the Redding office of FNRC reported that 1,926 clients comprised the number of persons served (see Table II-11). 60% of these persons reside in the homes of private guardians while another 22% reside in independent living facilities. Approximately 18% live in some form of community care unit. Nearly 62.5% of these clients possess some form of mild mental retardation. FNRC contracts with private individuals for approximately one hundred managed care and/or independent living facilities primarily located in the City of Redding. The FNRC budget for fiscal year 2008-2009 shows almost one-half of its budget of $92,000,000 was allocated to housing services for clients. Housing needs to be located in proximity to public transit or other community resources as less than 1% of the adults FNRC serves in Shasta County have a driver's license. The FNRC has collaborated with Resources for Rural Community Development, dba Access Home, to increase the number of consumer-owned homes in the County. FNRC also works with other public and private agencies such as the City of Redding Housing Authority and Northern Valley Catholic Social Services to increase consumer access to subsidized, accessible, and affordable housing.

TABLE II-11
FAR NORTHERN REGIONAL CENTER STATISTICS FOR SHASTA COUNTY 1999 - 2009

YEAR	ACTIVE CASES	AT HOME	INDEPENDENT	IN CCF	IN ICFS	SNFS	ACUTE
1999	1,477	848	296	300	104	6	1
2000	1,483	842	300	187	116	6	1
2001	1,541	869	313	191	121	4	0
2002	1,631	902	325	210	139	5	1
2003	1,654	908	320	220	135	6	1
2004	1,699	935	334	229	143	7	1
2005	1,775	999	329	266	127	8	1
2006	1,834	1004	346	304	131	6	0
2007	1,810	970	359	307	128	5	0
2008	1,897	1046	354	325	126	2	0
2009	1,926	1049	379	332	124	4	1

Notes:

At Home	Individuals, ages birth onward, who reside in family home. Includes adults who are residing with their parents.
Independent	Individuals, age18 and above, who live in their own home or apartment and/or persons who are receiving Supported Living Services training.
CCF	Individuals, age 18 and above, residing in a licensed community care facility.
ICF	Individuals, age 18 and above, residing in Intermediate Care Facilities.
SNF	Individuals, age 18 and above, residing in a skilled nursing facility.
ACUTE	Individuals, age 18 and above, residing in an acute hospital setting.

Source: FNRC 2 2009

Resources for Rural Community Development, Inc.

Far Northern Regional Center (FNRC) founded Resources for Rural Community Development, Inc. (RRCD) in April 1997. The RRCD and the FNRC service the same nine counties as previously described. The mission for RRCD is to provide affordable housing opportunities for persons with developmental disabilities. Other services are targeted to support persons which will favorably impact their health and welfare in the journey for inclusion into their community. Among the agency's goals is a need to educate the nine northeastern counties of the region of an awareness of RRCD's programs and the needs of consumers for adequate, safe, affordable, and accessible housing.

RRCD also provides modifications directly relating to the consumer's accessibility needs. Scope of work may include widening doors for ingress/egress, grab bars and handrails to ambulatory problems, ADA bathroom facilities and installation, wheelchair ramps, and construction to facilitate accessibility equipment (i.e., lifts, track systems). No remodeling to existing structures is allowed unless deemed necessary for the client's accessibility and falls within the financial limit of $7,000 per household. Financial assistance is limited to one project per client in a five-year period.

FNRC administrator's report that the growth patterns experienced over the past ten years indicates that demand for affordable, accessible housing for its clients will likely increase. Many of the persons with developmental disabilities are already unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as they become adults and as their parent's age. This cycle triggers a need to explore other feasible housing alternatives. The majority of consumers depends on SSI benefits and would be eligible for subsidies and similar supportive programs.

5. Farmworkers

Section 65583 (a-6) of the Government Code requires an analysis of any special housing needs such as those of the elderly, persons with disabilities, large families, *farmworkers*, ... The publication by the Housing and Community Development Department titled "Housing Element Questions and Answers - A Guide to the Preparation of Housing Elements, June 2001," explains that "sites identified for farmworker housing should facilitate the provision of housing for agricultural workers while minimizing the development of prime agricultural land to urban uses. These sites should also have characteristics relating to location, zoning and development standards which would be appropriate for their use for housing for farmworkers. Where a need for farmworker housing has been identified, the program should identify zones where housing for permanent and, where appropriate, for migrant farmworkers as allowed." The need for farmworker housing has been reviewed with local agencies including the Shasta County Housing Department. No critical demand for housing for farmworkers, whether for migrant or permanent farmworkers, has been identified. Shasta County's primary seasonal crop that requires migrant or temporary farmworkers is the cultivation and shipping of strawberry plants. Historically, the practice is for those agricultural units engaged in this business to contract with operators from the central San Joaquin Valley to supply temporary farmworkers when the harvesting season arrives.

Temporary housing is supplied by the contracting agency responsible for hiring the workers and is relocated when the workers return to other agricultural jobs in the central or southern parts of the State. This practice has been determined to work adequately to meet the housing needs of the seasonal farmworkers and their families.

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the breakdown of farm labor employment for Shasta County as shown in Table II-12. The data from this table indicates that more than 62% (496) of the farmworkers reported for Shasta County worked less than 150 days per year.

Housing for permanent farmworkers is supplied by the private market in the individual towns and communities. Discussions with representatives of local farm groups substantiates the conclusion that few farm or ranching units supply on-site housing. Where this does occur, it is more likely to be for one or two unmarried, non-family hired hands. Farm labor employment in Shasta County for the calendar year 2007 was approximately 804 persons as reported by the USDA. This represents a 22% (-232 persons) decrease for total farm labor employment since 1997. These statistics indicate that the trend for farm labor employment is declining and is not likely to be reversed significantly during the period covered by this updated element.

TABLE II-12
SHASTA COUNTY FARM LABOR EMPLOYMENT 2007

Hired Farm Labor	Farms	Workers
	231	804
Farms with 10 or More Workers	18	305
Workers by Days Worked		
• 150 Days or More	85	308
Farms with 10 or More Workers	7	137
• Less Than 150 Days	195	496
Farms with 10 or More Workers	6	82

Source: 2007 Federal Census of Agriculture

D. HOMELESS AND OTHER GROUPS IN NEED OF TEMPORARY AND TRANSITIONAL AFFORDABLE HOUSING

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. While the majority of homeless individuals and families are likely to be located in the City of Redding due to the availability of services offered there, it should be noted that the estimates below are for the entire County, which includes all the incorporated cities. It should also be noted that the survey process itself has an error factor of 5 to 10% and misses many "hidden homeless" who may stay in vehicles, unfinished garages, sheds, or other places not intended for habitation. For these and other reasons, it is extremely difficult to obtain accurate data regarding homeless individuals and families. However, through the efforts of the City of Redding/Shasta County Homeless Continuum of Care (CoC) Council, estimates have been developed that address the requirements of State law to the extent feasible.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the CoC accomplishes a host of activities and programs vital to the community, including the following:

- Completing an annual point-in-time "snapshot" survey to identify and assess the needs of both the sheltered and unsheltered homeless.
- Preparing an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.
- Tracking homeless demographics using local service providers throughout the calendar year.
- Providing an annual Line Staff Resource Expo for Shasta County service providers to share information and opportunities to assist disadvantaged persons.
- Maintaining a website at www.shastacoc.org, which offers a definitive host of services and opportunities for the homeless, as well as other essential information for the general public.
- Meeting regularly each month with community members to accomplish annual work-plan goals.
- Establishing liaisons with other Statewide CoC jurisdictions on a quarterly basis to share information, improve services, and advocate for the homeless.
- Providing community presentations to service clubs, educational institutions, and other interested groups or organizations to increase public awareness about homelessness.
- Maintaining a comprehensive Community Resource Guide.
- Helping facilitate the creation of a rental-deposit guarantee program.
- Coordinating with other community members in the creation of CoC Crisis Outreach Teams to assist the homeless during extreme-weather events.
- Hosting an annual Homeless Memorial Day event to honor those without homes who have passed away during the year and to create better community awareness about what it is to be homeless.
- Coordinating with the Parole and Community Team (PACT) to address ex-offender re-entry issues.
- Coordinating with local law enforcement officials and legal stakeholders in the creation of an equitable homeless camping ordinance and protocol.

