III HOUSING CONSTRAINTS

The provision of adequate and affordable housing opportunities is an important goal of the County. However, a number of factors can constrain the maintenance, improvement, or development of housing, particularly housing affordable to lower income households. Housing constraints are those that add significant costs to housing development.

State housing law requires the County to review these constraints, which fall into two basic categories: governmental, those controlled by federal, State, or local governments; and non-governmental factors that are not created by and generally cannot be significantly affected by government actions.

This section addresses these potential constraints and their effects on the supply of affordable housing.

A GOVERNMENTAL AND ENVIRONMENTAL CONSTRAINTS

Shasta County's policies and regulations play an important role in protecting the public's health, safety and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583). Therefore, the County is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the County determines that a policy or regulation results in excessive constraints, the County must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development.

Shasta County's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement. Special district management and the State and federal governments impose additional potential constraints.

1 LAND USE CONTROLS

Land use controls guide local growth and development. Shasta County applies land use controls through its General Plan, along with the Zoning Plan and Subdivision Ordinance. The General Plan and Zoning Plan establish the amount and distribution of land allocated for different uses, including housing. The Subdivision Ordinance governs the process of converting undeveloped land to building sites.

General Plan

Shasta County's principal land use policy is found in the Community Development Group (Section 7) of its General Plan. Additional policies related to land use that could potentially affect housing are contained in the Public Safety Group (Section 5), and Resources Group (Section 6) of the General Plan.

California's planning laws require each jurisdiction's general plan to establish "standards of population density and building intensity" for the various land use designations in the plan (Government Code Section 65302). One of the

primary objectives of Shasta County's General Plan is to direct the more intensive development to the identified Town Centers and Rural Community Centers where public facilities and infrastructure are generally more available. Policies in each of the elements referenced above are designed to achieve the desired land use patterns, coordinate development with infrastructure availability, and preserve agricultural and timber lands, natural resources, and open space.

As noted in Appendix B, the General Plan provides more than 130,000 undeveloped acres designated for residential development. This acreage could accommodate a potential realistic development capacity of over 8,600 residential units to over 20,000 units at full build out capacity, including close to 2,000 low income units within the unincorporated area of Shasta County. When compared with estimated population increases for the County, the General Plan provides an ample supply of developable land for residential use for at least the next ten years.

Table III-1 shows the four residential land use designations and density limits specified within the County's General Plan.

Table III-1. Residential Land Use Categories and Density

Land Use Category	Purpose	Residential Density
Urban Residential (UR)	Provides living environments receiving full-range of urban services within an Urban or Town Center.	16 units per acre (except 20 to 25 units per acre are required for sites identified in the Housing Element or otherwise identified by the County to accommodate higher density affordable housing).
Suburban Residential (SR)	Provides living environments receiving most urban services, but characterized by lower population densities than the urban residential category and located within an Urban or Town Center.	4 to 6 units per acre[1]
Rural Residential A	Provides living environments receiving no or only some urban services usually located within or near a Rural Community Center.	1 unit per two acres[2]
Rural Residential B	Provides living environments receiving no urban services and located in areas characterized by one or more of the following conditions: ► Severe limitations on septic tank use. ► Questionable water supply. ► Proximity to resource lands such as agriculture or timber. ► Separated from Urban, Town, and Rural Community Centers. ► Extreme wildland fire hazard. ► Not served by County maintained roads. ►	1 unit per five acres

Notes:

[1]SU density is 4 to 6 du/ acre if property is served by community sewer. If served by septic system, density is 1 du/5 acres until community water and sewer are brought to the site.

[2]Density is 1 du/3acres in Centerville Community Service District.

Source: Shasta County General Plan – Community Development Group (also see Table CO-7).

General Plan policies directing growth to Town Centers and Rural Community Centers and concurrency policies requiring adequate public utilities and infrastructure could be viewed as governmental constraints. However, when

viewed as a necessary method to direct growth to areas that are most suitable for development and to protect agricultural and timberlands, open space, and natural resources, the benefits outweigh any constraints that may be imposed. Directing infill and new growth to Town Centers and Rural Community Centers would generally be more affordable and is more likely to result in affordable housing, as costs associated with services to and infrastructure development in support of the development would be substantially less.

Historically, the only mixed use allowed within the County was a single-family residence within the Mixed Use (MU) land use designation at a density of one dwelling per acre, if within a Rural Community Center, and one dwelling per two acres, if not within a Rural Community Center. However, the County recently completed a General Plan and Zoning Plan amendment program to allow a greater range of uses in the Mixed Use designation and zone, including higher density residential development where services are available. This program further implemented amendments to the Zoning Plan and Zoning Map to comply with the County's RHNA for Very-Low and Low Income households within areas with the Urban Residential designation where services are or will be available.

Zoning Plan

The County's Zoning Plan is among the chief implementing tools for the General Plan. The Zoning Plan specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Zoning Plan is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Zoning Plan provides for an array of residential districts throughout the County that respond to the residential needs of each particular locality. Complementing the General Plan, the Zoning Plan allows primary and secondary one-family residences and accessory uses systematically grouped into a neighborhood fabric for the County's town and rural community centers.

The Zoning Plan has always allowed multifamily dwellings as a permitted use by right in the R-3, Multiple Family Residential, zone district, but was recently amended to accommodate densities of 20 to 25 du/acre on sites identified in the Housing Element or otherwise identified by the County for lower income housing. Also as part of the rezoning program, the County rezoned 42.52 vacant acres to R-3 (25), requiring a minimum development density of 20 units per acre to provide the future development opportunity for 850 higher density multiple family units to comply with the County's RHNA for very low- and low-income households (refer to Appendix E). Other amendments made to further address the need for new affordable housing during this 2014-19 Housing Cycle, include:

- Allowing for accessory dwelling units by right.
- Allowing for emergency shelters by right in areas within or close to urban services.
- Allowing supportive and transitional housing by right and with the same standards as other residential uses within residential zones.
- Allowing for Employee and Farmworker Housing.
- Regulations to restrict the conversion of mobile home parks to market rate housing.
- Complete replacement of density bonus regulations to align with State Density Bonus law.

Table III-2 shows the principle residential districts which are compatible with appropriate General Plan designations. Residential uses are also allowed by right in both agricultural districts (Limited Agriculture (A-1), Exclusive Agriculture (E-A)), the Timberland (TL) district, the Habitat Protection (HP) district, the National

Recreation Area, Shasta Unit (NRA-S) district, the Planned Development (PD) district, and the Unclassified (U) district. In the Mixed Use (MU) district, a single-family or two-family residence is allowed with nonresidential uses subject to issuance of a zoning permit. As referenced in Appendix E, the County recently amended the General Plan and Zoning Plan to accommodate higher density housing development with introduction of the R-3 (25), Multiple-Family Residential (minimum 20 dwelling units per acre) zone. Appendix B presents a listing of these properties which show the potential development of these high density units.

Table III-2. Land Use Categories and Zoning

Land Use Category	Zone Districts
Urban Residential (UR)	► One-Family Residential (R-1) ► One-Family Mobile Home (R-M) ► Two-Family Residential (R-2) ► Multiple-Family Residential (R-3) ► Mobile Home Park District (MHP) ► Interim Residential (I-R)
Suburban Residential (SR)	► One-Family Residential (R-1) ► One-Family Mobile Home (R-M) ► Mobile Home Park District (MHP) ► Interim Residential (I-R)
Rural Residential A (RA)	► Rural Residential (R-R)
Rural Residential B (RB)	► Limited Residential (R-L)

Source: Planning Division

Table III-3 shows the maximum residential density permitted in each zone district. In order to reduce the overall cost of development and facilitate the supply of lower-income housing, the County will propose to increase the maximum density allowed for residential development within the R-3 and R-2 zone districts during the update of the County's General Plan.

Table III-3. Zoning Plan – Maximum Densities

Zone District	Maximum Density – One dwelling unit per:
Multiple-Family Residential (R-3)	2,722 sq. ft. [1]
Two-Family Residential (R-2)	3,723 sq. ft. [2]
Mobile Home Park District (MHP)	3,000 sq. ft. [3]
One-Family Residential (R-1)	5,445 sq. ft. [4]
One-Family Mobile Home (R-M)	4,356 sq. ft. [4]
Habitat Protection (HP)	1 acre [5]
Rural Residential (R-R)	2 acres
National Recreation Area, Shasta Unit (NRA-S)	2 acres/5 acres [6]
Limited Residential (R-L)	5 acres
Interim Residential (I-R)	5 acres
Limited Agriculture (A-1)	5 acres
Timberland (TL)	40 acres/60 acres/80 acres [7]
Exclusive Agriculture (E-A)	40 acres/120 acres/160 acres/760 acres [8]

Notes:

[1] Maximum density allowed under the Urban Residential (UR) land use designation is16 units per acre, but provides for a density category of 20 to 25 units per acre for certain properties identified in the Housing Element to comply with RHNA for lower income housing. The Zoning Plan was also implemented to introduce a new R-3

(25), Multiple Residential Zone District which requires development of a minimum 20 units per acre density. Minimum lot size is 8,000 sq. ft.

[2] Minimum lot size is 5,445 sq. ft.

[3] Minimum space required for mobile home is 3,000 sq. ft. Minimum lot size is one acre. Maximum density determined by land use designation.

[4] Minimum lot size is 4,356 sq. ft. Maximum density determined by land use designation.

[5] Maximum density is variable, depends on location. 1 unit/5acres in Day Bench Area.

[6] Maximum density is 2 acres within Rural Community Centers and 5 acres outside these areas.

[7] Maximum density dependent upon Dunning Site Classification of property (i.e., I (40 acres), II (60 acres), III-V (80 acres).

[8] Maximum density dependent upon current primary agricultural use and location of property (e.g., Crop Production (40 acres), Irrigated Pasture (120–160 acres), Grazing (760 acres).

Sources: General Plan, Zoning Plan. Prepared by Planning Division

Table III-4 provides setback, coverage, and height requirements for various zone districts within Shasta County which allow for residential development. Setbacks and heights in multi-family residential zones are slightly less restrictive, providing the option for a larger footprint and more units on the parcel. The setbacks and height requirements are comparable to other communities throughout the State and are not considered a constraint to the development of affordable housing. In regards to maximum site coverage, with the exception of a minimum 20% (of lot) area for a courtyard in Multiple-Family residential zones and setback areas in all zones. It is also noted that for projects that qualify under the new density bonus provisions of the Zoning Plan (per California Government Code Section 65915(k) a further reduction in site development standards, such as reduced setbacks or increased building heights, may further reduce development costs (refer to Appendix E).

Table III-4. Zoning District Setbacks

Zone District	Front Setback	Side Setback	Rear Setback	Maximum Height
One-Family Residential (R-1)	20 feet	5feet/12 feet[1]	15 feet	30 feet
Two-Family Residential (R-2)	20 feet	5feet/12 feet	15 feet	30 feet
Multiple-Family Residential (R-3)	20 feet	5feet/12 feet	10 feet	45 feet
Rural Residential (R-R)	30 feet	30 feet	30 feet	35 feet
Limited Residential (R-L)	30 feet	30 feet	30 feet	35 feet
Limited Agriculture (A-1)	30 feet	30 feet	30 feet	35 feet

Source: Shasta County Zoning Plan

PARKING REQUIREMENTS

Table III-5. Residential Off-Street Vehicle Parking Requirements

Residential Use	Minimum Off-Street Parking
One or two-family residence	2 spaces per dwelling unit
Multiple-family or group residences, condominiums or townhouses	1.5 parking spaces per unit; plus 1 guest parking space for each 5 units, plus 1 recreational vehicle parking space for each 10 units.* Where such units are restricted to seniors only, or are developed at 20 or more units per acre and at least 20 percent of the units are restricted for affordable housing, 1 space per unit, plus guest and RV* parking as indicated above. *Note: On-site RV parking spaces may be waived by the Director where there is an enforceable, binding prohibition against parking RVs on site.
Senior citizen residence	1 parking space per residence
Boarding house	1 space per bedroom

Mobile Home Park	2 parking spaces per unit (tandem permitted), plus 1 guest parking for each 4 units, plus 1 recreational vehicle parking space for each 5 units
Notes: [1] Per Chapter 17 of the Zoning Plan, side yard setbacks shall be five feet on one side and twelve feet on the opposite side. Source: Shasta County Zoning Plan	

Shasta County's parking regulations are set forth in Chapter 17.86 of the Zoning Plan and were recently amended with the General Plan and Zoning Plan amendment program to reduce parking requirements for multifamily, senior and affordable housing developments. Those parking regulations pertaining to the development of residential units are shown in Table III-5.

