

## V. HOUSING PLAN

Sections II, III, and IV of the Housing Element establish the housing needs, opportunities and constraints in Shasta County. This Plan sets forth the County's goals, policies and implementation programs to address identified housing needs.

### A. GOALS AND POLICIES

These policies are targeted towards supporting and increasing the supply of affordable housing to lower income and special needs groups by providing broad guidance in the development of future plans and programs.

#### HOUSING SUPPLY

**GOALS:** To establish and implement policies and programs that will:

1. Contribute to the provision of an adequate supply and diversity of safe, healthy, and affordable housing for all income levels to meet the needs of residents in the unincorporated areas of Shasta County.
2. Satisfy the requirements of the Regional Housing Needs Allocation Plan for Shasta County for the 2009-2014 Housing Element period, as follows: Very Low-income - 970 units; Low-income - 666 units; Moderate Income - 729 units; and Above Moderate Income – 1,593 units.

#### **POLICIES:**

- HS-1. The County will identify and maintain an adequate supply of developable land in each residential land use designation and zoning category for both owner-occupied as well as rental units (including manufactured housing and mobile homes) to accommodate projected population increases and to minimize very low residential vacancy rates. Where feasible, potential development areas reasonably close to major employment centers will be emphasized.
- HS-2. The County will strive to maintain a surplus of developable, accessible residential land throughout the next five years equivalent to at least a fifteen-year supply. This inventory will help compensate for urban and suburban land left vacant due to ownership and development constraints and help to create an available and useable supply. This policy is consistent with policy CO-c of the Community Organization and Development Pattern Element of the General Plan.
- HS-3. The County will work toward providing suitable areas in which to develop and maintain all types of housing consistent with public health and safety standards and which conserve natural resources without significantly increasing the cost of housing.
- HS-4. The County will monitor residential land inventories in an effort to maintain an adequate supply of developable areas, supplied with community water and sewer services for use in developing sites for multiple-family and second single-family units consistent with State law.

- HS-5. The County will accommodate affordable housing projects in areas where public and private services are adequate or can be cost-effectively extended to serve allocated densities and the development is consistent with adopted General Plan policies and County development standards.
- HS-6 The County will promote new and infill development in areas where public or private sewer and water services exist or can be provided or where plans have been approved for phased implementation of these and other services such as road systems, schools, fire protection, and law enforcement. This policy is consistent with policy Co-s of the Community Organization and Development Pattern Element of the General Plan.
- HS-7. The County will annually review the General Plan to ensure that a sufficient supply of urban and suburban densities in appropriate areas is provided where public and/or private sewer and water services exist or can be reasonably provided and where surrounding land uses will not be adversely affected. As part of this effort, the County will evaluate its development regulations to improve and expand existing incentives that promote and encourage mixed use development in residential as well as areas of non-residentially designated land in an effort to maximize the amount of affordable housing within specified density ranges.
- HS-8. The County, through its Department of Public Works, will explore the feasibility of expanding existing Community Service Areas (CSA) providing public sewer and/or water service or establishing new CSA districts as a means to increase the potential for new affordable housing projects where a demonstrated need exists and property owners can pay their prorated share of development and annual maintenance costs.
- HS-9. The County will explore the feasibility of pursuing State and federal funding programs that have the potential of providing assistance in upgrading, expanding, or developing new public sewer and/or water services to accommodate affordable housing projects in areas consistent with General Plan policies and adopted community plans.
- HS-10. Where practicable, the County will coordinate its housing programs with the Cities of Anderson, Redding, and Shasta Lake to help meet regional housing needs. This policy is consistent with policy CO-a of the Community Organization and Development Pattern Element of the General Plan.
- HS-11. The County will cooperate with local private and non-profit agencies to promote a variety of low cost home ownership/rental options as a means to reduce overcrowding and the price of housing.
- HS-12. The County will encourage and support new projects containing a mixture of housing types of the highest possible quality affordable to all income groups. Emphasis will be given to those projects featuring unique architectural and site design features compatible with adjacent residential uses.
- HS-13. The County will continue to evaluate and implement a broad range of production incentives and bonuses for use by developers to encourage construction of a variety of housing projects featuring a mixture of housing types affordable to the Very Low, Low, and Moderate income households.

- HS-14. The County will promote the use of manufactured housing as a viable method to help meet the County's housing needs and will designate appropriate development areas in sufficient quantities for both mobile home and manufactured housing.