- Facilitating SSI/SSDI Outreach, Access, and Recovery (SOAR) training for countywide implementation of a training curriculum for case managers to assist homeless persons to effectively access mainstream benefits.

Homeless Estimates

According to the CoC, an estimate of the County's homeless population was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD) for participating CoCs nationwide. Those mandates require that a "point-in-time" census be taken during the last week of January. This census allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

On January 30, 2008, a one-day point-in-time homeless census was conducted by the CoC using a network of volunteers, service providers, and other community agencies. Results of the count are as follows:

- A total of 342 households, comprising 486 individuals, were surveyed as homeless.
- Of all homeless people, 109 (or 22%) were children (under 18 years of age).
- There were 80 persons (16%) designated as unsheltered, living in camps, vehicles, on the street, or someplace not meant for human habitation. Four were children.
- Households with dependent children in an emergency shelter—7%
- Households with dependent children in sheltered transitional housing—6%
- Households with dependent children who are unsheltered—1%
- Households without dependent children in an emergency shelter—42%
- Households without dependent children in transitional housing—22%
- Households without dependent children who are unsheltered—21%
- Of those surveyed, 65% were reported to be male and 35% were female.

A census taken at this particular point in time (i.e., winter months) is particularly important in Shasta County if the magnitude of the local homeless population is to be understood. Unlike other jurisdictions that may see seasonal homelessness fluctuations based on itinerant farm-worker populations or other factors, the demand for homeless services in Shasta County usually peaks in the winter months due to inclement weather conditions.

It is acknowledged that the point-in-time survey information only provides a snapshot of homelessness in Shasta County, albeit at its peak level. The CoC also conducts an annual homeless survey. Utilizing the two surveys provides a more complete understanding of countywide trends. Listed below is additional information/analysis resulting from the Shasta County homelessness survey conducted for calendar year 2007:

- At some point during the year, 3,316 total individuals, representing 1,986 households, were homeless. Another 2,332 individuals, representing 939 households, were imminently at risk of becoming homeless.

- There were 1,092 (33%) homeless children and another 995 children were imminently at risk of becoming homeless.
- Of the households that were homeless, 61% (1,203) had only one person and 29% (569) had children.
- The top three reasons for becoming homeless appear to be: (1) job loss (24%); (2) loss of other income (14%); and (3) domestic violence (14%). Other causes include eviction, release from jail or prison, medical bills or health problems, substance abuse issues, mental health issues, rent increase, fires or building condemnation, and other issues.
- Due to the transitory nature of homelessness, 36% of those surveyed have lived in Shasta County for less than 6 months, while 64% have resided in the area for one or more years.

As can be seen by comparing the point-in-time census and the 2007 survey, a number of families and individuals move in and out of homelessness throughout the year. As shown below, adequate emergency facilities exist to accommodate individuals; however, additional "family beds" are needed to meet a growing demand.

Homeless Population Characteristics

Characteristics of the subpopulations from the point-in-time survey are as follows:

- Chronically homeless—40%. This is defined as an unaccompanied homeless individual with a disabling condition who has either been homeless continuously for a year or more or has had at least 4 episodes of homelessness in the past 3 years.
- Severely mentally ill—17%.
- Veterans—18%.
- Persons with HIV/AIDS—0.5%.
- Victims of domestic violence—15%.
- Persons on parole—20%.
- Persons on probation—13%.

Emergency Shelters, Transitional, and Supportive Housing

RESOURCE INVENTORY

Shasta County does not presently operate any homeless shelters or provide any transitional housing services in the unincorporated area. Instead, it supports a collaborative effort among the various local agencies and the City of Redding and funnels financial support through departmental budgets such as the Social Services Department, the Department of Housing, the Public Health Department, and the Mental Health Department as part of its participation in the Continuum of Care Plan (CCP). The most recent inventory of resources available within Shasta County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2008 CCP, which provides the following data:

EMERGENCY SHELTERS

The following year-round primary emergency shelters offer 112 shelter beds:

PROVIDER	CLIENT TYPE	BEDS
Good News Rescue Mission—House of Hope	Women with children	18 family beds
Good News Rescue Mission—Men's Shelter	Single men	68 individual beds*
Shasta Women's Refuge—Emergency Shelter	Women with children	26 family beds

* The facility can also accommodate an additional 100 seasonal/overflow beds.

During the 2008 point-in-time survey, both emergency shelters for the Good News Rescue Mission were at a 100% bed-utilization rate (seasonal/overflow capacity was not utilized), while the Shasta Women's Refuge was at 81% capacity.

TRANSITIONAL HOUSING

Ten transitional-housing providers were available to provide services in 2007. They provided a total of 233 beds as shown below:

PROVIDER	CLIENT TYPE	BEDS
Good News Rescue Mission—House of Grace	Women with children	14 family beds
Good News Rescue Mission—Men's Transitional Housing	Men	14 individual beds
Northern Valley Catholic Social Service (NVCSS)—Pine Street Place	Men	10 individual beds
Veterans' Recovery Project—Transitional Housing	Men	6 individual beds
Visions of the Cross—Transitional Housing	Women with children	72 family beds
Redeemed Ministries—End Times	Men	15 individual beds
Meredith—Ministries for Christ	Men	21 individual beds
Saint Jude's—Transitional Housing	Men	15 individual beds
Samaritan Homes—Transitional Housing	Men	30 individual beds
FaithWorks Community Coalition—Francis Court	Families with	36 family beds

	children	

All transitional-housing providers were at the 100% bed-utilization rate during the point-in-time survey except for Redeemed Ministries (93%), Meredith (67%), Saint Jude's (87%), and Samaritan Homes (93%).

PERMANENT SUPPORTIVE HOUSING

In 2007, the City of Redding had one permanent supportive housing provider that offered the following bed counts:

PROVIDER	CLIENT TYPE	BEDS
NVCSS—New Path Housing	Chronic homeless	14 individual beds
NVCSS—Partners in Housing	Chronic homeless	11 individual beds

ASSESSMENT OF NEED

Based on the available information, there is an unmet need for additional beds for homeless families and individuals. Overall, the average bed-utilization rate for emergency shelters is 94%; 94% for transitional housing; and 100% for permanent supportive housing, according to the point-in-time survey information. Although there are seasonal fluctuations in bed counts, these figures demonstrate a strong demand for ongoing shelter, transitional, and supportive housing. According to the 2008 Continuum of Care Plan's Housing Inventory Chart for Unmet Need Totals, Shasta County has the following shortfalls, which were determined by provider opinion through the discussion of surveys, assessment of waiting lists, and other evaluation information:

CURRENT INVENTORY/UNMET NEEDS

FACILITY TYPE	INDIVIDUAL BEDS	FAMILY BEDS	UNMET NEED
Emergency Shelter	168*	44	35 family beds
Transitional Housing	111	122	56 family beds; 35 individual beds
Supportive Housing	25	n/a	45 individual beds

* Includes 100 seasonal/overflow beds

The CoC has identified a number of critical barriers and challenges that currently impact progress for stabilizing the homeless. These include the following:

- There is no effective system of discharge planning for homeless patients leaving hospitals that coordinates shelter/housing, nursing care, and supportive services.
- The only designated drop-in resource center, Living Hope Compassion Ministries, lacks adequate resources to complete a remodel of its existing facility to provide necessary hygiene, showers, clothes washing, bathrooms, and case management.
- There is a lack of employment opportunities with adequate wages.
- The tremendous demand for affordable housing continues to outstrip the local production of this resource. More subsidized rental housing is needed for low-income people.

- There is a critical gap of after-care services for people leaving prison, particularly in the areas of housing, employment, job training, life-skills training, and other educational opportunities.

- There is a need for legalized homeless overnight parking as an interim alternative for persons without shelter.
- There is no jurisdictional Ten-Year Plan to End Chronic Homelessness in Shasta County.
- There is a need for more permanent-housing beds for the chronically homeless and for willing landlords to participate in the program.
- More preventative activities are needed to arrest homelessness (i.e., utility assistance, case management, eviction prevention, legal assistance, and budget counseling).
- Mental health services for homeless persons needs to be increased.
- There continues to be a lack of understanding regarding homeless issues within the community.