As shown by Table III-5, the Zoning Plan requires two parking spaces (which may be uncovered) for each dwelling unit for one or two-family residences. The one or two-family residential parking requirements are not considered a development constraint and are comparable to those in jurisdictions throughout the state.

Multi-family parking requirements required 1.5 to two spaces per unit based on the number of bedrooms, but now require 1.5 spaces per unit of any size. In addition, one guest space for each 5 units and one RV space for each 10 units is required. For example, a project of 100 units would require 150 spaces for residents, 20 for guests, and 10 for RV's for a total of 180 spaces. If the same development was restricted to seniors, or developed at 20 units per acre with at least 20 percent affordable units, the parking would be reduced by 50 spaces for a total of 130. Parking spaces are not required to be covered, which reduces per unit cost of providing spaces and allows for flexibility in the design of the parking areas. Additionally, the new provisions allow a waiver of RV parking in cases where on-site RV parking is prohibited by enforceable private restrictions.

The new requirement of 1.5 spaces per unit reduces the cost of developing multifamily projects and increases the amount of developable land on a particular parcel, leaving more land for the development of housing. To reduce development constraints to senior and/or affordable housing projects, the parking regulations were amended to reduce parking requirements to one space per unit (refer to Appendix E). It is also noted that for projects that qualify under the new density bonus provisions of the Zoning Plan (per California Government Code Section 65915(k) a further reduction in site development standards, such as parking requirements, may further reduce development costs.

Planned Development

Within the Zoning Plan, the Planned Development (PD) classification provides a mechanism to allow flexibility in project design. Released from the constraints of conventional zoning standards, the PD zoning allows applicants to integrate mixed uses within a creative design that would otherwise not be possible using traditional setback requirements and lot coverage criteria. A mixture of residential housing types (i.e., attached, detached, single-family, condominium, senior, etc.) as well as densities can be accommodated utilizing the PD approach. In addition, the PD zoning district allows for reduced parking requirements for multi-family and other residential developments. The PD zoning provisions were recently amended to include the application of affordable housing development as primary criteria for a PD development (refer to Appendix E). This is intended to further reduce development constraints to affordable housing in the County. The PD Zoning tool has been used in the past and has been enhanced, to enable developers to complete projects with a series of affordable housing options.

Density Bonus

The Zoning Plan was recently amended to address all provisions of California Government Code sections 65915 through 65918, to facilitate the development of affordable housing to serve families of moderate and less-than-moderate incomes within the county through density bonus and other incentives. It now contains a provision wherein an applicant can receive a density bonus up to 35% beyond the underlying residential density maximum if certain project design criteria are satisfied. There are also additional incentives included within these regulations which allow for flexibility in development standards pertaining to building height, open space, lot-size requirements, street access, off-street parking, landscaping, fencing, or offsite improvements. Program H4-B, of this Element includes measures to implement these new density bonus (refer to Appendix E).

Agriculture Worker and Employee Housing

As shown by Table III-6, under the newly amended Zoning Plan, agriculture worker housing is allowed by right in the Limited Agriculture (A-1) and Exclusive Agriculture (EA) zone district. Also, employee housing that serves 12 or fewer employees as defined under Health and Safety Code Section 17021.6 is allowed by right in all residential zoning districts with the same standards applied as other residential uses. Program H4-D, of this Element ensures that the County will continue to support agencies that provide the existing and future agriculture worker housing needs in the County. This new program also provides that the County assist with identifying sites for the construction of agriculture worker housing and streamlining the permits and entitlements process for these project. Also, to further reduce constraints to the development of housing for agriculture worker housing, the County has established a fast track processing program. Program H3-A of this Element applies fast-track processing to this type of housing. In accordance with SB 35, under this program, the County will expand this fast-track process to this type of housing providing for a minimum three year approval period (with one year extension criteria).

Table III-6. Zoning Districts Permitting Residential Uses

	A-1	EA	TL	HP	OS	R-L	R-R	I-R	R-1	R-M	R-2	R-3	MHP	ER	NRA	MU	U[1]	T[2]	CM[5]
Single-Family (non-mobile home)	P	P	P	P	A	P	P	P	P	P	P			P*	P	A*	P*	P	A*
Two-Family											P	P				Z			
Multi-Family												P				U			
Mobile Homes/Manufactured Housing		P	P*	P*	A					P			P*	P*		A*		P	
Mobile Homes, per county permanent foundation criteria	P	P	P	P	A	P	P	P	P	P	P		P*	P*	P	A*	P*	P	A*
Second One-Family Residence[3]	P	A	P	A	A	P	P	P	P	P	P					A	P		
Mobile Home Parks													P, U						
Condominiums												P							
Townhomes											U								
Boardinghouse	A		U			A	A	A	A			U				A			
Agriculture Worker Housing	P	P				A											A*		
Residential Care Facilities < 6 Persons	P	P	P	P		P	P	P	P	P	P	P			P	A		P	

Table III-6. Zoning Districts Permitting Residential Uses																			
	A-1	**EA**	**TL**	**HP**	**OS**	**R-L**	**R-R**	**I-R**	**R-1**	**R-M**	**R-2**	**R-3**	**MHP**	**ER**	**NRA**	**MU**	**U[1]**	**T[2]**	**CM[5]**
Residential Care Facility > 6 persons			U			U	U	U			U	U							
Residential Facility for the Elderly											U*	U							
Family Care Residential	A	A	A	A	A	A	A	A	A								A*		
Accessory Dwelling Units	P	P	P	P		P	P	P	P	P	P				P	P			
Employee Housing	P	P	P	P		P	P	P	P	P	P	P	P		P	P			U
Emergency Shelters																			P
Supportive Housing	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P			A*
Transitional Housing	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P			A*

Notes:
P = Permitted use
A = Permitted with administrative permit
Z = Permitted with zoning permit
U = Permitted with use permit
[1] All land uses within Unclassified (U) zone district must be consistent with the General Plan land use designation of the site.
[2] Mobile Home (T) combining district is used with R-1, R-R, R-L, I-R, and A-1 zone districts.
[3] Second residential units must not exceed allowed density in these zone districts.
[4] A Use Permit is required for mobile home parks that don't meet development standards of the MHP zone district.
[5] Emergency shelters allowed by right in the CM (Commercial Light Industrial) District (refer to Appendix G for locations of potential sites within or near urban services).
* Specific restrictions and conditions apply in accordance with County Zoning Plan.

Single-Room Occupancy Units

The Shasta County General Plan and Zoning Plan does not explicitly address single-room occupancy (SRO) housing; however, the recent General Plan and Zoning Plan amendment program added Boardinghouse as an allowed use in the A1, TL, RL, RR, IR, R1, R3 and MU zones which substantially increases opportunities for SRO development within the unincorporated County. Implementation Program 2 states that the County will review the General Plan and Zoning Plan to ensure the County maintains adequate supply of developable sites to meet the County's regional housing goals for development of affordable housing. The County has addressed transitional, supportive, agriculture worker, employee housing, emergency shelters and boardinghouses in the new Zoning Plan. The County has determined that there is no need to also provide for larger-scale SRO units in the code at this time.

Constraints on Persons with Disabilities (Reasonable Accommodation)

Government Code Section 65008 requires localities to analyze potential and actual constrains upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element process, the County analyzed the Zoning Plan, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of the County's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The County's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The County determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether the County facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable. In accordance with Government Code Sections 65583(a)(5) and (c)(3) and the County amended Zoning Plan to include a new section on Reasonable Accommodation (refer to Appendix E). These new regulations also address reasonable accommodation to overcome barriers to housing to comply with SB 520 and to meet the needs of persons with disabilities in accordance with the federal Fair Housing Amendments Act (FHAA) of 1988 and California Fair Employment and Housing Act, Gov. Code Section 1290.

The County does not impose additional zoning, building code, or permitting procedures on housing for persons with disabilities. The new Zoning Plan also allows development and conversion of small group homes for persons with disabilities (six or fewer residents) by right in all residential zones subject to the same standards of other residential development.

Also, to further reduce constraints to the development of housing for special needs populations, the County has established a fast track processing program for this type of housing. Program H3-A applies fast-track processing to this type of housing. In accordance with SB 35, under this program, the County will expand this fast-track process to this type of housing providing for a minimum three year approval period (with one year extension criteria).

Zoning and Land Use

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. The County's Zoning Plan allows group homes of six or fewer persons as a use-by-right in all residential zone districts.

Group homes serving six or fewer residents are allowed in all zones that allow a residence by right. Group homes serving more than six mentally or physically disabled persons and licensed by the State or County, are allowed in R-2, R-3, R-L, R-R, TL and IR residential districts subject to the issuance of a use permit (see Table III-6). No special development standards beyond those normally required of any residential development locating in these areas are applied to such projects that would discourage or otherwise obstruct the development of such projects.

Second one-family residential units can often provide an affordable housing option for special needs groups, such as the elderly and persons with disabilities, as well as other low and moderate income households. The newly amended Zoning Plan includes provisions to allow accessory dwelling units by right in all residential zoning districts in accordance with Government Code Section 65852.2. These types of units can accommodate a variety of second residential units to help meet the demand for affordable housing, particularly for very-low income households, and particularly low income families, and replace "servants quarters," and "senior citizen apartments" in the Zoning Plan.

Included among other secondary residential units are family care residences (Zoning Plan Chapter 17.88.210). Under the new Zoning Plan, residential care facilities, serving six or fewer seniors, are allowed by right in all residential zones. For larger occupancies, residential care uses are permitted with a use permit issued by the Planning Commission.

The new Zoning Plan redefines family as "one or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and there is a sharing of household activities, expenses, experiences and responsibilities." Since the County does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses.

The County permits housing for above mentioned special needs groups, including those individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the County. Also, the Community Organization Group of the General Plan does not restrict the siting of housing for these groups**.**

Building Codes

Shasta County has adopted and enforces the current California Building Codes including Chapter 11 which addresses the provisions for access to people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The County also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Permits and Processing

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The County consistently applies the requirements of this code in all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The County has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of Shasta County building codes.

As noted earlier, the County's Zoning Plan allows residential care facilities of six or fewer persons as a use-by-right in all residential zone districts. The County does require a Use Permit for residential care facilities serving more than six persons in these zones. The County does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses by persons within these special needs groups.

Universal Design

Shasta County has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. The County uses the Title 17, Zoning Plan and Title 16 Buildings and Construction of the County Code, and Title 24 of the California Building Code to ensure universal design principles are being considered for all new construction.

Subdivision Ordinance

The County's Subdivision Ordinance defines the County's official requirements governing the division of land into separate parcels for future development. The County's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision

Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing County street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from the County's Public Works Department, Building Division, Planning Division, Environmental Health Division, and the Shasta County Fire Department.

CEQA (California Environmental Quality Act

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review by the County adopted guidelines consistent with the CEQA Guidelines to assure compliance with State law pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the County. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review project can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved. However, multiple family housing projects located within the R-3, Multiple Family Residential District, which are characteristic of providing a good share of affordable housing and will be required to provide a minimum of 20% affordable units for them to be non-discretionary (see program H3-J), will be allowed by right, are not subject to CEQA and can avoid this elongated and expensive process. Of the identified sites in Appendix B, Table B-2, there are no known, existing environmental constraints that would impede development of high density/multiple family housing. Furthermore, there are no known existing environmental constraints on the residential vacant land identified in Appendix B, Table B-3 and B-4, where capacity is provided for a variety of housing types that can result in housing at a variety of income levels.