## **CONSERVATION AND REHABILITATION**

**GOAL:** To conserve, improve, and expand the inventory of existing affordable housing stock in the unincorporated areas of the County, specifically to realize the conservation and/or rehabilitation of the following units: Rehabilitation (150): 60 units - Very Low-income; 55 units - Low-income; 25 units - Moderate Income; and 10 units - Above Moderate Income; Conservation; 120 units

### **POLICIES:**

- HR-1. The County will explore the use of tax increment funds generated by the County Redevelopment Agency for use in establishing new programs within the Redevelopment area oriented toward providing affordable housing options for Very Low, Low, and Moderate income households.
- HR-2. The County will continue to seek new State and federal funding for expansion and improvement of the housing stock and to develop affordable housing, both owner-occupied as well as rental housing, for Very Low, Low, and Moderate income households.
- HR-3. The County will increase its efforts to seek new State and Federal funding, including planning and technical assistance grants, to rehabilitate housing. Housing rehabilitation efforts shall continue to be given high priority in the use of Community Development Block Grant (CDBG) funds.
- HR-4. The County will endeavor to expand the Housing Choice Voucher Program to serve a greater number of qualified households.
- HR-5. When funding is available, the County will continue to coordinate its programs with local housing organizations to promote revitalization and private reinvestment in older residential neighborhoods, rural community centers, and to encourage private rehabilitation of housing. This will be done in conjunction with parallel efforts by the County to ensure that road systems, drainage, and similar community infrastructure is adequately maintained to enhance the living environment and improve property values.
- HR-6. The County will continue to seek State and federal technical assistance grants for development and/or improvement of community water and sewer facilities in order to accommodate and expand a range of affordable housing options.
- HR-7. The County will evaluate the benefits of creating new or expanding existing Community Service Areas in special circumstances as one way to help finance and maintain community sewer, water, drainage, and road systems to accommodate new and existing development in designated growth areas.
- HR-8. The County will evaluate options and work to implement feasible programs that can provide for an equitable sharing of financing and maintenance costs of public facilities and services for new residential development.

- HR-9. Through its ongoing countywide code enforcement program, the County will work to help maintain and improve the housing stock to ensure that it meets all applicable public health, safety, fire, and other applicable development standards. As part of this effort, the County will encourage and assist property owners and renters in seeking effective, affordable strategies to provide maintenance of housing units.
- HR-10. The County will promote public awareness of the range of available rehabilitation assistance and purchase programs to homeowners and landlords and distribute pertinent literature within those communities and rural areas where such programs would be suited or are needed.
- HR-11. The County will coordinate efforts with local, State and federal agencies as well as private groups to identify and implement those rehabilitation and purchase programs that have the greatest potential for addressing housing stock deficiencies.
- HR-12. The County will continue its efforts to accommodate a variety of housing types and will encourage the use of alternative, innovative, and appropriate technology in new construction and rehabilitation work.

### **HOUSING DEVELOPMENT CONSTRAINTS**

**GOAL:** To continue to reduce, and where practical and legal remove County constraints, which hinder or impede the development of affordable housing projects.

#### **POLICIES:**

- HC-1. The County will periodically evaluate and update its policies, regulations, standards, and procedures related to housing development to reduce or eliminate those practices or processing requirements that have the potential to add to housing costs but do not compromise other community development objectives.
- HC-2. The County will work to ensure, promote, and facilitate efficient processing of housing projects which are consistent with General Plan policies and County development standards.
- HC-3. The County will continually evaluate the need to combine and/or reorganize departmental functions as part of an ongoing effort to monitor and modify, as needed, the central permit processing system to maximize its efficiency.
- HC-4. The County will evaluate the need to revise current development standards, including Zoning Plan provisions, as part of an ongoing effort to expand the choice and locations of affordable residential housing types and designs.
- HC-5. The County will monitor, as needed, applicable regulations which govern the conversion of rental housing (i.e., apartments and mobile home parks, etc.) to condominiums and recommend revisions as may be needed to preserve affordable housing stock.
- HC-6. The County will continue to accommodate manufactured housing on permanent foundations and mobile homes, both subject to applicable residential design and safety standards, and will ensure that those units are compatible with surrounding neighborhood characteristics.

- HC-7. The County will promote and implement measures, including the prohibition of commercial and industrial intrusions, to preserve and protect architecturally and historically significant residential structures and areas, particularly when developing community plans.
- HC-8. The County, through the auspices of the Department of Housing and Department of Resource Management, will provide public information describing approved residential projects and locations and amount of vacant developable land.
- HC-9. The County will maintain information on State and federal programs that can be used to finance and operate housing developments, particularly those that will include units for Low and Moderate income households.
- HC-10. The County will maintain population, housing costs, household income, employment, or other data which may useful in completing applications for government housing grants.
- HC-11. The County will support the Cities of Redding, Anderson, and Shasta Lake to investigate potential expansion of existing non-profit housing activities that may lead to the development of cooperative regional housing projects and/or programs for below-market-rate financing and tax incentives for the development of Low and Moderate income housing and supportive community facilities.
- HC-12. The Housing Element shall be updated every five years in accordance with State law. Progress in meeting housing program targets shall be included as part of the annual report to the Planning Commission describing the performance of the General Plan and potential refinements needed to contribute to realizing housing goals.