ZONING FOR EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. According to the State of California, an emergency shelter is defined as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person." In addition, the Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Health and Safety Code 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive housing is defined (Health and Safety Code 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

Since Shasta County's Zoning Plan code does not currently address these types of uses, it will be necessary to revise the code in order to identify those zone districts within which emergency shelter and transitional housing may be established by right. This revision will ensure shelters are only subject to the same development and management standards that apply to other allowed uses within the identified zone; and will permit transitional and supportive housing as a residential use of the same type in the same zone (see Implementation Program 55).

E. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Shasta County's physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

1. Housing Type

As shown by Table II-13, in 2000 there were 27,350 housing units in the unincorporated areas of Shasta County. By 2009, the number increased to 30,798 units, most of which was due to single family construction and installation of mobile homes. During this time period, the number of 2 to 4-unit buildings increased by 53 units resulting in a slight increase in the proportion of the total number of units. The number of buildings with 5+ units remained the same resulting in a slight decrease in the proportion of the total.

TABLE II-13
HOUSING UNITS BY TYPE WITHIN UNICORPORATED PORTION OF SHASTA COUNTY

	2000		2009		Change 2000-2009
	Units	%	Units	%	
Single Family	19,613	71.7	22,109	71.8	2,496
2 to 4 Units	368	1.3	421	1.4	53
5+ Units	198	0.7	198	0.6	0
Mobile Homes	7,171	26.2	8,071	26.2	900
Total	27,350	100	30,798	100	3,449

Source: U.S. Census 2000, Summary File 3; and Department of Finance, Table E-5, 1/1/2009

2. Housing Tenure

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Of the total occupied housing units in the unincorporated area in 2000, 80% are owner-occupied and 20% are renter households as shown in Figure II-6. In 1990, 77% of the occupied housing units in the unincorporated area were owner-occupied and 23% were rental units. For the areas within the three Cities, 57% of the total occupied housing units were owner-occupied units while 43% were rental units in 2000 as shown in Figure II-7. It also indicates that the incorporated Cities have approximately 53% of all the owner-occupied housing units in the County and more than three-quarters (77.5%) of all the renter-occupied units. These numbers tend to reflect a continuing trend of a diminished supply of rental housing in the unincorporated area. This is noteworthy when addressing viable strategies to expand the range of affordable housing in the rural areas.

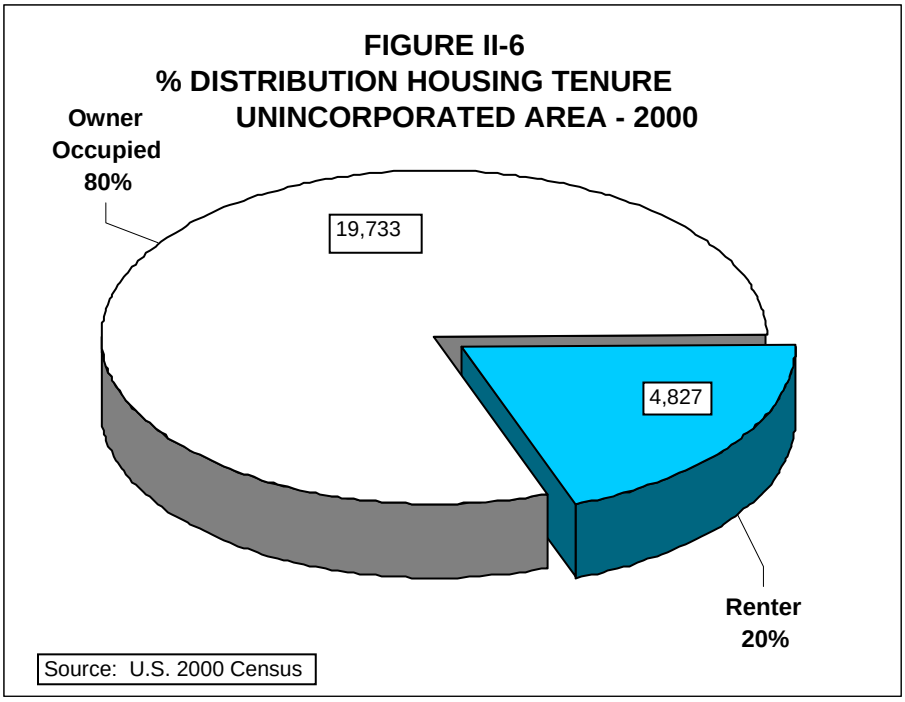


FIGURE II-6
% DISTRIBUTION HOUSING TENURE
UNINCORPORATED AREA - 2000
Owner Occupied 80%
19,733
4,827
Renter 20%
Source: U.S. 2000 Census

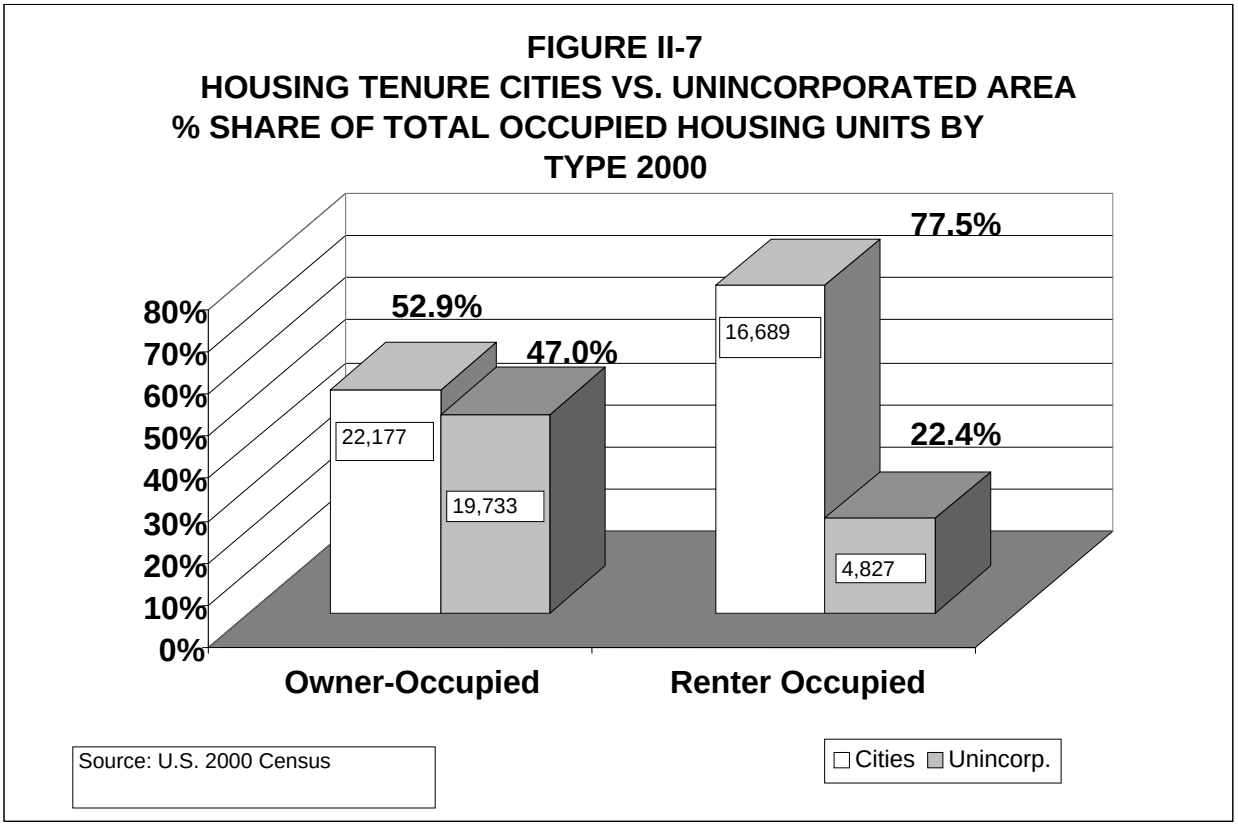


FIGURE II-7
HOUSING TENURE CITIES VS. UNINCORPORATED AREA
% SHARE OF TOTAL OCCUPIED HOUSING UNITS BY
TYPE 2000
80%
70%
60%
50%
40%
30%
20%
10%
0%
52.9%
47.0%
77.5%
22.4%
22,177
19,733
16,689
4,827
Owner-Occupied
Renter Occupied
Source: U.S. 2000 Census
Cities
Unincorp.