Native American Consultation

AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA: "tribal cultural resources." It requires that Shasta County undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to "tribal cultural resources." A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. Shasta County regularly consults with local tribes concerning projects, and thus far, these consultations have not resulted in any impediments to the development review process.

SB 18, Local and Tribal Intergovernmental Consultation requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of general plans (defined in Government Code §65300 et seq.). To comply with SB 18 for this Housing Element update, Shasta County requested consultation opportunities to local tribes taken from a list derived from the Native American Heritage Commission. No Tribes indicated an interest in consultation. The list of federally-designated tribes contacted for this project included the the Pit River Tribe of California,, Shasta Nation, Round Valley Reservation, Winneman Winter Tribe,

Winter Tribe of Northern California, Pit River Tribe of California, Greenville Rancheria, Quartz Valley Community, Pit River Tribe of California-Aborige Band, Pit River Tribe of California-Ajumawi Band, Pit River Tribe of California,-Medisi Band, Pit River Tribe of California-Atsuge Band, No-Rel-Muk Nation, and Paskenta Band of Nomlaki Indians.

Biological Resources

The County is located in an environmentally sensitive area that includes key oak-woodland habitat in the Oak Run-Whitmore area; numerous riparian (streamside) communities; and wetland habitats associated with Big Lake, Fall River, and the Sacramento River corridor in the Sacramento Valley. The upper Sacramento River habitat corridor above Shasta Lake is another important wildlife habitat area. This results in a greater variety of species of plants and animals within and around the County. Both state and federal legislation regulates and protects these resources through the United States Fish and Wildlife Service and/or the California Department of Fish and Game. Although the County does not have control over these regulations, residential development in areas not previously disturbed by urban development, may be constrained by the presence of biological resources. The County has addressed this constraint in its General Plan policies and implementation. Based on past biological resource surveys conducted by the County or developers, the County does not anticipate biological resources will affect the development of medium or high-density housing in those areas so designate in the General Plan. The County's PD and specific plan process has been, and can be, used to mitigate biological resource constraints. On sites that may contain biological resources, ultimately controlled by state or federal regulations, the County allows development to occur on the non-constrained portion of a property to allow the same residential density and number of units.

Geology

The geology of Shasta County is very complex. It contains portions of five of the eleven geomorphic provinces in California, including the Coast Range, the Klamath Mountains, the Great Valley, the Cascade Range, and the Modoc Plateau. Geologic and topography issues can constrain development given the County's location. The County has addressed this potential constraint by identifying land for medium and high-density housing that has fewer topographic constraints and permitting the "transfer" of housing units within a property onto a less sloped portion of a site. The County's PD, specific plan, and variance processes are tools available to focus development on the less sloped portions of a property. The General Plan also includes land use policies allowing for the maximization of the developable portions of residentially designated property while avoiding slope and other environmental resources constraints.

Storm Drainage

Any development within Shasta County is subject to Chapter 18.10 of the County Code, Storm Water Quality Management and Discharge Control as to storm drainage, runoff and erosion control. All storm water runoff within the County is handled by surface drainage so in some instances developers are required to as no major outfall piping systems are in existence. Shasta County requires developers to make improvements to project sites to accommodate on-site storm drainage facilities catch basins, detention basins, and other facilities that may be needed.

Road Standards

The County has adopted an integrated series of development standards for roads built in the unincorporated area. These standards, coupled with the other requirements of the Subdivision Ordinance, work together to address potential traffic created as a result of new residential development. Specific road designs and construction standards

have been refined over the past two decades and now work systematically to allow a diversity of residential projects serviced by a varying road system that can safely transport persons throughout project boundaries as well as connect them with specific destination points. These standards have been a key factor in providing County residents with many miles of paved roads that afford convenient and safe access.

The County's typical road standards have been consistently applied to new rural and urban-type subdivisions for the past fifteen years with very little change. To the extent that they may have some impact on the cost and supply of housing cannot be accurately determined. It is the general consensus of local County planning and building officials that these standards do not have a negative impact on the supply of housing units in the unincorporated area. This can be partially verified by a modest increase in the number of residential building permits issued annually. In most small rural-type subdivisions, a paved road is required with a standard fifty-foot right-of-way with an eighteen-foot-wide driving surface. These specific requirements often vary depending on the number of parcels to be served and how proposed roads may connect with the existing road system. Sloped (2:1 ratio) road shoulders are required up to two-feet-wide and fifteen-foot utility easements on either side are normally required. Right-of-way requirements can increase up to 60 feet in width with a paved surface requirement of 20 feet to 32 feet if substantial urban or suburban-type traffic is to be accommodated. Curb and gutter improvements are not required in most rural-type subdivisions but are required if located in UR or SR designated areas. Drainage swales are included as part of the road standard. There is no requirement that landscaping be included as part of rural road standards, but may be required if a project is located in a developed urban or suburban setting.

As part of the project review and approval process, developers are required to form permanent road divisions to ensure that newly-paved roads will be maintained in a systematic and equitable fashion by residents of the project throughout its life. In some cases, these standards have delayed or prevented some residential projects until road design requirements can be satisfied. However, the value of these standards in promoting safe and accessible all-weather roads outweighs any minor inconvenience that might be experienced by project proponents, and these road standards do not represent a constraint on the development of affordable housing in Shasta County.

Fire Safety Standards

The County has long been recognized as a pioneer in adopting comprehensive fire safety standards that ensure rural residential neighborhoods are provided with a reasonable level of fire safety precautions. All residential subdivisions must meet County Fire Safety Standards. Included in these requirements are provisions for an adequate level of on-site fire suppression water as well as fire hydrant systems in the case of piped water subject to density criteria, building setbacks from property lines with minimum standards for vegetation clearance to remove hazardous flammable fuel loads of brush and trees, adequate ingress/egress for all firefighting and emergency vehicles, and a safe and secure second route of access for residents to ensure a reliable means of egress from the neighborhood if or when a major fire should occur. The secondary route of access is probably the major obstacle for more rural residential projects. However, in light of recent major wildfires in the area, these standards have consistently proven their value in saving lives in remote or otherwise heavily vegetated areas.

Air Quality Standards

Shasta County Air Quality Management District monitors emissions from mobile and indirect sources as part of a comprehensive air quality program to meet both State and federal air quality standards. In 1992 the District was merged into the Department of Resource Management. So the Air District essentially became part of the County. Currently the County is considered a non-attainment area for State air quality standards for Ozone (O^3) and

Particulate Matter (PM10) and is classified as a federal unclassifiable/attainment area with respect to the 8-hour ozone standard established by the United States Environmental Protection Agency (EPA) (California Air Resources Board 2013). For ministerial permits such as residential building permits, the County monitors emissions of the three criteria pollutants annually and does not subject these applications to any evaluations as part of the permit process. Each permit, however, is assessed an $800 air pollution mitigation fee if primary access is provided by an unpaved road in an area where the elevation is under 1,000 ft. mean sea level. The funds in this account are used to pave roads in areas that have been selected by the County as critical sources of air quality impacts as a result of PM10 emissions created by vehicles traveling over unpaved roads. The County, Air Quality Division works with the Department of Public Works in identifying on a priority basis which roads are selected to benefit from the use of funds collected in this account to construct paved roads.

Sewage Disposal/Water Supply Standards

The Environmental Health Division of the Department of Resource Management of the County is responsible for ensuring that each new subdivision and residential permit application verifies an adequate supply of potable water and a sewage disposal site capable of handling and processing effluent generated from all forms of residential projects. These standards are consistent with uniform State standards specified by the State Health and Safety Code and the Regional Water Quality Control Board. In a majority of residential permit applications, these standards govern the location and development of individual on-site wells and septic tanks and drain fields. (See also discussion on Community Service Areas and/or Districts (CSAs/CSDs.).

Building Codes and Enforcement

The County, through the Building Division of the Department of Resource Management, has adopted and enforces the latest versions of the California Building, Plumbing, Mechanical, and Electrical Codes (Title 16, of the County Code "Buildings and Construction"). These are standard codes generally adopted and implemented by most California jurisdictions in the review and approval of all types of building applications.

Code enforcement is accomplished with the aid of the County's Code Enforcement Officer who generally responds to complaints by individuals or neighbors complaining of potential building or land use violations. The County enforces all elements of the updated Uniform Building Code. Apart from the normal permit application review through the plan check process, the County, for the most part, relies on an individual complaint basis to respond to allegations that the building code is being violated. Two staff members function as County Code Enforcement Officers. Other building inspectors provide field assistance to the Code Enforcement Officer as part of their routine project field reviews.

Most building or zone violation complaints are addressed on a first-come first-served basis unless there is evidence that there is an eminent public safety issue that must be addressed immediately. Persons reporting any code violations are required to provide a reasonable description of the violation, an address, and their name, address, and phone number. An inspection of the property in question is made and documentation made to verify the extent of the alleged violation. An appropriate file is made for each violation and becomes a public document in the event the public wishes to review the case background. Contact with the property owner is made to begin discussion on the extent of the violation and a timely remedy for any code violations. If a suitable solution cannot be achieved, the County pursues appropriate legal action to bring any buildings or sites into compliance with the building and zone codes. This practice, while not perfect, seems to be effective in addressing the most serious building and/or zone code violations.

The County building inspectors and land use planners assist in bringing to the attention of the Code Enforcement Officer any noticeable code violations witnessed while conducting their daily field inspections or project reviews. Investigations are conducted and written records are maintained to ensure compliance with existing codes and development standards. Where necessary, the County, through nuisance abatement and unsafe building provisions of California statutes, is empowered to implement the necessary legal process to eliminate illegal buildings and/or to work with persons to have such situations corrected to comply with existing development standards and codes. To date, this process has been relatively effective in dealing with unsafe and/or unhealthy situations that pose a threat to the health and safety of the County's residents.

Local Agency Formation Commission (LAFCO)

The Shasta Local Agency Formation Commission (LAFCO) implements the requirements of the Cortese-Knox-Hertzberg Reorganization Act of 2000 addressing proposals for potential changes to jurisdictional boundaries as they apply to cities and independent special districts. This is particularly important when proposals are considered to expand or otherwise modify existing boundaries such as those affecting a sphere of influence of one or more districts or Cities in the County or when incorporations or annexations are considered. Such transactions could have a significant impact on areas available for residential development, particularly those areas with densities able to accommodate more intense development such as apartments, mobile home parks, or condominiums that could furnish sites to accommodate housing for the Extremely Low, Very Low, Low, and Moderate income groups. In accordance with Government Code Section 56668(l) LAFCO does consider the extent to which each proposal will affect a city or cities and the County in achieving their respective fair shares of the regional housing needs. A cooperative tax exchange agreement entered into by the Redding area local jurisdictions during the early 1990s has facilitated a more efficient process whereby such jurisdictional boundary changes can be accomplished without creating severe fiscal imbalances or impacts on housing for these groups regardless of the location within the greater Redding urban area. To enhance these goals, the County and the three incorporated Cities have worked cooperatively to implement similar development standards which benefits residential development in the event unincorporated areas are annexed. Program H1-F, of this Element consists of a program to establish a procedure whereby proposed annexation of lands in the County to a city which has been 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. This program provides for the documentation these annexations each year and include them as part of a subsequent update of its Housing Element. Also, this program provides a procedure for re-allocating the County's RHNA housing targets after such property is annexed to a city.

2 LOCAL PROCESSING AND PERMIT PROCEDURES

The time and cost of permit processing and review can be a constraint to housing development if significant development review is required. Project review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. The time required for project approval is often not so much a factor of the approval body (Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large, residential subdivision maps, subject to the California Environmental Quality Act (CEQA compliance) require a public hearing before the Planning Commission (refer to CEQA review Section above).