**SPECIAL NEEDS**

**GOAL:** To continue to work collectively with local agencies to enhance and expand the outreach of programs designed to provide accessible and affordable housing, including supportive services, for those persons with special needs including the elderly, large families, single mothers, children, developmentally and physically disabled persons, the mentally ill, farmworkers, and the homeless.

**POLICIES:**

- HN-1. The County will continue to emphasize the needs of special groups, including the physically and mentally disabled, large families, the elderly, and families and individuals with lower incomes in all housing programs it sponsors.
- HN-2. The County will encourage and support public and private agencies in their efforts to develop new or expand existing services and facilities that accommodate the diverse requirements of special needs households and persons.
- HN-3. The County will continue to explore potential sites in suitable areas for second single-family residences, senior citizen housing, and family care mobile homes that supply temporary housing for the elderly and those requiring special medical attention.
- HN-4. The County will actively seek suitable programs and funding support for current and new programs, including effective counseling services, designed to address the specific needs of the homeless population in the County.

- HN-5. The County will continue to work with surrounding jurisdictions to actively participate in and support regional programs that address the needs of the homeless, including emergency and transitional housing.
- HN-6. The County will continue to participate in and assist community-based organizations which provide services or information regarding the availability of services to the homeless.
- HN-7. The County will continue its support of and participation in the City of Redding/County of Shasta Continuum of Care program as one of the most effective mechanisms to address the homeless and transitional housing needs in Shasta County.
- HN-8. The County will support and work actively to identify the housing needs of farmworkers in Shasta County and cooperate with public and private agencies to seek the most appropriate programs and funding support to implement strategies leading to the rehabilitation of existing and/or the construction of new housing units.
- HN-9. The County will evaluate the merits of revising existing development regulations to allow the use of "Single Room Occupancy" (SRO) units such as older motel units and rentals units above retail uses in appropriate locations where incompatible land uses will not be created and supportive community facilities such as sewer, water, and fire prevention can or will be provided. If found feasible, the County will proceed with developing and implementing new development standards that would encourage development of this special type of housing as one alternative to the demand for transitional, emergency, and/or homeless housing.

## **ENERGY CONSERVATION**

**GOAL:** To explore, implement, and promote energy conservation practices in all eligible existing and new housing projects.

### **POLICIES:**

- HE-1. The County will continue to require that the design of all new residential developments take advantage of solar access as required by the Subdivision Map Act.
- HE-2. The County will promote energy conservation measures in new and existing units to help minimize the impact of utility bills on household income.
- HE-3. The County will require that new units constructed in Shasta County comply with State energy conservation (or mobile home construction) standards.
- HE-4. The County will continue to enforce Title 24 of the California Administrative Code which requires energy conservation devices or features to be incorporated in all new housing development.
- HE-5. The County will seek and promote programs each year to assist the Very Low and Low-income groups to rehabilitate, repair, and weatherize their housing through Community Development Block Grant and USDA Rural Development Administration Funds.

- HE-6. Where feasible, the County will encourage innovative land use designs as an effective measure to improve energy conservation.
- HE-7. The County will evaluate the feasibility of initiating developer incentives for greater use of active and passive energy conservation features in new and rehabilitation residential projects.
- HE-8. The County will explore alternatives to enhance public education regarding the benefits of implementing energy conservation in all residential buildings through cooperative programs with other public, private, and non-profit organizations.
- HE-9. The County will encourage support of and participation in Pacific Gas and Electric Company programs to increase awareness and education regarding energy conservation measures.

## **FAIR HOUSING**

**GOAL:** To continue to utilize all feasible means to promote, expand, and ensure equal access to available safe, decent, affordable housing opportunities in the unincorporated area without bias or prejudice for any reason for all economic segments of the County.

### **POLICIES:**

- HF-1. The County will strive to prohibit and eliminate all forms of discrimination in housing within its jurisdiction where it is found to exist.
- HF-2. All County housing programs shall require equal access to every housing project for all persons regardless of race, color, sex, religion, national origin, age, or disability.
- HF-3. The County will continue to promote and comply with and make information on the enforcement practices of the State Fair Employment and Housing Commission available to the public at convenient and accessible locations.
- HF-4. The County will assist alleged victims of discrimination in equal housing disputes in seeking appropriate redress.
- HF-5. The County will explore feasible options for initiating additional programs that expand the range of affordable housing choices for minorities and low-income households.
- HF-6. The County will promote greater access to affordable housing for all disabled persons by enforcing disabled adaptability requirements of Title 24 of the California Code of Regulations and will encourage developers to provide new housing units equipped with structural or equipment features that will accommodate special disabled access needs.
- HF-7. County building codes shall be amended to require that all new multiple-family projects of five or more units include suitable access for disabled persons.
- HF-8. The County will periodically evaluate its development codes and standards to eliminate those practices or requirements that have the effect of impeding the housing opportunities or increasing housing costs for lower income households.