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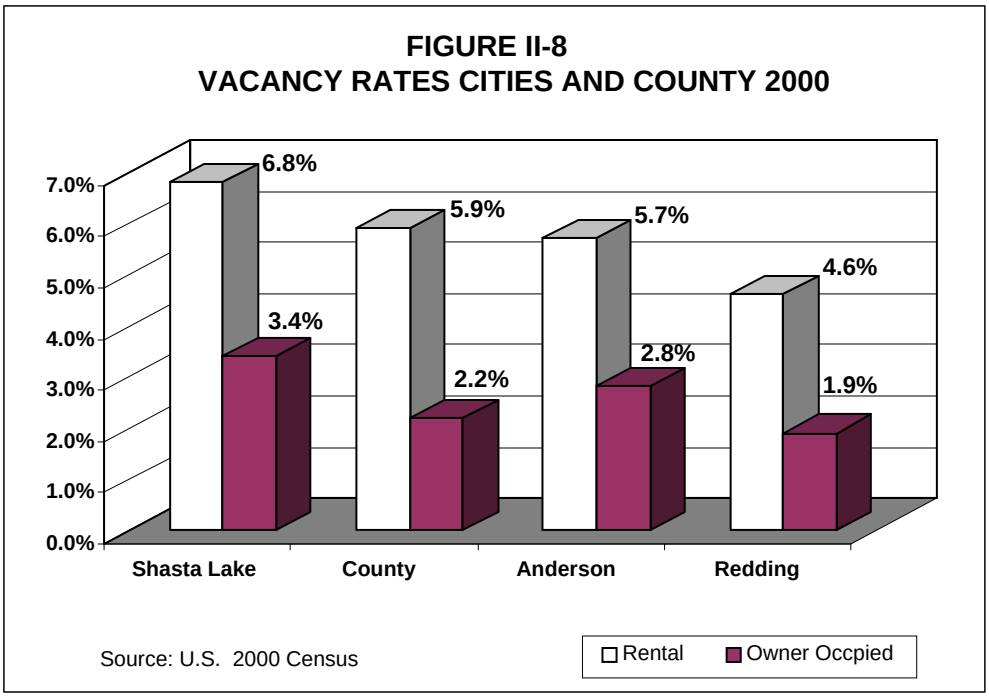
3. Vacancy Rates

Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2-3% for owner-occupied housing is considered desirable while for rental housing the range is 5-6%. Figure II-8 indicates the vacancy status of housing for Shasta County as listed in the 2000 Census. The County showed a owner-occupied vacancy rate of 5.9% and a 2.2% vacancy rate for rental housing. The City of Shasta Lake had the highest vacancy rate for owner-occupied housing at 6.8% while the City of Redding had a 4.6% vacancy for this type of housing. The City of Redding also had the lowest vacancy rate for rental housing while the City of Shasta Lake had the highest vacancy rate for this type of housing at 3.4%. For the unincorporated area, the vacancy rate for owner-occupied units was 11.6% and 9% for rental housing. Due to the recent increase in foreclosures and the credit crisis, the actual vacancy rate is likely higher than those figures shown by the 2000 U.S. Census.



4. Housing Age and Conditions

Related to the condition of the housing stock in the unincorporated area is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years require major renovations to remain in a good livable condition. Figure II-9 illustrates the age of the housing stock in the unincorporated area of the County. Figure II-10 reflects the relative comparison of the age of the housing stock for the unincorporated area with the housing stock for the three Cities. The data tends to indicate a larger proportion of the County's newer housing stock having been built in the incorporated areas.

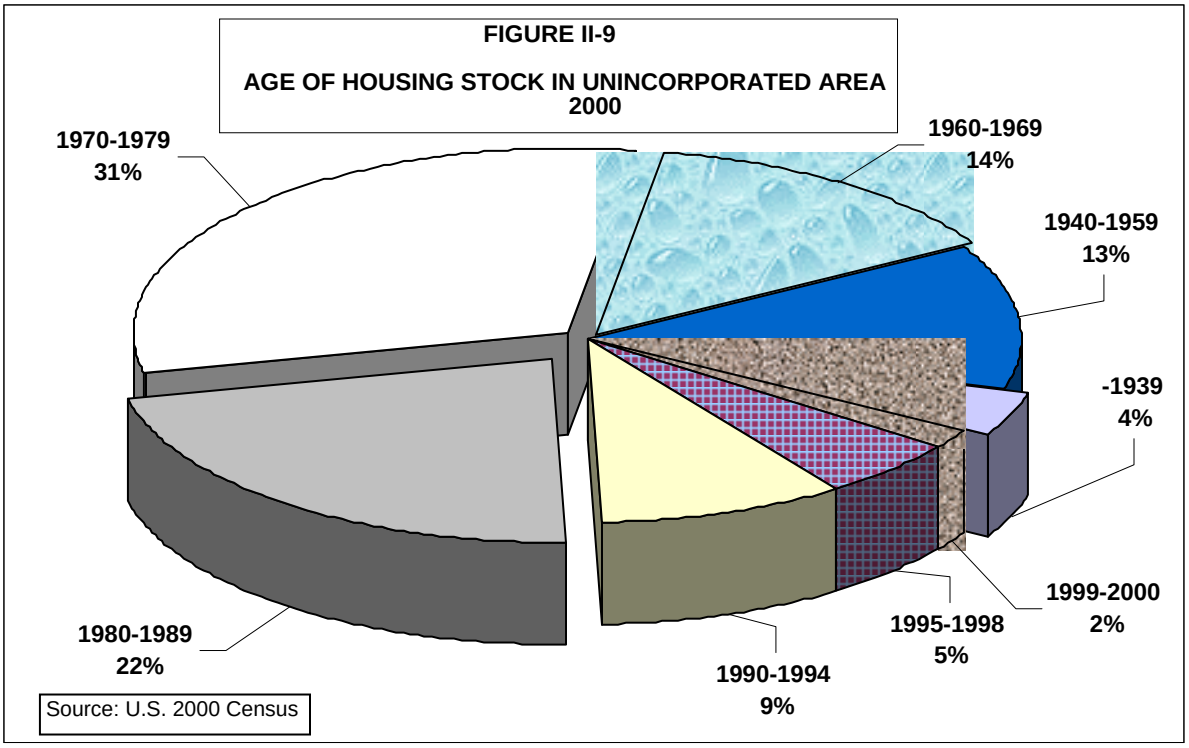


FIGURE II-9
AGE OF HOUSING STOCK IN UNINCORPORATED AREA
2000
1970-1979
31%
1960-1969
14%
1940-1959
13%
-1939
4%
1999-2000
2%
1995-1998
5%
1990-1994
9%
1980-1989
22%
Source: U.S. 2000 Census