Larger projects can take approximately 6 to 12 months to obtain appropriate approvals. Most residential development projects in Shasta County are single-phase, smaller projects that can typically be processed in less than 6 months, however. These residential projects typically do not create substantial environmental impacts, thereby greatly reducing the time needed for review.

Table III-7 outlines the typical approval timelines associated with different entitlements that projects could require. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time.

The County has established a list of traditional permits that apply to residential development projects ranging from building permits to use permits. These permits are shown on the diagram below and are issued by the Department of Resource Management through its Building and Planning Divisions.

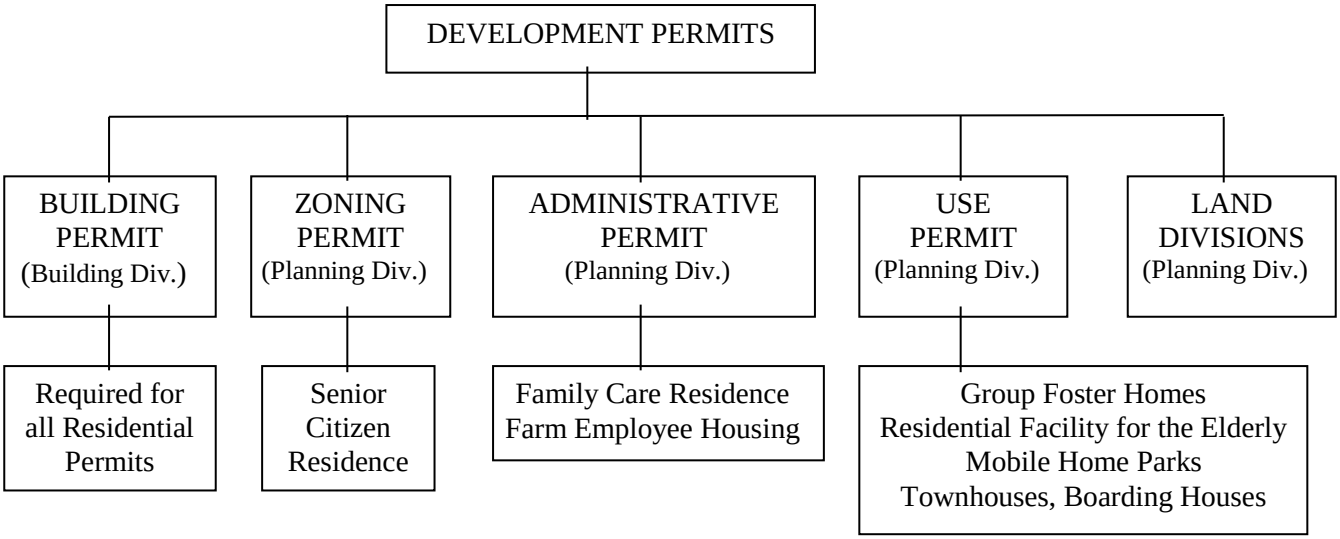


Table III-6. Zoning Districts Permitting Residential Uses Table outlines housing types allowed by zone either by right, which is a permitted use (County Code or permitted with a zoning, an administrative, or use. Cross referencing this table to Table III-7, there are five ways for processing residential development applications: 1) Permitted Uses, 2) Zoning Permits, 3) Administrative Permits, 4) Use Permits, or 5) Subdivisions. The residential project may be associated with other applications (e.g. General Plan Amendment, Rezone, Planned Development Permit), but the following five procedures represent the primary entitlements:

Permitted Uses

A permitted use is considered allowed by right and would automatically qualify for a building permit. A building permit is a ministerial action taken by the County. It is the final review step prior to construction. Planning staff reviews a building permit to ensure compatibility with the County's Zoning Plan and related development standards, or previously approved plans related to a specific project. If the plans comply with the County's standards and previously approved plans, planning staff signs a plan check routing sheet before the Building Division issues a building permit. In some cases, an applicant requests minor changes to a previously approved project as part of the building permit process. Staff has authority to approve minor changes; so unless a requested change is significant, staff approves these changes administratively. Most residential project, such as construction of a single family house

in an R-1, Single Family Residential District, or an apartment project located in an R-3, Multiple Family Residence District, would be considered project allowed by right and subject to this process.

Zoning Permits

In accordance with Section 17.92.060 of the Zoning Plan, a zoning permit is a ministerial action taken by the County. Planning staff reviews a zoning permit application to ensure compatibility with the County's development standards, previously approved plans and all criteria applicable to the proposed use. If the application complies, the Planning Director approves the application. In rare instances when the project does not meet zoning standards, the zoning permit may be referred to the Planning Commission in which case this action is changed from ministerial to discretionary review.

Administrative Permits

In accordance with Section 17.92.050 of the Zoning Plan, an administrative permit is a ministerial action taken by the County. Similar to a zoning permit, an administrative permit, staff reviews the project for compliance with more complex review of specific performance standards related to the development in the Zoning Plan. Staff provides public notice and intent to approve the project and provides an opportunity to appeal the approval to the Planning Commission, which then provides an opportunity for the Planning Commission to further consider the project issues and add additional requirements as deemed appropriate. Normally, staff will approve the project citing compliance with related zoning standards approval and then forward it onto the Building Division to issue the building permit to allow project construction. In some cases, an applicant requests minor changes to a previously approved project as part of the building permit process. Staff has authority to approve minor changes; so unless a requested change is significant, staff approves these changes administratively.

Use Permits

Section 17.92.020 of the Zoning Plan regulates the issuance of use permits. The County has an application process and set of standards for projects requiring use permits. Some residential projects that are subject to the requirements of a use permit include residential care with seven or more persons and day care centers. The Planning Commission approves use permits, which may be revocable, conditional, or valid for a specified period. The Planning Commission holds a public hearing prior to making a decision on a use permit application. The criteria for approving use permits are non-specific and require the finding that the proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the County. The County's use permit process does not specify the conditions under which a particular use may be permitted. Generally, conditions imposed on developments relate to compliance with zoning standards, hours of operation, creation of noise or other off-site impacts, site access, signage, transportation of clients, and other off-site issues. These standards do not generally impose significant barriers to the production of affordable or special needs housing.

Subdivisions

This review process applies to all residential land divisions within the County. Title 15 of the County Code includes the standards and process for subdivisions. It is based primarily on the State Subdivision Map Act. As it relates to residential development, the regulations apply to all land divisions that create lots for single-family homes and lots, or condominiums, and for multi-family development. As part of the review process for subdivisions, the County

reviews applications for compliance with lot size and shape standards, infrastructure requirements, and the general layout of the subdivision. If the project complies with the subdivision standards and General Plan density, the project can proceed though the approval process. An applicant can request a Planned Development Permit to address site constraints that may impact lot sizes and shapes or other requirements.

Fast Track Processing

Fast track processing means providing highest priority for review of applications of eligible projects and allocating Shasta County staff for prompt review in all applicable County departments, and shall be done by dedicated staff on a priority basis ahead of all other applications as a concession over and above those currently provided for under County and State Law. As noted in Table III-7, Fast Track processing generally reduces processing times by 20%. Also, Program H3-A, of this Element consists of monitoring and update of the County's policies for fast track processing of Very Low and Low-income housing projects including those designed for special-needs housing. This fast-track processing also applies to all owner-occupied and rental multifamily residential in R-3 Zones in which at least 20 percent of the units are affordable to lower income households. In accordance with SB 35 this program expands the fast-track process to all qualifying affordable housing projects providing for a minimum three year approval period (with one year extension criteria). Fast tracking is also made available to emergency shelters, transitional housing, supportive housing, and housing for persons with disabilities and agriculture worker housing.

Process for Requesting Reasonable Accommodations

The County's process for providing reasonable accommodations allows individuals, or their representatives, to make requests for reasonable accommodations for persons with disabilities as part of the permit process. No additional permits are required or additional fees charged by the County. Requests for reasonable accommodations to meet the needs of persons with disabilities are generally approved administratively, and a use permit is not required. An exception would be a use (in contrast to an accessory structure or appurtenance) that requires a discretionary (use) permit, such as a residential care facility of seven or more persons. County staff is available to provide assistance regarding the processing of requests for the construction of accessory structures. Information regarding the approval of these structures is included within all public notices and agendas, as applicable.

Facilitated Environmental Review

The County has adopted uniform procedures for complying with the requirements of the California Environmental Quality Act (CEQA) for assessing the potential environmental impacts of those development applications determined to be "a project" as defined by Public Resources Code 21000-21177. The Department has developed a comprehensive Environmental Initial Study format for project application evaluations. These forms are available to the public upon request. These measures have been designed to help facilitate the development review process.

Other Measures to Facilitate Residential Development Permits

In June 1992 the Building, Planning, and Environmental Health Divisions, in addition to the Air Quality Management District, were merged into the Department of Resource Management. This department is housed in modern facilities shared with the Department of Public Works. This spatial arrangement is particularly convenient for applicants requiring one or more permits from the different County agencies and furthers the goal of the Department for a more expeditious and convenient permit process for applicants.

In 1996, the Department of Resource Management completed construction of a building addition that included the County's first consolidated (one-stop) permit processing center. Applicants need only to submit application requests at one location and the permits of any of the four divisions (i.e., Air Quality, Environmental Health, Building and Planning) can be processed more efficiently without the need to visit with separate departments housed in scattered locations. To further enhance public convenience and speed the processing of permits and applications, the Department installed a computerized permit processing and tracking system. The Accela Permits Plus system works effectively in considerably reducing processing time. Internal departmental processing procedures that have been incorporated during the past decade have maximized resources to allow review and approval of routine residential building permits in approximately ten days or less. Also, contractors can apply via fax when suited to their convenience. The Department of Resource Management has recently upgrading the permitting software to Sungard Public Sector's TRAKiT program. The new permitting software will feature online permitting to reduce processing time on simple permits and allow additional access of permitting information.

Table III-7. Estimated Processing Time for Development Permits

PROJECT	ESTIMATED TIME
**Fast Track Processing Reduces Estimated Time by 20% as Feasible*	
Land Division	10–12 weeks
Rezoning	4–6 months
Use Permit	3–6 months
Administrative Permit	6–12 weeks
Zoning Permit	1–4 weeks
Property Line Adjustment	4–8 weeks
General Plan Amendment	6–12 months
Variance	3–6 months
Certificate of Compliance	3–5 weeks
Specific Plan	12–18 months
Land Use Verification	2–4 weeks
Pre-Application	4–12 weeks

Note: All processing times are estimates. Actual processing time will vary with the complexity of the individual project, environmental reviews, and public input and response.

**Projects that Qualify for Fast Track Processing are multiple family housing in all R-3 Zones, all projects that reserve at least 20% for lower income households, emergency shelters in C-M Zones, and special needs housing (see Fast Track Processing discussion below),*

Source: Planning Division.

The County annually evaluates its permit and development application forms to ensure they are concise, accurate, and user-friendly in terms of fully explaining the submittals requirements for land development projects. Routine permit applications are available electronically through the Department's web site.

The County Zoning Plan, Subdivision Ordinance, and General Plan are available on-line through the Department's web site for the convenience of potential or current applicants to review development requirements that may apply to their specific project.

3 DEVELOPMENT PROCESSING FEES

The County collects application fees for various land use projects including a variety of residential projects (see Table III-8). All application fees are consistent with the intent and policies of the Government Code Sections 66000-66008 and Sections 66016-66018 as well as the Permit Streamlining Act (Government Code Section 65920). Appendix C of this Element consists of a listing of all development fees the County charges. All fees levied are based on a defensible nexus between the project's costs on local government services and reasonable fees charged by the County to process an application and implement reasonable options to mitigate those costs. Fees are adjusted periodically as inflationary and departmental processing costs dictate. Surveys of surrounding jurisdictions of a similar population base have been conducted to determine a level of uniformity and reasonableness. The County's development fees are generally consistent with those charged by other rural counties in the northern California region and have not been found to be excessive.