## **B. IMPLEMENTATION PROGRAMS**

### **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.

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

**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 3** As part of Shasta County's update of the General Plan and Community Plans, the County will review land use patterns, existing densities, the location of employment centers, and the availability of public water and sewer services to identify areas within the county that could be suitable for higher density residential development to ensure that a sufficient supply of residentially designated land is available for the development of affordable housing for Very Low, Low, and Moderate income groups.

Responsibility: Planning Division/Board of Supervisors  
Timing: Beginning Fiscal Year 2010/2011  
Funding: General Plan Maintenance Fee Fund, General Fund

**Program 4** As part of the regular General Plan update and periodic Zoning Plan revisions, in suitable areas where adequate water, sewer and fire protection services are or can be made available, the County shall endeavor to rezone a total of 20 acres over the Housing Element planning period to a zoning designation to accommodate higher density residential use with minimal land use permit requirements at a density of up to 20 units per acre. These sites will be targeted where new residential development could occur with a minimum of delay in complying with environmental regulations and permitting.

Responsibility: Planning Division  
Timing: Beginning Fiscal Year 2010/2011  
Funding: General Plan Maintenance Fee Fund, General Fund

**Program 5** To facilitate the construction of high-density housing, the County will consider amending the Zoning Plan to permit multi-family dwellings, up to 20 units/acre as a permitted use by right in acres some commercial zoning districts where the full range of urban services are or will be available.

Responsibility: Planning Division  
Timing: Fiscal Year 2010/2011  
Funding: General Fund

**Program 6** The County shall create a mixed-use zoning overlay district totaling a minimum of 20 acres in area and prepare related design guidelines. The County shall also adopt incentives for residential development that is part of a mixed-use project or high density, stand-alone residential projects in commercial zones, including but not limited to reduced parking requirements, and expedited development review procedures. Additionally, the County shall maintain an inventory of potential sites for mixed-use and residential development in commercial zones and promote the inventory and incentives to the development community and property owners. The County shall produce promotional materials such as brochures and fliers, website postings, and/or electronic mailings as funding allows.

Responsibility: Planning Division  
Timing: Fiscal Year 2010/2011  
Funding: General Fund

**Program 7** To maximize the potential for high density residential development in multi-family districts, the County shall adopt a Zoning Ordinance amendment to require that future development plans show how the density allowed within the Multi-Family Residential (R-3) zoning district will be met unless a lesser density is shown to be warranted due to environmental constraints.

Responsibility: Planning Division  
Timing: Fiscal Year 2010/2011  
Funding: General Fund

### **Program 8**

As part of the General Plan update, Shasta County shall identify adequate sites with appropriate land use designations to accommodate 800 housing units for lower income households. Each site selected will require a minimum density of 20 units per acre and must be capable of supporting at least 16 units per site (i.e., each site must have at least 0.80 acres of developable land) based on parcel size, configuration, development standards, water and sewer service and other factors. Each site must allow for rent and owner-occupied multi-family housing without the need for a conditional use permit. At least 50 percent of the total housing units will be accommodated by sites in which the zoning does not allow for non-residential uses. Sites Shasta County will consider for rezoning to accommodate the lower-income portion of the RHNA consists of the following specific parcels.

<b>APN</b>	<b>Current Zoning</b>	<b>GP Land Use Designation</b>	<b>Acreeage</b>	<b>Development Capacity</b>
Burney Area				
028-450-033	R-1	Urban Residential	4.9	98
028-260-002	R-1	Urban Residential	23.5	470
028-100-020	R-1	Urban Residential	5.7	114
028-030-022	R-1	Urban Residential	17.1	342
028-030-007	R-1	Suburban Residential	8.7	174
Cottonwood Area				
086-330-007	C-2 - DR	Urban Residential	4.4	88
086-330-009	C-2 - DR	Commercial and Urban Residential	19.0	380
086-330-023	C-2 - DR	Commercial	2.9	58
087-270-031	R-1-B-10	Urban Residential	12.5	250
088-190-041	C-2	Commercial	2.4	48
088-190-042	R-1	Urban Residential	3.1	62
088-460-008	C-2 & R-1	Commercial and Urban Residential	4.9	98
088-480-028	C-2 - DR	Commercial	7.8	156
088-190-037	R-1-B-10	Suburban Residential	22.9	458
088-220-003	R-1-B-10	Suburban Residential	10.5	210
088-020-046	R-1	Urban Residential	3.0	60
088-160-065	PD	Commercial	8.1	162
Fall River Mills Area				
018-680-059	PD	Commercial	3.9	78
018-680-003	PD	Commercial	10.1	202