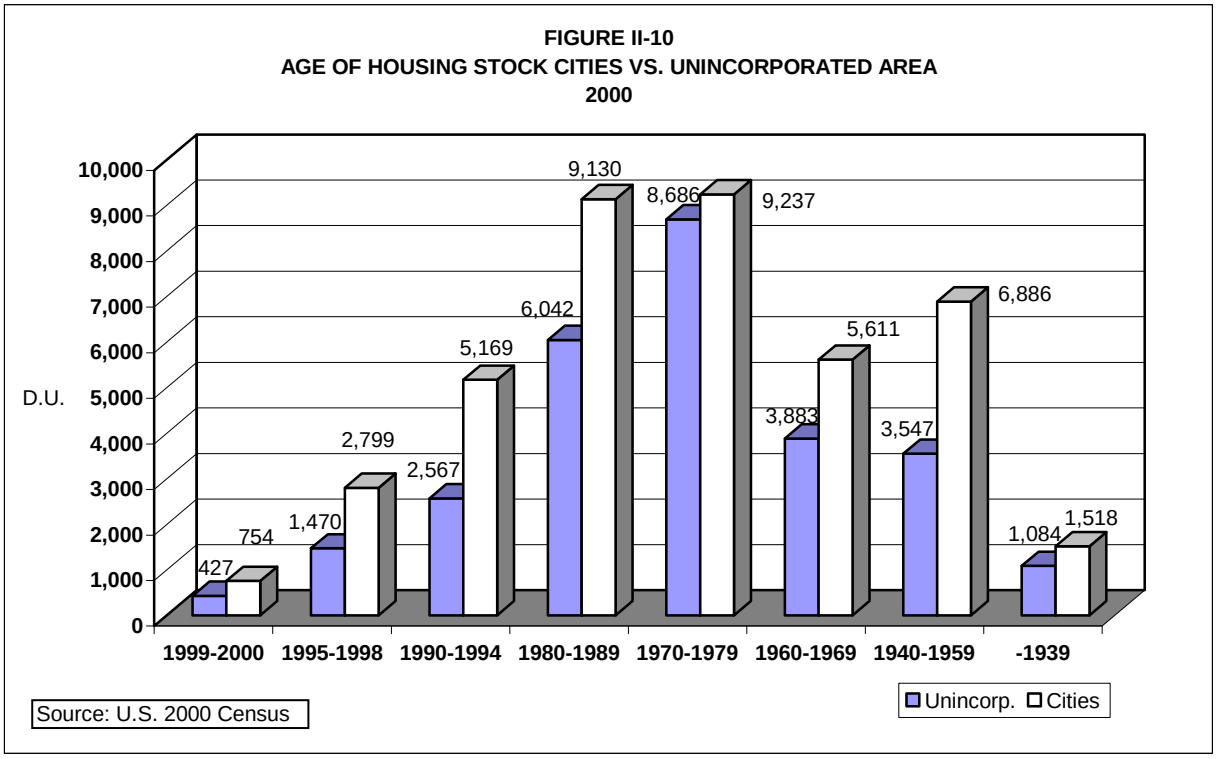


FIGURE II-10
AGE OF HOUSING STOCK CITIES VS. UNINCORPORATED AREA
2000
D.U.
10,000
9,000
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
427
754
1,470
2,799
2,567
5,169
6,042
9,130
8,686
9,237
3,883
5,611
3,547
6,886
1,084
1,518
1999-2000
1995-1998
1990-1994
1980-1989
1970-1979
1960-1969
1940-1959
-1939
Unincorp.
Cities
Source: U.S. 2000 Census

Housing Conditions Survey

A windshield survey conducted as part of the County's Housing Element completed in 1993 was updated in 2002 using building inspectors assigned to each of the ten General Plan planning areas comprising the jurisdiction of the unincorporated area. Only the exterior of housing units was evaluated and considered such factors as foundation, roofing, siding, windows, and doors. The purpose of the survey was to evaluate the condition of the housing stock in the unincorporated area of the County compared with the findings made in 1993 and to help determine the extent of major repair or replacement needed for those housing units. Building permits issued over the past decade were also analyzed using the County's electronic Permit Tracking System. Census 2000 housing units were used as a basis for housing units totals and were updated using a traffic analysis model which assigned population and housing units totals to individual traffic zones covering the entire County.

Housing units were evaluated based on the five categories established by the State Housing and Community Development Department (HCD): Sound, Minor, Moderate, Dilapidated, and Unsafe. The following definitions explain each of the classifications:

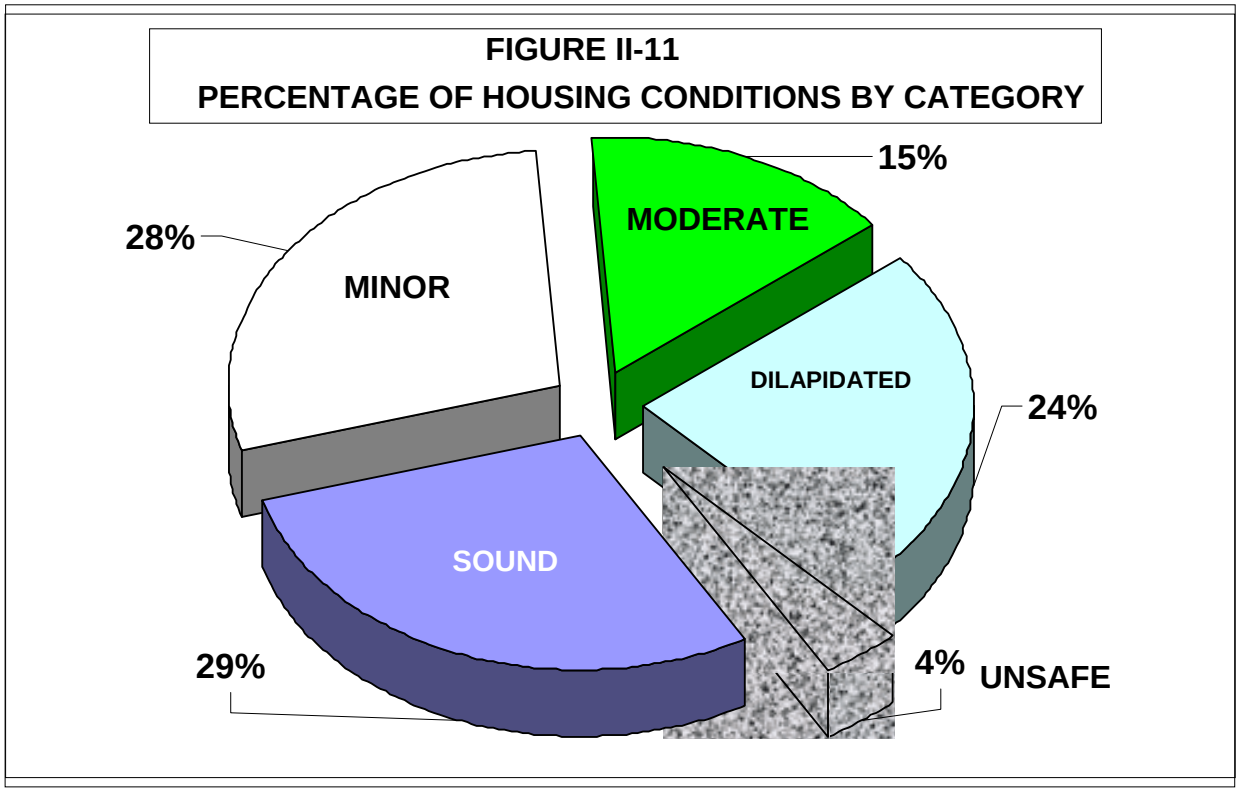
- Sound Units in this category need no repair. There are no apparent problems with any of the building systems.
- Minor Units in this category need some repair. One or two building systems need repair but not replacement.
- Moderate Units in this category require moderate repair with one or two building components which are failing.
- Dilapidated Units in this category require substantial repair with more than two building components in need of major repair or replacement.
- Unsafe Units in this category have most or all of its building components in need of major repair or replacement.

The results of this analysis are shown in Table II-14 and indicate that nearly 60% of the total housing stock of 28,560 units in the unincorporated area is in reasonably good condition (Sound & Minor). Less than one-quarter of the housing stock is in need of major repair (Dilapidated) with less than 5% considered unsafe and in need of replacement. Figure II-11 shows the distribution of housing conditions by category. The largest concentration (28%) of the total of unsafe housing units is located in the South Central Region of the Redding Urban area (299 units) and in the North East Shasta area (24%, 255 units) which includes the communities of Burney, Johnson Park, and Fall River Mills.

TABLE II-14

DISTRIBUTION OF HOUSING CONDITIONS BY PLANNING AREA 2002							
	TOTAL OF UNITS	% SHARE OF TOTAL	SOUND	MINOR	MODERATE	DILAP.	UNSAFE
BIG BEND	750	2.6	195	195	158	150	52
			26%	*26%*	*21%*	*20%*	*7%*
EASTERN FOREST	1,845	6.5	517	517	424	350	37
			30%	*30%*	*20%*	*18%*	*2%*
EASTERN UPLAND	4,054	14.2	1094	1095	892	851	122
			27%	*27%*	*22%*	*21%*	*3%*
FRENCH GULCH	824	2.9	198	198	107	214	107
			24%	*24%*	*13%*	*26%*	*13%*
LASSEN	260	0.9	95	70	7	82	6
			36%	*27%*	*3%*	*32%*	*3%*
EAST SHASTA	3,600	12.6	1008	1008	288	1044	252
			28%	*28%*	*8%*	*29%*	*7%*
NORTHWEST	131	0.5	26	26	28	42	9
			20%	*20%*	*21%*	*32%*	*7%*
SACRAMENTO CANYON	1,335	4.7	323	323	183	395	111
			24.2%	*24.2%*	*13.7%*	*29.6%*	*8.3%*
SOUTH CENTRAL REGION	14,935	52.3	4630	4481	2180	3345	299
			31%	*30%*	*14.6%*	*22.4%*	*2%*
WESTERN UPLAND	826	2.9	182	181	99	281	83
			22%	*22%*	*12%*	*34%*	*10%*
TOTALS	**28,560**		**8,268**	**8,094**	**4,366**	**6,754**	**1,078**
2001 HU's in Unincorporated Area = 28,560			28.9%	28.3%	15.3%	23.6%	3.8%