Table III-8. Planning and Development Fees[1]

Project Type	Fee Amount	Department
Use Permit – Major	$4,259 + hourly[2] $405 $102/($234)[3] $166	Planning County Fire Environmental Health General Plan Maintenance Fee
Use Permit – Minor	$4,259 $125 $102/($234)[3] $166	Planning County Fire Environmental Health General Plan Maintenance Fee
Administrative Permit – family care	$669 $102 $166	Planning Environmental Health General Plan Maintenance Fee
Administrative Permit – mobile home in "U"	$1,412 $102 $166	Planning Environmental Health General Plan Maintenance Fee
Zoning Permit	$254 $102* $166	Planning Environmental Health General Plan Maintenance Fee
Variance	$1,224 $85 $29 $166	Planning County Fire Environmental Health General Plan Maintenance Fee
Rezone – Major	$9,856 + hourly[2] $405 $102*/($234)[3] $190 $166	Planning County Fire Environmental Health Board of Supervisors General Plan Maintenance Fee
Rezone – Minor	$9,856 $85 $102* $65 $166	Planning County Fire Environmental Health Board of Supervisors General Plan Maintenance Fee
General Plan Amendment	$7,805 $85 $190 $166	Planning County Fire Board of Supervisors General Plan Maintenance Fee
Specific Plan	$7,354[2] $405 $204 $190 $166	Planning County Fire Environmental Health Board of Supervisors General Plan Maintenance Fee
Development Agreements	$1,224[2]	Planning
Land Divisions – 4 or fewer parcels	$9,475 $245 $110/($292 + $37 per lot)[3] $150 + $40 per lot[4] $166	Planning County Fire Environmental Health Public Works General Plan Maintenance Fee

Table III-8. Planning and Development Fees[1]		
Project Type	**Fee Amount**	**Department**
Land Divisions – 5 or more parcels	$18,063 + $100 per lot $405 $110/($292 + $37 per lot)[3] $150 + $40 per lot[4] $166	Planning County Fire Environmental Health Public Works General Plan Maintenance Fee
Property Line Adjustment	$2,257 $102* $166	Planning Environmental Health General Plan Maintenance Fee
Certificate of Compliance	$1,704 $85 $102* $166	Planning County Fire Environmental Health General Plan Maintenance Fee

1) Fees in effect as of 7/1/2016 (and current to July, 2018).
2) An additional $129/hourly rate is charged for major projects when processing costs exceed these fees. Hourly rate shall be adjusted annually on July 1 to account for negotiated changes in salary and benefits.
3) Public Water/(Well or Septic)
4) See following Public Works fee schedule for additional costs
* $146 additional fee if sewage disposal testing is required
Refer to Appendix C, Fees

The Department of Public Works (DPW) implements a fee schedule for development projects consistent with the requirements of applicable government codes and based on the project's pro rata share of public service impacts such as roads, bridges, drainage improvements, and any special sewer or water districts needed to accommodate a project. Routine processing fees are charged for subdivision maps, floodplain clearance letters, and driveway encroachment requests. The DPW collects a nominal encroachment fee whenever private driveways are constructed to connect with a County road. A dust mitigation fee is also collected by DPW to contribute to a fund that is used to pave dirt roads within the unincorporated portions of the Redding Metropolitan area. Collection of these fees is coordinated within a standardized processing system that expedites approval and permit issuance. A schedule of development permit fees is attached to Appendix C. Significant among the DPW fees are those levied for creation of zones of benefit, County Service Areas, Private Road Divisions, and similar improvement district requests for provision of services such as sewer, water, lighting, and storm drainage. Capital improvement fees charged are consistent with the provisions of Government Code Sections 66000-66025.

Development Impacts and Permitting Fees

Impact fees, traffic fees, building permit fees and other fees are assessed with building permit applications to offset the impact of new construction on various services and infrastructure needs that Shasta County and other agencies provide. As shown by Table III-9, the total estimated building permit, school, traffic and development impact fees collected by the County and special districts operating in the County can range from $23,160 to $38,235 for a 1,600 sq. ft. home, and $18,097 to $31,793 for a 900 sq. ft. apartment, both on community water and sewer systems. Based on estimates for new home construction, these impact fees amount to between 7 and 12 percent of the total cost for construction of a 1,600 sq.ft. home and between 12 and 20 percent of the total cost of a 900 square foot apartment unit. These fees are dependent upon location. Building permit fees related to multiple-family construction would be exponentially less per unit as the unit numbers increase.

Depending upon the location, type, size, and design of the home, development fees could represent between 5 and 21 percent of the total sales price of a new home (assuming a sales price of between $150,000 and $250,000) provided with community water and sewer services. However, in those areas of Shasta County where these services are not provided by the County or other services districts, fees for the development of a single-family residence are reduced from $4,800 up to $17,000. Total fees for residential development in these areas are substantially lower

and represents between 4 and 10 percent of the total sales price of a new home. However, construction costs for on-site sewage disposal systems and private water wells would add to costs for residential construction in areas that are outside of community water and sewer service districts, though these costs would be offset to some degree since they would not be required to pay water and/or sewer connection fees.

As noted in Table III-9, a portion of total fees are payable to entities other than the County (i.e., fire districts, school districts, and community services districts). The County has no authority to change or waive fees assessed by non-County entities. County-levied fees for residential dwellings are based on costs to process applications (building permit and septic system fees) and costs to construct improvements. As noted in the previous section, developments may also have additional processing fees depending upon the type and size of the project (e.g., a large subdivision project may require preparation of an Environmental Impact Report pursuant to the California Environmental Quality Act, which would be funded by the applicant).

Periodically, all development fees are reviewed and recommended for adjustment to the Board of Supervisors. Fees are adjusted, as needed, based on the cost of providing staff services and related processing costs associated with the formation of a district and assessments for initial construction costs and annual maintenance. When fees are considered for modification, public hearing and noticing requirements are followed in accordance with the requirements of Government Code Section 66016-66018.5.

Table III-9. Residential Dwelling Public Facilities Impact Fees and Other Fees[1]

Fee Category	Single-Family Unit	Multi-Family Unit[2]
Development Impact Fee		
Main Fee[3]	$5,740	$5,497
Main Fee + Fire[4]	$7,552	$7,203
Main Fee + Traffic[5]	$7,021	$6,286
- Main Fee + Fire + Traffic	$8,803	$7,992
Building Permit		
Building Fee*	$2,005[6]	$1,403[6]
Plan Check*	$1,303[6]	$351[6]
Grading	$713	$713
Encroachment Permit	$80	$80
Other[7]	$551	$498
Traffic[8]		
County-wide[9]	$800	$563
24 South County TIF	$2,872[10]	$2,021[10]
37 South County TIF	$5,362[10]	$3,774[10]
Deschutes Interchange	$1,453	$1,023
Schools	$3.48/sq. ft.	$3.48/sq. ft.
Sewer Hook-up		
Burney	$6,131	$6,131
Cottonwood(CSA 17)[11, 12]	$4,815–$6,840[8]	$2,889–$4,104[8]
Fall River Valley CSD	$2,500	$1,500
Palo Cedro CSA	$5,400	$4,700
Water Hook-up		
Burney[13]	$3,488	$3,488
Clear Creek CSD[13]	$7,370	$7,370
Fall River Valley CSD[13]	$4,500	$4,500
Mountain Gate CSD[14, 15]	$7,380	$7,380
Palo Cedro CSA[16]	$1,000	$1,000
Shasta CSD[13]	$10,283	$10,283
Water Well, Permit to Drill	$293	n/a
Septic System	$640/($749)[17]	n/a

Notes:

1 Fees in effect as of 2017

2 Fees shown are per unit cost

3 Main fee is anywhere in the unincorporated area of the county (includes General Government, Public Protection, Public Health, Library, Sheriff, Animal Control, and Regional-Serving Park fees)

4 Fire Protection fee is added when the project is in County Fire Area, not in a local fire protection district (LFPD). Individual fire protection district fees range from approx. $150 to $1,600.

5 Traffic fee is added when the project is located in the South County Region (SCR) area.

6 Fees based on single-family unit valuation of $250,000 and multi-family unit valuation of $150,000

7 Includes Zoning Ordinance Plan Review ($52), Fire Department Review ($45-SFU, $21-MFU four-plex bldg.), Automatic Fire Sprinkler System Plan Review ($205), Addressing Fee ($182), Electrical Permit ($71-SFU, $38-MFU), Plumbing/Mechanical Permit ($38-SFU, $25-MFU). Estimates for Electrical, Plumbing, and Mechanical are based on 1,600 sq. ft. SFU and 900 sq. ft. MFU.

8 Fees vary based on location.

9 This traffic fee is not applied to outer areas of Shasta County.

10 These traffic fees include County-wide fee.

11 Per household equivalent (1 for SFU, .6 for MFU)

12 Shasta County Dept. of Public Works operates and maintains three separate sanitary sewer systems within the County. All are County Services Areas (CSAs). Cottonwood CSA has 68% of the miles of sewer pipe.

13 5/8 inch meter

14 3/4 inch meter

15 Includes installation fee

16 Meter only, no main line extension

17 Conventional system/(non-conventional system)

* Building permit and plan check fees are based on total valuation.

As noted previously, only a portion of the impact fees associated with residential development are established by the County. The combination of the County's fees and those of other agencies and service providers collectively pose a constraint to the development of affordable housing because developers can not as easily pass the cost on to the buyer or future homeowner. Implementation Program 22 is designed to be used to offset development fees for affordable housing construction.

B NONGOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events. The influence that Shasta County government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Shasta County, relative to California Bay Area counties, has been considered low to moderate.

1 PRICE OF LAND

The price of residential building sites is influenced by fundamental factors such as location, topographical or geographical constraints, environmental amenities such as existing streams or lakes, tree cover, and the availability of services (i.e., road systems, public utilities, schools, shopping outlets, etc.). In the unincorporated areas, land prices are usually represented by cost per acre as there are relatively few parcels in the developed parcel inventory priced in the traditional urban small-lot manner (i.e., lots generally smaller than one-half acre). Generally, rural property is subdivided in two or more parcels ranging in size from one to two acres to ten acres or larger, although many parcels in excess of twenty acres are often favored for small ranch, farm, and estate development purposes. According to recent real estate data, the cost of purchasing a one- to three-acre residential building site in the unincorporated area for a detached single-family unit is typically between $30,000 and $90,000 per parcel. For those properties located in urban areas which are 1 acre or less in size, the cost is between $15,000 and $75,000 per lot (*Source: Shasta Association of Realtors, January, 2016*). Based on Loopnet.com, the cost of vacant property zoned for multiple-family units (which sold within the last five years) is roughly estimated at between $50,000 and $100,000 per acre.[1] Land costs in Shasta County are consistent with other counties in the region with similar characteristics.

2 INFRASTRUCTURE CONSTRAINTS

Perhaps the most significant limitation to providing a greater incentive for the development of an expanded supply of affordable housing is the limitation of public sewer and water services in the unincorporated area. Some areas of the unincorporated county have community water systems, and some have community sewer, but few have both. The lack of these combined systems inhibits multiple-family housing projects with densities high enough to warrant government-assisted funding for families in the lower income brackets.

In Shasta County, areas in which both water and sewer services are provided by either the County or non-County services districts exist only in the town centers of Cottonwood, Burney, Fall River Mills, and Palo Cedro. Currently,

[1] Loopnet.com, April 17, 2017 search for Shasta County multifamily land sold within the last five years, excluding high and low outliers.

service capacity in these areas is limited to planned densities of development under Shasta County's current General Plan within existing service district areas.

In reviewing water and sewer availability to those sites identified as having reasonable potential to be rezoned to accommodate high-density development within the current 2014–2019 Housing Element period, only those services districts located within the town centers of Cottonwood, Burney, and Fall River Mills were analyzed due to their more favorable proximity to services, transportation, and potential jobs.