Approximately 40 acres of land, at 20 units per acre, is required. As shown by the above list, the County has identified substantially more land than would be required to accommodate for the extremely low and very low income household portion of the RHNA. All identified sites are vacant and (in order to reduce the costs of development) located within water and sewer districts with existing service lines either on or adjacent to the property. Most of the identified sites are either free of major environmental constraints or, where they do exist, only the developable portion of the property will be considered. The selected sites will be rezoned to the existing Multiple-Family Residential (R-3) district, which allows only residential and residential accessory uses, with a modification to allow 20 units per acre. Parcels currently zoned for commercial use, may be rezoned to Mixed Use with a modification to allow 20 units per acre.

To assist the development of housing for lower income households on larger sites, the County will facilitate land divisions or lot line adjustments resulting in parcel sizes that allow multi-family developments affordable to lower income households in light of state, federal and local financing programs (i.e., parcels of 2 to 10 acres). The County will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the County will offer information and assistance related to all incentives adopted by the County for the development of affordable housing.

**Responsibility:** Planning Division and County Housing Authority  
**Timing:** Identify potential sites by December 2011, then provide incentives throughout planning period.  
**Funding:** Planning Fees, General Fund, Grants

**Program 9** Maintain and update the established database of vacant land suitable for residential development. Include information such as zoning, acreage, major environmental constraints and the availability of infrastructure. Use the information in the inventory as a basis to revise the Housing Element, Zoning Plan and General Plan as appropriate to ensure that adequate residential land is available to meet the County's Regional Housing Need Allocation targets.

**Responsibility:** Planning Division  
**Timing:** Continuous  
**Funding:** General Fund

**Program 10.** 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,  
**Timing:** Ongoing  
**Funding:** General Fund and federal and State grants

**Program 11.** 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 12.** The County will re-examine the adequacy of existing General Plan policies and zoning 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: Ongoing  
Funding: Application fees

**Program 13.** 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.

Responsibility: Planning Division/Board of Supervisors  
Timing: Fiscal Year 2010/2011  
Funding: General Fund

**Program 14.** 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: Fiscal Year 2010/2011  
Funding: General Fund

**Program 15** The County shall review and update the Public Facilities Element of the General Plan to develop strategies for expanding service capacity to allow for additional development and extending services to areas that are designated for urban and suburban residential development but do not have access to public services.

Responsibility: Planning Division, Public Works  
Timing: Beginning Fiscal Year 2010/2011  
Funding: General Fund

**Program 16.** 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 17.** 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 Public Works, and Board of Supervisors  
Timing: Continuous  
Funding: General Fund, grants, and in-kind contributions

**Program 18.** 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 19.** 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 20.** The County will amend the existing density bonus ordinance to be consistent with changes made to California Density Bonus law with the passage of SB1818 in 2004 (effective January 1, 2005). The new ordinance will specify that the County will grant a density bonus to developers that include a minimum specified percentage of low and moderate income units within residential developments, in accordance with Government Code Section 65915. The County will promote the benefits of this program to the development community by posting information on the County's website and creating a handout to be distributed with land development applications.

Responsibility: Planning Division  
Timing: Beginning Fiscal Year 2010/2011  
Funding: General Fund

**Program 21.** 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 22.** The County will continue to work with local agencies and businesses to develop programs, to expand the dissemination of information, and when funding is available will 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 23.** 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  
Funding: Agency funds; local, State, and federal funding programs

**Program 24.** Amend zoning and regulations, where appropriate, to encourage new mobile home park development. This may include rescinding the requirement for special MHP (Mobile Home Park) district zoning or applying the MHP zone as a combining district in some existing residential areas.

Responsibility: Planning Division  
Timing: Beginning Fiscal Year 2010/2011  
Funding: General Fund

### **Program 25**

Shasta County will publicize and promote its development standards for affordable housing types, such as second units, family care units, senior citizen residences, along with older and used mobile homes installed on parcels 3 acres or less in size located within the (T) Mobile Home combining district, through printed literature at the permit counter and the County's website. Printed literature and information on the County's website will include permit applications, the application process, and any adopted incentives to promote development of affordable housing. Shasta County will also provide this information to community and senior centers and may include such information with utility bills as funding allows. The County will update its building permit tracking system in order to monitor and record the number of these units to ensure the effectiveness of this program. This program will also be used to track the number and types of affordable housing units permitted (e.g. second dwellings, mobile homes).