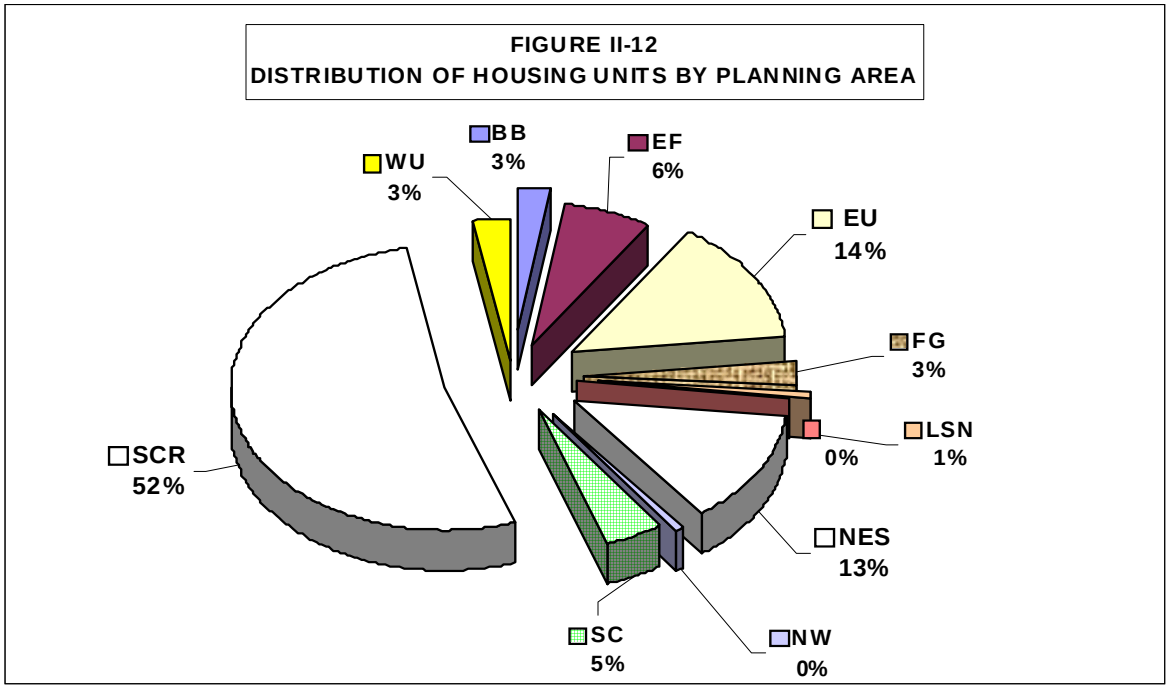
Source: Shasta County Planning Division



Source: Shasta County Planning Division

Figure II-12 shows the distribution of housing units in the unincorporated area by planning area. The South Central Region (SCR) continues to hold the majority of the housing units with approximately a 52% share. The area with the next largest concentration of housing units is the Eastern Upland (EU) area with 14%. The North East Shasta County (NES) areas contain 13%. The areas with the smallest share of housing units are the Lassen (LSN) area (0.9%) and the Northwest (NW) area (0.5%).

Because the existing survey data on housing within Shasta County is nearly 7 years old, a new survey is warranted. Therefore, Implementation Program 34 has been included to require a new housing conditions survey within one year following adoption of this Housing Element.



Source: U.S. 2000 Census

Overcrowding

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is one occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

According the U.S. Census 2000, overcrowding in the unincorporated area of Shasta County was 4 percent (1,023 housing units), compared to 5 percent (1,608 housing units) in Redding, 9 percent (299 housing units) in Anderson, and 6 percent (220 housing units) in Shasta Lake City. Among renters, approximately 4 percent of these housing units (or 192 housing units) were in overcrowded conditions, and approximately 3 percent of these housing units (or 138 housing units) were in severely overcrowded conditions. Among homeowners, approximately 2 percent of these housing units (or 466 housing units) were in overcrowded conditions, and approximately 1 percent of these housing units (or 227 housing units) were in severely overcrowded conditions.

TABLE II-15 OVERCROWDED HOUSING IN SHASTA COUNTY - 2000				
	County Units	%	**Unincorporated Units**	%
Units Occupied	63,426		24,523	
Persons Per Room				
1.00 or less	60,269	95.0	23,515	95.8
1.01 to 1.50*	2,052	3.2	659	2.7
1.51 or more**	1,105	1.8	349	1.5
Totals	63,426	100.0	24,523	100.0
* = Overcrowded ** = Severely Overcrowded		Source: U.S. 2000 Census		

F. HOUSING COSTS AND AFFORDABILITY

1. Housing Prices and Trends

As indicated by Table II-16, housing costs rose in Shasta County through the years 2000 – 2007. Both homeowners and renters have seen an increase in housing costs with homeowners experiencing the greater increase.

Table II-16 Median Homeowner/Renter Costs 2000-2007 Shasta County			
	Year		% Increase
	2000	2007	2000-2006
Median Monthly Ownership cost	$1,025	$1,603	56%
Median Gross Rent	$563	$815	48%
Source: U.S. Census, 2000 and 2007 American Community Survey			

Single-Family Units

As shown by Table II-17, the median price of homes in Shasta County increased significantly between 2000 and 2006. During that time, housing price increases were driven by easy access to credit in combination with the overall attractiveness of the County as a place to live and retire. However, since that time, the median price of homes has significantly declined when lending standards were significantly tightened and increasing number of foreclosed properties entered the market. Job losses and the poor economy both regionally and nationwide have also

limited the potential pool of homeowners to the point where the local supply of homes exceeds the demand.

Table II-17 Median Housing Price 2000-2009 Shasta County					
	Year			% Change	
	2000	2006	2009	2000-2006	2006-2009
Housing price	$118,000	$290,800	$192,500	146%	-34%
Source: Shasta County Board of Realtors, January 2010					

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. In the first quarter of 2009, the average cost of a used mobile home over a four-month period ranged in price from approximately $27,200 to $53,209 depending upon the size, amenities, and age (*Source: Shasta County Board of Realtors, Jan-April 2009*). Overall, 8,071 mobile homes are located in the unincorporated area of Shasta County (*Source: Department of Finance, Table E-5, 1/1/2009*). As shown by Table II-18, there are 69 mobile home parks in the unincorporated area of the County with a total of 1,941 permitted spaces. Mobile home park owners responding to a phone survey conducted by County staff in February 2010, shows at least 64 spaces designated for mobile homes within these parks are currently vacant. Most mobile home parks are located near the cities of Redding and Anderson.

In addition to the cost of a mobile home, owners must either purchase a residential site or rent a mobile home space. The cost of renting a space ranges roughly from $190 to $450 per month with the median rent being $325 per month (according to the phone survey). The rent typically included water, sewer, and garbage services. In order to increase the amount of affordable housing, the County will amend the Zoning Plan to encourage the development of more mobile home parks within the County (see Implementation Program 24).