COTTONWOOD

Sewer: County Service Area (CSA) #17 currently provides sewage treatment services to the Cottonwood area. Within CSA #17, any increase in the density of residential units to accommodate additional sites for low income housing would require the developer to pay for any needed improvements to their existing treatment facility and infrastructure. CSA #17 recently completed their 2013 Sewer Master Plan. The plant currently serves 1,425 Household Equivalents (HEs, the amount of wastewater generated by a single family household) and has the capacity to serve 393 additional HEs.

Water: The Cottonwood Water District made improvements in 2016 to their highest producing well, Well #1. There is now additional capacity to serve approximately 100 new customers. The District estimates they currently have 1,170 customers and their current service capacity is 1,270 customers. In the future, the District plans on adding a new well and one million gallons of water storage. The District states that they can accommodate additional residential development beyond their existing excess capacity provided the developer pay or share the cost for additional improvements (such as new well and water storage tanks) because their existing connection fees collected for new developments would not cover the entire cost of making these improvements.

BURNEY

Water and sewer services are provided to the Burney area by the Burney Water District. Capacity of the water system is currently limited by maximum day demands in both pressure zones. Additional effective source capacity will be required to serve new development. Some sewer pipelines within the system are currently at capacity, as well. Future developments may be required to pay for additional improvements to upgrade the water and sewer service depending upon the location and scale of the proposed development. The District is currently planning for improvements and upgrades to both the water and sewer systems to increase the efficiency of operating and maintaining both systems and improving existing deficiencies, but not currently to increase capacity.

FALL RIVER VALLEY

Water and Sewer services are provided by the Fall River Valley Community Services District (CSD) to the Fall River Mills Community. The District also provides water services only to the community of McArthur. The Fall River Valley CSD states that their sewer treatment system currently provides service to 260 customers and that they are operating at 41% of their potential capacity, which means they have the capacity to serve approximately 371 additional customers. For water, the Fall River Valley CSD states they currently provide service to 403 customers and that they are operating at 55% of their potential capacity, which means they have the capacity to serve approximately 329 additional customers. Although the District currently has capacity to provide 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.

Other County Service Areas

Water Supply:

Maps H-1 and H-2 indicate the location of the ten County Service Areas (CSAs), Community Service Districts (CSDs), and Water Districts (WDs) administered by the Department of Public Works. Eight of these provide water service to the various unincorporated areas (see Table III-10). Combined, they serve approximately 1,162 Household Equivalents (HEs) with the combined current excess capacity to serve 444 additional HEs. They operate as enterprise funds with water usage charges and related fees used as the basis for financing service delivery and system operation and maintenance.

Wastewater Treatment:

In addition to CSA#17 discussed earlier, there are two CSAs which also provide sanitary sewer service to commercial development and residential communities in the unincorporated area (see Table III-10). These two CSAs, located in Palo Cedro and Alpine Meadows, currently serve 502 Household Equivalents (HEs) with the combined current excess capacity to serve 60 additional HEs. Customers pay monthly service and standby charges to finance system operation and maintenance. In addition, property owners may be subject to an assessment to meet the debt service requirements incurred when the system was constructed. Based on these estimated service capacities provided by these districts, they have the ability to accommodate their respective planned population increases through the period of this element.

Other Non – County Water Districts

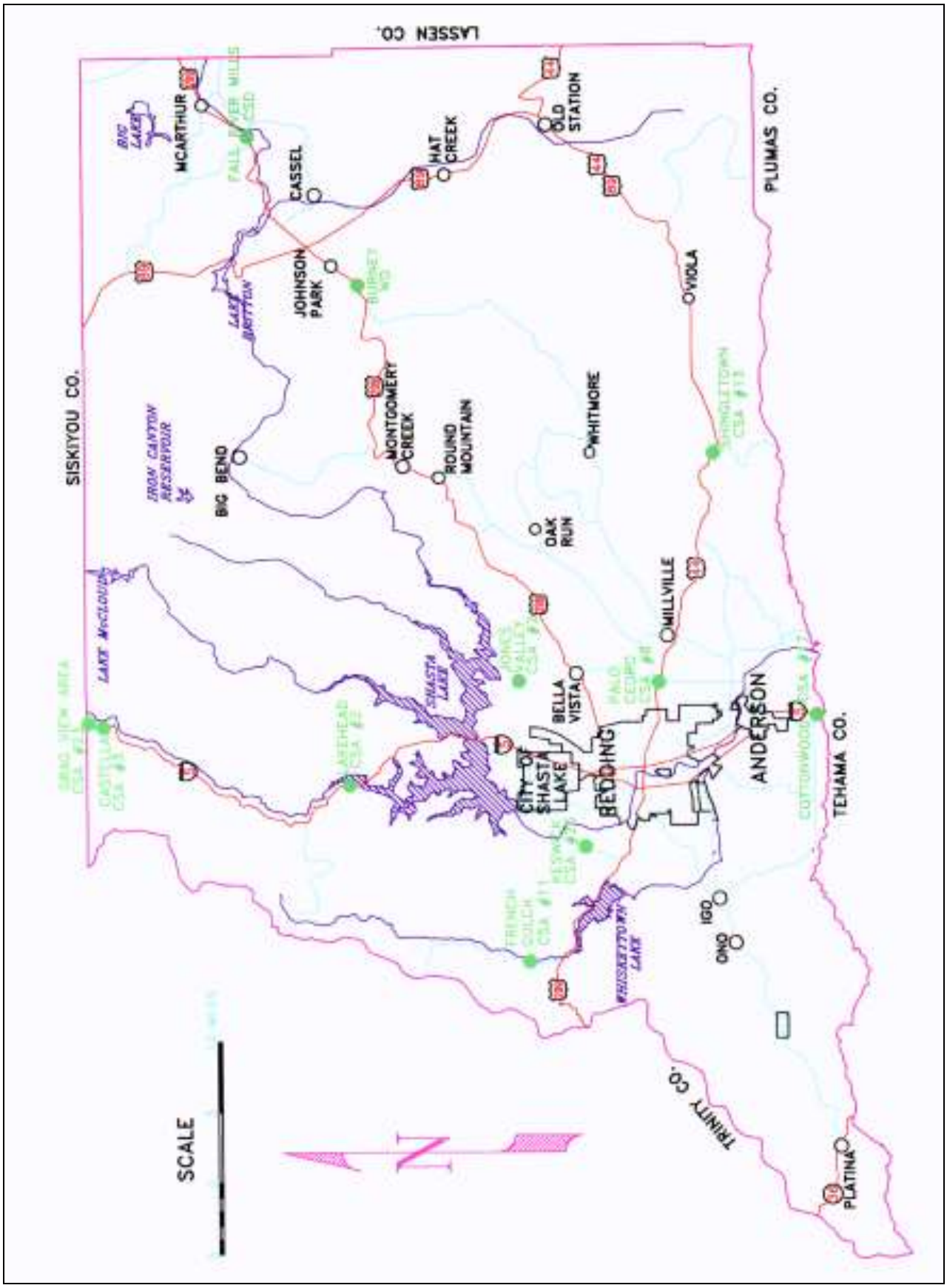
Water Supply:

Eight non-County operated WDs or CSDs serve rural residents in the greater Redding Basin area (aka South Central Region or SCR) and several communities located in the northeast portion of Shasta County. These districts are listed on Table III-10. Not counting the Cottonwood Water District, Burney Water District, and the Fall River Valley Community Services District discussed earlier, the five other WDs/CSDs currently serve approximately 10,828 customers and have an estimated combined current capacity to serve 8,296 additional customers.

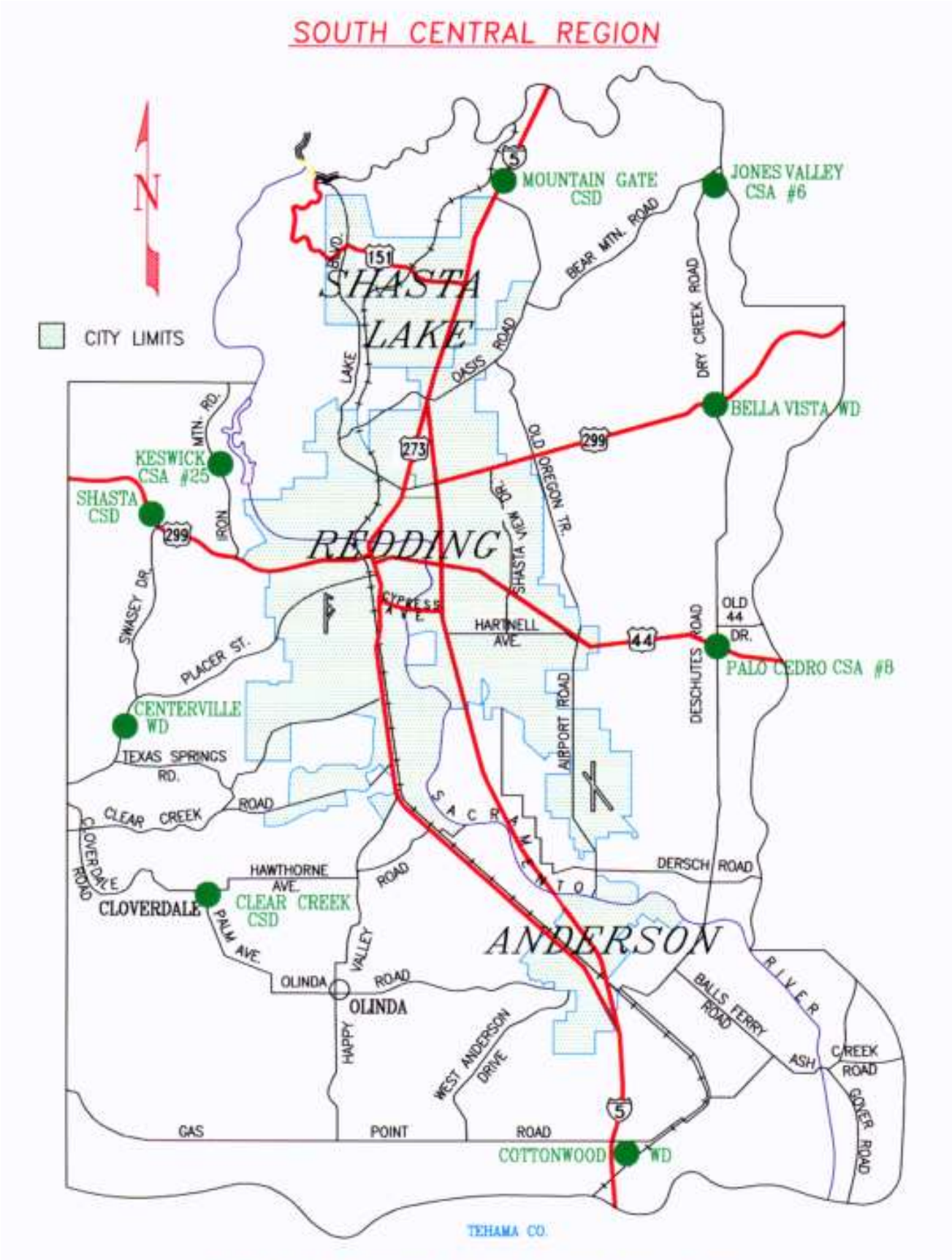
Summary

Based on the information provided by the Department of Public Works and the non-County service districts, infrastructure exists or is planned for the identified sites in Table B-2 as well as for future sites to be rezoned pursuant to Program H3-J. Furthermore, existing water and sewer service capacity within Cottonwood, Burney, Fall River Mills exists or can be increased to accommodate any additional residential development for low income housing allocated to the County provided the developer is willing to pay some or all of the cost of necessary improvements or upgrades to their systems. In addition, the Department of Public Works states that they will continue to seek State or Federal grants for upgrading their sewer and water systems to increase the service capacity. Program H1-E, also provides for all water and sewer districts to comply with Government Code Section 65589.7 (SB 1087), for reserving capacity for low income housing units in accordance with RHNA requirements for affordable units. Under this program the County will conduct an assessment of existing facility plans for County-controlled 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.