Responsibility: Planning Division  
Timing: By December 2011  
Funding: General Fund

## **CONSERVATION AND REHABILITATION**

### **PROGRAMS**

**Program 26.** The County will consider initiating a program for ultimate use of tax increment funds generated by the Redevelopment Agency. These funds are estimated at \$1,269,500 in which at least 20% of the total amount shall be set aside and 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: Ongoing  
Funding: Tax Increment Funds

**Program 27.** 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

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

**Program 28.** 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 29.** 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. HOME grants for purchase programs

As part of this program, the goal is 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 30.** 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 31.** 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 32.** 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 33.** The County will use as its basis for Best Practices the current guidelines as accepted by the County and HUD when older homes are being rehabilitated for Low and Moderate income households. Cost-effective rehabilitation, compatible with applicable public health, safety, and code requirements, in conjunction with HUD's Housing Quality Standards (HQS) may be used in certain instances to allow rehabilitation of older homes and, thus, maintain the housing stock.

Responsibility: Department of Housing  
Timing: Continuous  
Funding: General Fund

**Program 34.** Prepare an updated report on the condition of housing stock in the unincorporated areas of Shasta County, with focus on more populated communities. Conditions of housing stock shall be rated in accordance with HCD criteria. Use the information in the inventory to revise the Housing Element as appropriate to address conservation or replacement of housing stock.

Responsibility: Planning Division  
Timing: Fiscal Year 2010/2011  
Funding: General Fund

## **HOUSING DEVELOPMENT CONSTRAINTS**

### **PROGRAMS**

**Program 35.** 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  
Timing: Continuous  
Funding: Limited General Fund/building administrative fees

**Program 36.** 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 37.** 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 38.** The Planning Division 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  
Funding: General Fund

**Program 39.** 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.

Responsibility: Department of Resource Management, Planning Division/Department of Housing/Board of Supervisors/Local Organizations  
Timing: Ongoing  
Funding: General Fund

**Program 40.** The County will continue to support legislative changes that have the effect of streamlining the development review process, and encourages greater production of affordable housing.

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

**Program 41.** The County shall create an infill development overlay district and prepare related guidelines that allow flexibility in lot sizes, building height, setbacks, site planning, parking requirements, and other development standards to encourage high-density and affordable housing in proximity to employment centers and/or transit services.

Responsibility: Planning Division  
Timing: Fiscal Year 2010/2011  
Funding: General Fund

**Program 42.** The County shall provide flexibility in some land use regulations and development standards (e.g., Department of Public Works) where feasible to reduce impediments to and reduce the cost of the production of low-income and special housing.

Responsibility: Planning Division  
Timing: Fiscal Year 2010/2011  
Funding: General Fund

**Program 43.** The County will work with the Cities of Redding, Anderson, and Shasta Lake to develop policies facilitating annexation and orderly expansion of high-density residential development in areas adjacent to the cities that are planned for such uses, pursuant to applicable City and County policies, thereby facilitating residential development with access to municipal services. Also, the County and Cities shall develop procedures on re-allocating their RHNA housing targets after property is annexed to a city.

Responsibility: Planning Division, in coordination with Cities of Redding, Anderson, Shasta Lake, and LAFCO.  
Timing: Ongoing  
Funding: General Fund.

**Program 44** Within one year, the County will analyze the potential for deferring or reducing application processing fees applicable to developments in which 5% of units are affordable to extremely low-income households, 10% of the units are affordable to very low-income households, or 20% of the units are affordable to low-income households. To be eligible for a fee exception, the units shall be affordable by affordability covenant. Within two years, the Planning Division shall make their recommendation on the program, along with its potential costs, to the Planning Commission. If adopted by Board of Supervisors, the County shall promote the benefits of this program to the development community by posting information on its web site and creating a handout to be distributed with land development applications.

Responsibility: Board of Supervisors, Planning Division, Building Division, Department of Housing  
Timing: Within two years of adoption of Housing Element  
Funding: General Fund

**Program 45** As part of the Zoning Plan update, the County shall revise the off-street parking requirements (Chapter 17.86) to more easily accommodate higher densities on multi-family and mixed use sites. Further study of these revisions shall be conducted before changes to the Zoning Plan are made:

- Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular

standards anticipate – or if spaces will not be “pre-assigned” to specific units in the project.

- Reductions to the space requirements for studio apartments (presently 1.5 spaces per unit).