Table II-18						
Mobile Home Parks						
Unincorporated Shasta County						
Name	Spaces	Location		Name	Spaces	Location
Balls Ferry	25	near Anderson		Las Colinas MP	65	Burney
Caravan MHP	54	near Anderson		Crystal Cassel MP	18	Cassel
De Luxe MHP	79	near Anderson		Best in the West Resort	12	Castella
Midway TP	29	near Anderson		Castle Crags River Resort	21	Castella
Shady Hill MHP	20	near Anderson		Gotcha Creek MHP	9	Cottonwood
Bixby Knolls MHP	51	near Anderson		W. Cottonwood Apts.	3	Cottonwood
Zufalls MHP	70	near Anderson		Cottonwood Oak Estates	38	Cottonwood
Olinda TP	12	near Anderson		Cottonwood Estates	39	Cottonwood
Whispering Waters MHP	8	near Anderson		Frontier MHP	42	Cottonwood
Red Hill MHP	24	near Anderson		Black Lane MHP	3	Cottonwood
El Rio Estates	155	near Anderson		Amberwood MHP	32	Cottonwood
Ritters TP	3	near Anderson		Rustic TP	29	Dunsmuir
Lonetree MHP	26	near Anderson		Clear Creek Mobile Estates	85	French Gulch
Sunrise MHP	16	near Anderson		Salt Creek Resort	15	Lakehead
Spanish Gulch Estates	3	near Anderson		Antlers RV Park	20	Lakehead
Indian Springs TP	3	Big Bend		Lakeshore Inn	10	Lakehead
Big Bend Mobile Estates	30	Big Bend		Pine Grove Park	12	MacArthur
Shasta MHP	25	Burney		McArthur MHP	34	MacArthur
Lamplighter Mobile Village	24	Burney		129 Pines	3	MacArthur
Rainbows End TP	7	Burney		Hillcrest Home & Hideaway	7	Montgomery Creek
Burney Falls Modular Estates	29	Burney		Topland MHP	9	Palo Cedro
Garden Lane MHP	3	Burney		Fawndale Lodge	3	near Redding
Burney Falls Trailer Resort	18	Burney		Fawndale TP	4	near Redding

				Spring Branch	33	near Redding

Table II-18 (cont.)						
Mobile Home Parks						
Unincorporated Shasta County						
Name	Spaces	Location		Name	Spaces	Location
Mountain Gate MHP	36	near Redding		Riverland MH Ranch	92	near Redding
Rio Vista Mobile Estates	18	near Redding		R/R MHP	31	near Redding
Park Villa MHP	68	near Redding		Clover Park	2	near Redding
Wonderland MHP	33	near Redding		Cedar Creek MHP	20	Round Mountain
Redding Lakeside Mobile Estates	34	near Redding		Frontier Hills MHP	28	Shasta
Quartz Point MHP	31	near Redding		Old Shasta MHP	13	Shasta
Brookside MHP	41	near Redding		Pine Ridge Park Estates	12	Shingletown
Pacheco Trailer Court	9	near Redding		Creekside Mobile Estates	32	Shingletown
Lazy Landing MHP	112	near Redding		Inwood Oaks TP	2	Shingletown
Rapid River MHP	42	near Redding		Mill Creek RV Park	12	Shingletown
River Bend MP	8	near Redding		Whitmore TP	5	Whitmore
Total Mobile Home Spaces in Shasta County (unincorporated): 1,941 Spaces						
Source: www.hcd.ca.gov/ParksListing						

2. Housing Affordability

According to HUD, housing is considered affordable if a household spends no more than 30% of its income on housing. Table II-19 identifies housing affordability levels by family size based on the California Department of Housing and Community Development's *2009 Income Limits* for Shasta County. As indicated by Table II-19, extremely low, very-low and low-income households regardless of household size cannot afford the median sales price in any area of the County. Moderate-income families with 3 or more person would be able to afford the median sales price for housing. Overall, mobile homes offer the more affordable alternatives for these income groups. As noted earlier, housing values have been declining since 2007, following the large increase in prices from 2000 to 2006, which is making home ownership more affordable. Home prices are expected to fall into 2010, before any modest recovery in home prices were to occur. This is primarily due to the large inventory of foreclosed homes within the County.

TABLE II-19
Ability to Pay for Housing Based on HUD Income Limits*
Shasta County
2009

Extremely Low-Income Households - 30% of Median Family Income						
	Studio	**1BR**	**2BR**	**3BR**	**4BR**	**5BR**
Number of Persons	1	2	3	4	5	6
Income Level	$11,750	$13,400	$15,100	$16,750	$18,100	$19,450
Max. Monthly Gross Rent**	$294	$335	$377	$419	$453	$486
Max. Purchase Price***	$40,600	$46,200	$51,900	$57,800	$62,500	$67,108
Very Low-Income Households - 50% of Median Family Income						
	Studio	**1BR**	**2BR**	**3BR**	**4BR**	**5BR**
Number of Persons	1	2	3	4	5	6
Income Level	$19,550	$22,300	$25,100	$27,900	$30,150	$32,350
Max. Monthly Gross Rent**	$489	$557	$627	$697	$754	$809
Max. Purchase Price***	$67,500	$77,000	$86,600	$96,200	$104,100	$111,700
Low-Income Households - 80% of Median Family Income						
	Studio	**1BR**	**2BR**	**3BR**	**4BR**	**5BR**
Number of Persons	1	2	3	4	5	6
Income Level	$31,250	$35,700	$40,200	$44,650	$48,200	$51,800
Max. Monthly Gross Rent**	$781	$893	$1,005	$1,116	$1,205	$1,295
Max. Purchase Price***	$108,000	$123,200	$138,700	$154,200	$166,700	$179,500
Moderate-Income Households - 120% of Median Family Income						
	Studio	**1BR**	**2BR**	**3BR**	**4BR**	**5BR**
Number of Persons	1	2	3	4	5	6
Income Level	$46,481	$53,472	$60,216	$66,840	$72,154	$77,543
Max. Monthly Gross Rent**	$1,162	$1,337	$1,505	$1,671	$1,804	$1,939
Max. Purchase Price***	$161,500	$185,500	$208,600	$231,300	$249,000	$267,600

Notes:

* Based on Shasta County FY 2009 Median Family Income

** Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.

*** Assumes 95% loan@ 5.5% annual interest rate and 30 year term; assumes taxes, mortgage insurance, and homeowner's insurance account for 21% of total monthly payments.

Sources: HUD FY2009 Shasta County Income Limits, www.realtor.com, Shasta County Planning Division

Indicative of the limited range of housing options for lower income groups, is the recent action taken by the Shasta County Department of Housing. Faced with increasing housing costs, the Department of Housing was granted approval by the Board of Supervisors for an amendment to the County's HOME contracts that increases the maximum allowable purchase price from $150,000 to $ 225,000. This will provide further opportunities for low-income families to purchase homes.

The number of families assisted with the Down Payment Assistance Program (DAP) has been reduced from 51 in 1999, to 11 in 2007.

To help bridge the gap for low-income families seeking to own a home, the Shasta County Department of Housing offers the Downpayment Assistance Program (DAP) program. The County administers the program for the unincorporated areas of Shasta County. The program may be used for homes up to a purchase price of $225,000. The program covers up to 40% of the purchase price, with a maximum of $80,000. Buyers must provide at least 3% of the purchase price which does not necessarily need to be the buyer's own money. Borrowers must have clean credit records and a steady income. Since 1994, when this program was initiated, the County has approved 319 DAP loans in the unincorporated areas.

Rental Rates

Similar to housing prices, rents also increased between 2000 and 2006. As shown by Table II-16, the median rent for housing increased from $563 to $815 (or by 48%) in Shasta County during this period of time. Table II-20 identifies the Fair Market Rent (FMR) for Shasta County as determined by California Department of Housing and Community Development (HUD). HUD determines the Fair Market Rent (FMR) for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMR's for a variety of purposes, such as determining the eligibility of rental units for Section 8 Housing Assistance Payments programs; Section 8 Rental Certificate program participants may not rent units whose rents exceed the FMR; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

Table II-20	
HUD Fair Market Rents	
Shasta County	
2009	
Bedrooms in Unit	**Fair Market Rent (FMR)**
Studio	$566
1 Bedroom	$659
2 Bedrooms	$802
3 Bedrooms	$1,170
4 Bedrooms	$1,410
Source: www.huduser.org/datasets 2009 FY FMR	

Rental Affordability

Table II-21 shows the average monthly rents for homes in Shasta County based on internet rental listings in January 2010. Median monthly rents for 1-, 2-, and 3-bedroom units are lower than the HUD FMR shown in Table II-20. At these rent levels, a median 1 bedroom rental ($600 monthly rent) would likely be affordable (depending upon utility costs) to a 1 person low-income household (can afford $781 rent and utilities). A median 2-bedroom rental unit ($750 per month) would likely be affordable to a 3 person low-income household (can afford

$1,005 rent and utilities). But a median 3-bedroom rental unit ($1,100 per rent) would probably not be affordable to a low-income family of 4 (can afford $1,116 monthly rent and utilities) without assistance.