Table III-10. Sewer and Water Service Providers within Shasta County – Unincorporated Area	
SEWER DISTRICTS	**PLANNING AREA**
County Sewer Districts	
CSA #8 Palo Cedro	South Central Urban Region
CSA #13 Alpine Meadows	Eastern Forest
CSA #17 Cottonwood	South Central Urban Region
Non-County Sewer Districts	
Burney Water District	North East Shasta
Fall River Valley	North East Shasta
WATER DISTRICTS	
County Water Districts	
CSA#2 Sugarloaf	Sacramento Canyon
CSA#3 Castella	Sacramento Canyon
CSA#6 Jones Valley	Eastern Upland
CSA#8 Palo Cedro	South Central Urban Region
CSA#11 French Gulch	French Gulch
CSA#13 Alpine Meadows	Eastern Forest
CSA#23 Castle (Crag View)	Sacramento Canyon
CSA#25 Keswick	South Central Urban Region
Non-County Water Districts	
Bella Vista WD	South Central Urban Region
Burney WD	North East Shasta
Cottonwood WD	South Central Urban Region
Clear Creek WD	South Central Urban Region
Centerville WD	South Central Urban Region
Fall River Valley CSD	North East Shasta
Mountain Gate CSD	South Central Urban Region
Shasta CSD	South Central Urban Region
Source: Planning Division	



Map H-1. Shasta County CSA, CSD, and WD Location Map



Map H-2. S.S.R. CSA, CSD, and WD Location Map

C TOTAL COST OF HOUSING CONSTRUCTION

Construction costs vary depending upon the type, size, and amenities of the development, the price of materials and labor, financing cost, development standards, and general market conditions. Multi-family residences such as apartments can generally be constructed for slightly less per square foot than single-family homes due to cost-efficient building methods. Wage rates for the Shasta County area historically have remained below the general index for the northern Sacramento Valley. The County has no influence over materials and labor costs, and the building codes and development standards in Shasta County are not substantially different than most other counties in northern California. These factors create a wide variation in construction costs, from as little as $110 per square foot for basic construction to well over $200 a square foot for high-quality custom construction. At that cost of construction a conventional stick built single family house ($301,812) or a 750 square foot apartment unit ($) would be outside affordability range for a low income family. (refer to Table III-11) However, after review of a reduced cost manufactured home, this development option can be affordable to a low income family. Table III-12 is a table that provides an estimate of the cost of improvements and installation of a manufactured house on a vacant lot.

TABLE III-11: Conventional House and Apartment Construction Costs		
SHASTA COUNTY 2014-02019 HOUSING ELEMENT		
Housing Cost Component	**Single Family Home 1,400 sq-ft**	**Mulit-Family Unit 750 sq-ft**
Land Cost Per Lot	Land Costs Vary	Land Costs Vary
Construction Costs	$240.000	$146,000
Fire Sprinklers	$7,500	$5,000
Permitting Fees		
a. Building Plan Check Fees	$313.26	$1,770.04
b. Impact Fees	$9,058.31	$8,201.12
c. Fire Department Plan Check	$20.00	$20.00
d. School Fees	$4,176.00	$2,842.5
e. Sewage Disposal Permit	$647.97	Sewer Connection Fees Vary
f. Private Well Permit	$295.86	Water Connection Fees Vary
g. General Plan Maintenance Fee	$167.91	$167.91
i Grading Review Fee	$168.01	$168.01
j. Planning Review Fee	$165.20	$165.20
Septic System	$8,500	$2,000
Well System	$8,000	$2,000
Marketing/Real Estate Com.	$6,000	$5,800
Builder's Salary/Profit	$16,800	$8,250
Total Cost	**$301,812.53**	**$186,654.78 (Excludes cost for land and utility connection)**

TABLE III-12: Manufactured Homes Construction Costs		
SHASTA COUNTY 2014-02019 HOUSING ELEMENT		
Housing Cost Component	**MANUFACTURED HOMES/MOBILES**	**MANUFACTURED HOME FDN WITH URBAN SERVICES**
Land Cost Per Lot	See Table B-5 (Appendix B)	See Table B-5 (Appendix B)
Unit Purchase Price	**$80,000**	**$80,000**
Permitting Fees		
a. Building Plan Check Fees	$313.26	$313.26
b. Mobile Home Plan Check Fees	$531.62	$551.62
b. Impact Fees	$9,058.31	$9,058.31
d. Fire Department Plan Check	$20.00	$20.00
e. School Fees	$4,176.00	$4,176.00
f. Sewage Disposal Permit	$647.97	-----
g. Private Well Permit	$295.86	-----
h. General Plan Maintenance Fee	$167.91	$167.91
i. Grading Review Fee	$168.01	$168.01
j. Planning Review Fee	$165.20	$165.20
TOTAL	**$15,544.14**	**$14,620.31**
Water District Connection Fees	> > > > > > > >	Location Dependent
Sewer District Connection Fees	> > > > > > > >	Location Dependent
Lender Fees	**$4,200.00**	**$4,200.00**
Hard Costs (Labor Included)		
a. Cost to Transport Unit	$3,000.00	$3,000.00
b. Cost to Setup and Finish Unit	$10,000.00	$10,000.00
c. Grading/Pad /Utilities/Trench	$12,500.00	$12,500.00
d. Electric (Pole & Hookup)	$5,000.00	$5,000.00
e. A/C or Swamp Cooler	$3,500.00	$3,500.00
f. Sewage Disposal System Install	$8,500.00	-----
g. Well Construction	$8,000.00	-----
TOTAL	**$50,500.00**	**$42,500.00**
***Fire Sprinklers**	$7,500	$7,500
Total Cost (without Fire Sprinklers or other location dependent factors)	**$150,244**	**$141,320 (Excludes cost for sewer and water connection).**

The maximum cost for a family of four for an affordable housing unit (unit for Low-income Household) based on 2018 HUD criteria is $187,300. As noted in Table III-13, conventional stick build housing, either as a single family or multiple family unit for sale would not be in reach for low income families. However, as noted in Table III-14, dependent on the cost of land, required fire safety improvements, and District connection fees, installation of a new manufactured housing could be considered affordable to a family of four in the low-income household category.

D FINANCE COSTS

For projects that meet lender's credit approval requirements, residential construction loan rates are competitive. However, since interest rates reflect deliberate monetary policy selected by the Federal Reserve Board, it is not possible to forecast what will happen to interest rates during the upcoming Housing Element planning period. If interest rates rise, not only will it make new construction more costly, but it will also raise the sales price reduce the affordability of housing. Since interest rates are currently at relatively low levels, it is easier for households to finance purchases of housing. However, due to the recent collapse of the "sub-prime" mortgage market, loan qualifications standards are considerably stricter and the availability of financing is considerably reduced.

Mortgage Lending Trends in California

A low income household of four can afford a home price of approximately $184,400 (see Appendix A of this Element). The median cost of a home on the MLS in Shasta County is approximately $320,000. Throughout the 2000s, interest rates were less than 8% on 30-year fixed-rate mortgages, and in 2005 through the first half of 2018 they have been lower than 4% and appear to be in the 4% range in 2018.

Table III-13 presents the monthly payment on a theoretical $320,000 house with a 10% down payment, 4% interest rate, and 30-year loan would be $1,375 per month. Assuming a 30% budget for housing, this monthly cost, with 21% of payment applied to taxes, utilities, mortgage insurance and homeowner's insurance, exceeds the cost of housing for low income family of 4, household. Therefore, without some form of subsidy, financing an average priced home in Shasta County is within reach only to moderate and above-moderate income families.

Table III-13. Typical Home Value and Loan Rate (2018)

Typical Loan	
Home Value	$320,000
Loan Amount	$288,000
Down Payment	10%* or more
Average Interest Rate	4.0%
Average Loan Fees	One and a half% plus one point. Loan fees and points are typically paid by the buyer.
Monthly Payment	$1,664 per month on a $320,000 house with 10% down, and a 30-year loan (including insurance and property tax).

**Assumes 10% down payment for a low and below income household.*

Table III-14 presents the monthly payment on a theoretical $180,000 house with a 10% down payment, 4% interest rate, and 30-year loan would be $935 per month. Assuming a 30% budget for housing, this monthly cost does not

exceed the cost of housing for very low and low income family of 4, households. As Referenced in Table II-23, Section II of this Element, a Very Low-Income Household with a family of 4 can afford a maximum purchase price of up to $133,826 and a Low-Income Household with a Family of 4 can afford a monthly payment $219,620.

Table III-14. Typical Home Value and Loan Rate for a New Manufactured Home (2018)

Typical Loan	
Home Value	$180,000
Loan Amount	$162,000
Down Payment	10%* or more
Average Interest Rate	4.0%
Average Loan Fees	One and a half% plus one point. Loan fees and points are typically paid by the buyer.
Monthly Payment	$935 per month on a $180,000 house with 10% down, and a 30-year loan (including insurance and property tax).

**Assumes 10% down payment for a low and below income household.*

Replacement of At-Risk Housing Units

California Government Code (Section 65583) requires that this element evaluates all low income rental-housing units, which may, at some future time, be lost to the affordable inventory by the expiration of some type of affordability restrictions, typically through government housing subsidy. As noted in Table III-15 below there are no housing units within the unincorporated portions of Shasta County with a medium or high risk of loss. However, there are 78 units that have affordable housing restrictions. Preservation options for these units typically include transfer of the project to non-profit ownership, provision of rental assistance to tenants using non-federal funding sources, as well as purchase of affordability covenants. The most direct option to pursue replacement of the affordable units is the development of new assisted multifamily housing. As noted in Table II-11, the cost of construction for a multiple family housing unit would far exceed the affordability range for a low-income family. Therefore, replacement would require financial subsidies. Program H2-A, Public Housing Assistance Program, in this Element consist of the County seeking funding for this type of housing.

Table III-15. Summary of at-Risk Subsidized Housing Units

Shasta County 2013						
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

Source: HCD Tables 20a through 20c

Market Rate Affordable Housing

Based on Department of Housing and Urban Development information there were 1,660 market rate low income apartments located in Shasta County (including incorporated cities) in 2018. The list indicates that most of the available units are vacant and available of occupancy, which are located in the City of Redding with only three available in Burney and Fall Rivers Mill (both unincorporated communities in the County). In considering constructing new units in the unincorporated areas of Shasta County at densities above 20 dwelling units per acre (the State default density for Shasta County), there are currently not examples. In order to economize on land costs (e.g., higher densities translate into the need to purchase less land per housing unit), residential developers have successfully constructed a number of affordable housing projects in Redding and Anderson at significantly lower densities. Affordable projects in the County are developed at densities ranging from approximately 6 units per acre to 11 units per acre. Many of these consist of manufactured houses on smaller lots of less than 15,000 square feet. However, the County has experienced an increase in the number of accessory units constructed over the last few years. Based on County Building Department information, 18 accessory and/or secondary units have been constructed during this housing cycle. Several programs have been established in the Housing Element to address the development of market rate affordable housing as follows (refer to Section V of this Element for details):

- Program H1-D, Affordable Housing Inventory Program
- Program H1-G, Public Outreach Housing Information Program
- Program H1-I, Developer Assistance Program I-Burney Falls Development Project
- Program H1-J, Developer Incentive Program-Multiple Family Housing
- Program H3-A, Housing Fast-Track Processing Program
- Program H3-D, Housing Fee Reduction Program:
- Program H3-J, Zoning Amendment Program
- Program H4-B, Density Bonus Implementation Program

Transfer of Ownership

One of the least costly ways to ensure that at-risk units remain affordable for the long term is through the transfer of ownership to a non-profit housing provider. By transferring property ownership to a non-profit organization, low income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.

Rental Subsidies

Maintenance of affordable units can also be achieved through rental subsidies from non-federal sources such as State, local, or other funding mechanisms that can be structured to mirror the Section 8 assistance program. Under Section 8, HUD pays the difference between what tenants can pay, defined as 30% of the median household income, and what HUD estimates as the fair market rent (FMR) on the unit.