Responsibility: Planning Division  
Timing: By December 2011  
Funding: General Fund

#### **Program 46**

According to County Service Area #17, their wastewater treatment plant must be expanded in order to accommodate additional residential development densities greater than what is currently allowed within the existing zoning districts. CSA #17 states they are able to expand their wastewater collection and treatment infrastructure provided that any necessary improvements are paid by the developer. CSA #17 recently received grant funding to develop a Capital Improvements Plan for their sewage treatment system. This plan will evaluate the build out of their existing system to a 1 million gallon/day average dry weather flow which would approximately double their existing capacity.

The Cottonwood Water District states they presently do not have any planned improvements or upgrades to their existing water system. The district currently has capacity to serve approximately 100 additional customers. Any proposed residential development beyond this amount would require the developer to pay for additional improvements, such as new well and water storage tank.

The Burney Water District does not presently have any planned improvements or upgrades to their existing water and sewer systems. Although the District currently has capacity to serve approximately 700 additional customers, they state developers may be required to pay for additional improvements to upgrade either their water and sewage service systems depending upon the scale of the proposed residential development.

The Fall River Mills Community Services District is currently planning to add a secondary/emergency source of water to their system to ensure continued water services to their customers since they presently rely on one water well. They do not have any other planned improvements or upgrades to their existing water and sewer systems. Although the District currently has capacity to serve both water and sewer services to approximately 329 additional customers, they state developers may be required to pay for additional improvements to upgrade either their water and sewage service systems depending upon the scale of the proposed residential development.

Within County Service Areas, the County will continue to work towards finding possible sources of funding for making improvements to their water and sewage treatment systems to increase their capacity to serve new residential development within these areas. Where upgrades to systems in non-County service districts are necessary to serve new residential development, the County will be available to assist the districts in finding possible sources of funding for needed improvements.

Responsibility: Public Works Department  
Timing: Provide service to the sites to be rezoned  
Funding: General Fund; development fees;

## **Program 47**

In accordance with Government Code Section 65589.7, the County will distribute the adopted Housing Element to water and sewer service providers and request a copy of their policies and procedures demonstrating compliance with this code section regarding the provision of services to proposed developments involving housing units affordable to lower income households.

Responsibility: Planning Division  
Timing: Within six months of adoption of the Housing Element  
Funding: General Fund

## **SPECIAL NEEDS**

### **PROGRAMS**

**Program 48.** The County will continue to enforce the 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 49.** 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 Single Room Occupancy housing, special-needs housing projects, including those with a mix of lifestyle options, independent living, and congregate care facilities.

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

**Program 50.** 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 disabled and senior citizens.

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

**Program 51.** 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: Ongoing  
Funding: Department of Housing funds

**Program 52.** 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: Ongoing  
Funding: Both State and federal grants provided to local government for the provision and operation of emergency housing facilities.

**Program 53.** 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 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 54.** 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 55.** As part of the Zoning Plan update, the County shall define “emergency shelters,” “transitional housing,” and “permanent supportive housing.” The Zoning Plan shall allow emergency shelters in the following zone by right (i.e., without a conditional use permit or other discretionary approval): Commercial-Light Industrial (C-M). Currently, Shasta County has 86 parcels over 1 acre in size and 1607 acres of vacant land zoned C-M. All of these parcels are located in developed portions of the County near where these services would be needed. The County shall also establish development standards for emergency shelters that are consistent with State law and encourage and facilitate the development of emergency shelters. The Zoning Plan will be amended to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. In addition, the update will identify zoning districts where Single Room Occupancy (SRO) housing may be permitted, either by right or as a conditional use.

Responsibility: Planning Division  
Timing: By December 2011  
Funding: General Fund

**Program 56.** As part of the Zoning Plan update, the County will ensure that the permit processing procedures for agricultural employee housing do not conflict with Health and Safety Code Section 17021.6 which states that *"no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone."* The County shall also ensure that such procedures encourage and facilitate the development of housing for agricultural employees.

Responsibility: Planning Division  
Timing: Fiscal Year 2010/2011  
Funding: General Fund

**Program 57** As part of the Zoning Plan update, the County shall amend the Zoning Plan to provide individuals, family members, caregivers, and/or anyone acting on behalf of the persons with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.

Responsibility: Planning Division  
Timing: Fiscal Year 2010/2011  
Funding: General Fund

**Program 58** The County shall investigate the feasibility of adopting specific universal design standards for all new construction to encourage accessibility to the greatest extent possible.

Responsibility: Planning Division  
Timing: Fiscal Year 2010/2011  
Funding: General Fund

**Program 59** Shasta County shall ensure that the needs of extremely low-income households are specifically considered in the County's housing programs.