TABLE II-21 HOUSING RENT IN SHASTA COUNTY (UNINCORPORATED AREAS)		
1 Bedroom	**2 Bedroom**	**3 Bedroom**
$550-$750 Median $600	$500-1075 Median $750	$750-$1895 Median $1,100
Sources: www.craigslist.org, and www.shastaproperties.com, data compiled for month of January 2010		

Unlike the cost of homeownership in Shasta County, rents are more affordable to households with moderate and low-incomes; however market rents are still out of reach to individuals and families of extremely low and very low-incomes. As shown in Table II-19, a very low-income family of 4 can afford a maximum of $697 for monthly rent and utilities. The median 3-bedroom dwelling unit ($1,100) is out of their affordable price range. Overall, households in the extremely low and very low-income categories are in need of some type of subsidized rental housing.

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. The Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households. Detailed CHAS data based on the 2000 Census for the unincorporated portion of Shasta County is displayed in the tables below.

In 2000, 30.1% of all households located in the unincorporated portion of Shasta County overpaid for housing with renter households paying a slightly higher proportional amount of 33.5% (see Table II-22).

Table II-22: Total Households Overpaying (more than 30% of Income) - 2000			
Households	**Renters**	**Owners**	**Total**
All Households	4,789	24,564	29,353
Number of Households Overpaying	1,605	7,250	8,855
% of All Households Overpaying	33.5%	29.5%	30.1%
Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data			

Of the 8,855 households overpaying for housing in the unincorporated portion of Shasta County, 727 renter households, or 45.3%, were severely overpaying and 3,065 owner households, or 42.3%, were severely overpaying (see Table II-23).

Table II-23: Total Households Severely Overpaying (more than 50% of Income) - 2000			
Households	**Renters**	**Owners**	**Total**
Number of Households Overpaying	1,605	7,250	8,855
Number of Households Severely Overpaying	727	3,065	3,792
% of Households Severely Overpaying	45.3%	42.3 %	42.8 %
Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data			

In general, overpayment disproportionately affects lower income households which represent 73.8% of overpayment situations in the unincorporated portion of Shasta County. Further, lower income renter households comprised 89.5% of the overpayment situations for renter households. This emphasizes the affordability gap between market rents and affordable housing costs for lower income households. For example, current median market rents of $750 for a two-bedroom unit and $1,100 for a three-bedroom unit is out of reach for very-low income households who can only afford up to $697. The situation for extremely low-income households is even worse. These families can only afford $419 a month for rent (see Table II-19).

Table II-24 : Lower Income Households Overpaying (2000)			
Households	**Renters**	**Owners**	**Total**
Total Households Overpaying	1,605	7,250	8,855
LOWER INCOME HOUSEHOLDS			
Total Lower Income Households	2,680	9,149	11,829
Lower Income Households Overpaying (30% of Income)	1,438	5,101	6,539
Lower Income Households Overpaying (50% of Income)	1,002	3,380	4,382
Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data			

Overpayment also fluctuates by household size in Shasta County. For example, 46.2% of smaller renter households (2-4 persons) were overpaying, while only 16.2% of smaller elderly renter households were overpaying.

Table II-25: Overpaying Households by Household Size (2000)		
Household Type	**Renter**	**Owner**
Elderly 1& 2	16.2%	31.1%
Small 2-4	46.2%	42.5%
Large	9.5%	8.6%
Other	28.1%	17.2%

Total	100%	100%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data

3. Assisted Housing At-Risk of Conversion

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments that are eligible to change from Low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from Low-income use and the total number of elderly and non-elderly units that could be lost from the locality's Low-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

In August 2009, the California Housing Partnership Corporation reported that the unincorporated portion of the Shasta County has 120 federally assisted units. Table II-26 indicates the extent of subsidized multi-family rental housing in the unincorporated area of the County, the subsidy programs that are in place for each project, and the likelihood of current housing assisted programs to convert to market-rate programs that would not provide assistance to Low-income persons or families. As seen from this information, there are three government-assisted properties with a total of 120 units, consisting of general and senior housing funded primarily by USDA Section 515 and HUD Section 8 programs.

TABLE II-26 SUMMARY OF AT-RISK SUBSIDIZED HOUSING UNITS

SHASTA COUNTY 2009

Project	Address	No. & Type of Units	Type of Subsidy	Current Owner	Earliest Date of Expiration	At-Risk
1. Burney Villa Apts.	20181 Hudson Street Burney, CA 96013	40 Family	USDA 515	Burney Villa Apts. Limited Partnership	2045	No
2. Cedar Wood Apts.	24845 Fort Crook Avenue Fall River Mills, CA 96028	38 Family & Disabled	USDA 515	Cedar Wood Apts. Limited Partnership	2038	No
3. Mountain Senior Center Apts.	20635 Roff Way Burney, CA 96013	42 – Elderly & Disabled	USDA 515	Mountain Senior Center Apts. Limited Partnership	2006	Yes

Source: Shasta County Planning Division

One of these properties, Mountain Senior Center Apts. has restricted use provisions that expired in 2006, and therefore could be considered to be at-risk. The manager of this complex has indicated that they see little likelihood this project would convert to market rate, non-subsidized operations. They also state that they are currently looking at rehabilitating these units and will likely renew their loans with the USDA for a 30-50 year financing term. In addition, given the need for this project and the special clientele it serves coupled with the fragile economic conditions existing in the Burney area, it does not appear likely that this project would be converting to a market rate financed project or to a non, Low-income use within the near future. These conclusions are based on discussions with staff of the USDA Office in Redding, California, regarding the Rural Housing Services 515 Rural Rental Housing Loan Program - United States Housing Act of 1949.

Although it is unlikely that these affordable housing units would be lost, California Housing Element Law requires jurisdictions to prepare an analysis of the cost of replacement for such units The following information in Table II-27 is provided for replacement costs (i.e., new construction or rehabilitation) of the Mountain Senior Center Apartments in Burney. As shown within this table, the total cost of producing new of a type similar to the existing units is

estimated at $5,400,000 while rehabilitation costs of the existing units are estimated at $3,360,000.

TABLE II-27 ASSISTED MULTI-FAMILY UNITS AT-RISK OF CONVERTING TO MARKET RATE & ESTIMATED COSTS FOR REPLACEMENT, PRESERVATION, AND REHABILITATION MOUNTAIN SENIOR CENTER APARTMENTS (42 Units)				
	LAND ACQUISITION	**CONSTRUCTION**	**FINANCING & DEVELOPMENT**	**TOTAL COSTS**
1. NEW CONSTRUCTION/ REPLACEMENT	2.5 ACRES @$60,000/acre = $150,000	$110,000/unit = $4,620,000	$15,000/unit = $630,000	$5,400,000
	ACQUISITION	**REHABILITATION**		
2. REHABILITATION	$35,000/unit = $1,470,000	$30,000/unit = $1,260,000	$15,000/unit = $630,000	$3,360,000

Note: Costs estimated for new construction, replacement or rehabilitation are based on average building costs for Shasta County. Land acquisition and financing and development costs are based on an average of typical costs incurred in the development of small to medium sized multiple-family projects built in Shasta County. Actual costs vary with the complexity of each project, site-specific improvement costs and individual financing packages.

Rent-assisted projects such as the Mountain Senior Center Apartments that may be considered "at-risk" during the period of this Housing Element can be preserved through the management and operation of qualified, non-profit entities. In Shasta County, four organizations which HCD considers to be qualified to own and/or manage affordable units are:

I. Christian Church Homes of Northern California, Inc. 303 Hegenberger Road, Suite 201, Oakland, CA.

II. Community Housing Improvement Program, Inc., 1001 Willow Street, Chico, CA.

III. Northern Valley Catholic Social Service, 1020 Market Street, Redding, CA.

IV. Rural California Housing Corp. 3120 Freeboard Drive, Ste. 202 West Sacramento, CA

Source: California HCD – http://hcd.ca.gov/hpd/hrc/tech/presrv/hpd00-01.xls

G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their "fair share" of existing and future housing needs for all income groups, as determined by the California Department of Housing and Community Development. The Regional Housing Needs Allocation (RHNA) is a State-mandated process devised to

distribute planning responsibility for housing need throughout the State of California. The regional housing needs for the unincorporated portion of Shasta County, as shown by Table II-28 below, is allocated by HCD and currently covers a time period from 2007-2014.

TABLE II-28
SHASTA COUNTY HOUSING ALLOCATION (2007-2014)

Income Group	Shasta County Regional Share (units)
Very Low*	970
Low	666
Moderate	729
Above Moderate	1,593
Total	3,958

* 50% of the County's very low-income housing needs (485 units) are for extremely low-income households, which is defined as those families earning less than 30% of median income.