Within this Housing Element, Implementation Programs such as Program #42 (reduction of application processing fees) Program #44 (density bonus incentives, fast tracking applications) encourage the production of housing commonly associated with extremely low income households. Other Implementation Programs such as Program #29 (at-risk rental units) and Program #34 (protection of apartment units and mobile home park from conversion to other uses) work to preserve existing affordable housing for this income group.

As noted in Implementation Program #27, Shasta County continues to explore programs and resources that lead to the expansion, rehabilitation, and conservation of all forms of housing, including housing for extremely low-income households. The County will also apply for, and use available housing resources, such as local Housing Choice Vouchers and federal Housing Assistance Payment vouchers, and other resources for the provision of housing for extremely low income households

The County will coordinate with affordable and special needs housing providers to track the number of extremely low-income units produced and preserved and to maintain the affordability of existing housing affordable to extremely low-income households.

In addition, the County will work with housing providers and seek funding for acquiring and rehabilitating and/or converting rental properties or motels to create housing units for extremely low-income households.

**Responsibility:** Planning Division, Department of Housing  
**Timing:** Ongoing  
**Funding:** General Fund; state and federal grants, loans and other funding mechanisms.

## **ENERGY CONSERVATION**

### **PROGRAMS**

**Program 60.** 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 61.** 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:** Continuous  
**Funding:** General Fund

**Program 62.** 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:** Fiscal Year 2010/2011  
**Funding:** General Fund

**Program 63.** 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:** Continuous  
**Funding:** General Fund

**Program 64.** 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: Continuous  
Funding: Building permit administrative fees

**Program 65.** 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 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: Continuous  
Funding: Building permit administrative fees

**Program 66.** 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 67.** 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: Continuous  
Funding: Building permit administrative fees

**Program 68.** The County shall provide information to the public and to homebuilders regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. The County shall promote this program by posting information on their web site and creating a handout to be distributed with land development and building permit applications.

Responsibility: Building Division  
Timing: Within six months after adoption of the Housing Element  
Funding: General Fund

**Program 69.** The County shall encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, use of traffic demand management, water-efficient landscaping, among other possibilities. The County shall promote this program by incorporating policies that encourage efficient energy use into the updated General Plan.

Responsibility: Planning Division  
Timing: Fiscal Year 2010/2011  
Funding: General Plan Maintenance Fee Fund, General Fund

**Program 70.** The County shall develop a green building incentive program to promote the provision of green building practices in new residential development. The "green incentive" program shall establish a point system that rates new residential development by assigning value to certain green building practices including, but not limited to:

- Installation of photovoltaic and "cool" roofs;
- Solar water heating;
- Use of recycled and renewable building materials;
- Energy Star appliances;
- Energy-efficient lighting;
- Location near public transportation and other services;
- Shadetrees;
- Low or no-VOC finishes; and
- Water-efficient landscaping.

Based on the rating, the County shall award incentives to developers of green residential buildings, including, but not limited to:

- Density bonuses; and
- Reduced parking requirements.

The County shall promote this program by posting information on their web site and creating a handout to be distributed with land development applications.

Responsibility: Planning Division, Building Division, Housing Authority  
Timing: Within one year of adoption of Housing Element  
Funding: General Fund

## **FAIR HOUSING**

### **PROGRAMS**

**Program 71.** The County will seek 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 of violence 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 72.** 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 73.** 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 74.** 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.

## C. QUANTIFIED OBJECTIVES

Table V-1 summarizes the quantified housing objectives for the construction of new housing units, the rehabilitation of existing units, and the preservation of special needs housing units resulting from implementation of the previously discussed programs during the 2007-2014 planning period.

<b>TABLE V-1 Quantified Housing Objectives Shasta County</b>				
<b>Income Group</b>	<b>New Construction<sup>1</sup></b>	<b>Rehabilitation</b>	<b>Preservation</b>	<b>Total</b>
Extremely Low	444 <sup>2</sup>			444
Very Low	444 <sup>2</sup>	47	160	651
Low	649 <sup>3</sup>	48	160	857
Moderate	598			598
Above Moderate	1,160			1,160
<b>Total</b>	<b>3,295</b>	<b>95</b>	<b>320</b>	<b>3,710</b>

Notes: 1. Residential units built during 2007-2009 (see Table B-1) were subtracted from 2007-2014 RHNA totals.  
 2. Programs 3 through 6 propose rezoning a minimum of 20 acres to multiple-family residential and 20 acres for mixed-use development in some commercial zoning districts to allow for high density residential development at a density of up to 20 units per acre resulting in the potential construction of up to 800 units for extremely low and very low-income residents. Second dwelling units and vacant mobile home park spaces for extremely low and very low-income residents are discussed in Appendix B.  
 3. See Appendix B – Mobile Home (T) Combining District for discussion of vacant parcels considered affordable to low-income groups for residential development.