The Section 8 Housing Assistance Program for Shasta County is administered by the Shasta County Housing Authority. The Authority also administers this program for Modoc, Siskiyou, and Trinity Counties (including all communities and incorporated areas within these Counties). The average monthly tenant contribution to rent by Shasta County Housing Authority voucher holders in 2016 was $372 and the average monthly HUD expenditure per voucher holder was $535. The average utility allowance across all voucher recipients is $113. The Authority's voucher program has an annual turnover of 13% having issued approximately 900 vouchers in the 2018. The average voucher holder has received housing benefits for 6 years and 6 months.

E FUNDING AND ADMINISTRATIVE RESOURCES

A variety of resources are available to landowners and developers seeking to provide housing within Shasta County as listed here. Also refer to Table III-16.

Non-Profit Housing Agencies

The Community Housing Improvement Program (CHIP), is a non-profit housing agency that recently constructed 32 low income housing units during this housing cycle (2014-19). These consist of a housing subdivision for self-help construction located in Cottonwood. Under the self-help program, qualified families build their homes in groups of five or six under the supervision of CHIP's construction staff. Each household dedicates at least 30 hours per week in labor towards building their new homes and help each other during the process, which takes about nine months. All homes must be finished before anyone moves in. House plans included 3-5 bedrooms priced for affordability to low and very-low income families. USDA Rural Development provides funding assistance for these programs. Builders from this program must make at or below 80 percent median income for the county in which they build, have decent credit, and earn enough income to make monthly payments on the loan. The County has established a number of programs to encourage this type of development and collaboration with non-profit agencies:

- Program H2-A, Public Housing Assistance Program Program
- Program H1-D, Affordable Housing Inventory Program
- Program H1-G, Public Outreach Housing Information Program
- Program H1-I, Developer Assistance Program I-Burney Falls Development Project
- Program H1-J, Developer Incentive Program-Multiple Family Housing
- Program H4-B, Density Bonus Implementation Program
- Program H4-C. Special Housing Needs Feasibility Program
- Program H3-C. Housing Legislative Support Program:

Community Development Block Grant (CDBG) Program

The CDBG program provides funds for a range of community development activities. CDBG funds are administered by HCD through a variety of competitive and non-competitive programs. These programs can provide funding for a range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and also clearance activities. Funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by the County based on potential projects and competitive factors.

HOME Investment Partnership Program Funds (HOME)

Federal HOME funds can be used for activities that promote affordable rental housing and homeownership for lower income households. HOME funds are administered by HCD, through a variety of competitive and non-competitive programs. Activities eligible to receive HOME funds include building acquisition, new construction, reconstruction, moderate/substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for the use of HOME funds is preservation of the at-risk housing stock. As with CDBG funds,

funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by Shasta County based on potential projects and competitive factors.

Mortgage Credit Certificate (MCC) Program

Federally-funded program administered by the State offers MCCs through an annual application process, which provides first-time homebuyers a credit on their federal income taxes up to 20% of the mortgage interest paid for the year. The credit can be deducted from the income tax owed, while the remaining 80% of the interest paid on the mortgage remains available as an income tax deduction.

Cal Home Program

Authorized by SB 1656 in 2002, the Cal Home Program offers financial assistance to cities and non-profits for first-time homebuyer assistance, rehabilitation programs, or homeownership development projects. Specialized components of the Program assist owners of manufactured housing units and shared housing operators.

Housing Choice Voucher Program

The Housing Choice Voucher (formerly Section 8) Rental Assistance Program administered by the Shasta County Housing Authority constitutes the County's primary preservation program for affordable units for the Very-Low and Low-income households in the unincorporated area. Funding is used to address housing needs of those households on Housing Choice Voucher tenant-based assistance waiting lists. A key goal of the program is to maintain the Housing Authority's lease up rate at more than 98%. Annually, payments to landlords from the Housing Choice Voucher have amounted to more than $2.8 million dollars per year.

Local Housing Resources

The following non-profit developers have been active in the construction, rehabilitation, and management of affordable housing projects in Shasta and surrounding counties. While some of the non-profit organizations are active in Shasta County, others listed here are located in the region and may be useful in developing additional affordable housing opportunities in the County.

Self Help Home Improvement Projects

Self-help housing programs consist of non-profit housing agencies that develop housing using future residents toward construction. This results in development of housing affordable to low income families. The Community Housing Improvement Program, Inc. (CHIP) is a non-profit housing developer based in Chico. The agency has been involved in the construction of both single-family and multi-family housing for lower-income households throughout the Sacramento Valley and northeastern California region. Single-family developments sponsored by CHIP rely in part upon a "sweat equity" program, in which future residents are required to contribute a portion of the construction labor. CHIP has been active in Shasta County. During the previous Housing Element Period, a total of 21 Community Housing Improvement Program (CHIP) units were completed, which resulted in the construction of 76 homes for very low and low income people. Also, the Self Help Home Improvement Project (SHHIP) is a non-profit organization based in Redding. SHHIP assists in the development, repair, and rehabilitation of housing units for lower-income households. Within the unincorporated areas of Shasta County, SHHIP also manages a weatherization program for lower-income households.

Section 515

The USDA Rural Development administered direct mortgage program provides loans for rental housing in rural communities. Loans have terms of up to 50 years with an interest of 1%.

Section 202 Supportive Housing for the Elderly

This section helps expand the supply of affordable housing with supportive services for the elderly. It provides very-low income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (Section 811).

Section 811 Supportive Housing for Persons with Disabilities

This program allows persons with disabilities the opportunity to live as independently as possible by increasing the supply of rental housing with the availability of supportive services. The program also provides project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants' contribution toward rent. The program is similar to Supportive Housing for the Elderly (Section 202).

Low Income Housing Tax Credits

This program (LIHTC) encourages the construction and rehabilitation of low income rental housing by providing a federal income tax credit as an incentive to investors. Investors receive tax credits for a specified number of years in return for investing equity capital. This program requires a 55-year affordability period.

Table III-16: Financial Resources

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to Shasta County on a competitive basis for a variety of housing and community development activities. County competes for funds through the State's allocation process	- Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
HOME	Grant program available to Shasta County on a competitive basis for housing activities. County competes for funds through the State's allocation process.	- Acquisition - Rehabilitation - Home Buyer Assistance - Rental Assistance
Low income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation

Table III-16: Financial Resources		
Program Name	**Description**	**Eligible Activities**
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. County Housing Authority does not currently participate in the Program, but would be the implementing agency.	- Home Buyer Assistance
Housing Choice Voucher Program	Rental assistance payments from County Housing Authority to owners of private market rate units on behalf of very-low income tenants.	- Rental Assistance - Home Buyer Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs (Sections 514/516)	Below market-rate loans and grants for farmworker rental housing.	- New Construction - Rehabilitation
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Home Buyer Assistance
Cal HOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Home Buyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Home Buyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing

Table III-16: Financial Resources		
Program Name	**Description**	**Eligible Activities**
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	- New Construction - Rehabilitation
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction
3. Local Programs		
CDBG Revolving Loan Funds	Shasta County offers housing rehabilitation loans using program income from CDBG grants. This program also offers low income families to obtain low interest loans for down payment assistance when purchasing a home.	- Rehabilitation - Home Buyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages, which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

F ENERGY CONSERVATION

Government Code Section 65583(a)(7) requires that a housing element contain an analysis of opportunities for energy conservation with respect to residential development. The purpose of this analysis is to ensure the locality has considered how energy conservation can be achieved in residential development and how energy conservation requirements may contribute to reducing overall development costs and, therefore, increasing the supply and affordability of units.

Shasta County does not operate, nor is it responsible for producing or operating, any electrical or other power sources to provide energy supplies to residential customers. However, the Building Division of the Department of Resource Management is charged with the responsibility of enforcing State Energy Efficiency Standards for Residential and Non Residential Buildings (Government Code Title 24, Part 6) in addition to all sections of the Uniform Building Code.

The California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) became effective January 1, 2014 and is California's first green building code. The purpose of CALGreen is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts that reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen addresses: planning and design, energy efficiency, water efficiency and conservation, and environmental quality. It is the responsibility of builders and homeowners to comply with Title 24 standards, and for the County to enforce those standards through plan check and code compliance inspections.

The Energy Element (updated in 1998) of the Shasta County General Plan contains an excellent summary discussion of key energy issues and renewable and/or alternative sources of energy available in Shasta County. This Element also contains a listing of Objectives and Policies, which guides the County in evaluating and implementing realistic programs that have the potential to maximize available technology to achieve higher levels of energy conservation. Noteworthy among these efforts is the County's recycling program, which has been given excellent ratings by the State Waste Management Board, and the County's promotion and approval of several large biomass, cogeneration plants.

The County's Subdivision Ordinance promotes the design of residential lots to capitalize on the potential of using, to the extent possible, future passive or natural heating or cooling opportunities in the subdivision. The County has adopted a new Small Wind Energy Systems Ordinance designed to accommodate and promote the development of wind-aided projects capable of generating low-cost electrical energy to reduce the on-site consumption of electrical power. The County also has a Small Hydro Power Facility Ordinance designed to promote privately-financed projects utilizing the potential of falling water to generate low-cost power that can augment the electrical power grid for customers in the region.

Since housing within mixed-use developments typically consists of high-density uses, which would result in lower Vehicle Miles Traveled (VMT), Shasta County will allow mixed-use development within commercial zone districts (see Implementation Program 1and 2). To the extent this program would reduce VMT, it would also reduce transportation energy demand. Implementation Programs 33-35 provide tools to encourage energy conservation in land use planning, new construction, and existing housing units.

Golden Umbrella administers a Power to Seniors program sponsored by the Older Adult Policy Council. This program was created in response to the 2001 energy crisis to aid lower-income seniors 62 years of age and older with paying their utility bills. Since 2001, this program has helped over 700 Shasta County seniors and has raised over $253,773.00 through contributions from the City of Redding SHARE program, Community Service Block Grant, Community Development Block Grants, Sierra Pacific Foundation, Win River Casino, local businesses, and many individual private donors. The program also distributes brochures to seniors with information on topics such as methods to prevent fire and avoid disaster, energy conservation recommendations, minor home repair options that are available, and suggestions on healthy living practices.

The Pacific Gas and Electric Company (PG&E) is the major supplier of electrical energy to residences in the unincorporated area. Given the relatively recent upsurge in residential electrical rates, PG&E's Low-Income Energy Management Department initiated a number of energy-saving programs for residential customers to use to help in controlling escalating electrical costs. Among the key financial assistance programs are:

CARE (California Alternate Rates for Energy) This program is designed to aid lower-income households and provides a 20% discount on monthly energy bills and ensures that these customers are not subject to surcharges.

REACH (Relief for Energy Assistance through Community Help) This program is oriented toward lower-income customers who cannot pay their PG&E bill due to a sudden, unexpected financial hardship. It is a one-time payment through the Salvation Army with the help of donations from the utility's shareholders, employees, and others.

Energy Partners is a free weatherization program involving local utility contractors who work with lower-income customers to make their homes more energy efficient.

LIHEAP (Low-Income Home Energy Assistance Program) Lower-income households may qualify for financial assistance with energy bills and weatherization projects through the Department of Health and Human Services.

Services for Medical Baseline and Life-Support Customers. Residential customers dependent on life-support equipment and/or with special heating needs due to certain medical conditions may receive approximately 500 kilowatt-hours of electricity and/or 25 therms of gas per month, in addition to regular baseline quantities.

Balanced Payment Plan. This plan is designed for customers with substantially larger heating or cooling costs during extreme-weather months. PG&E charges customers the same each month based on average energy use for one year.

PG&E also offers a variety of rebate programs for heating, cooling, appliances, home improvements, pools, and lighting installations for qualified projects. Pamphlets and other literature describing these programs and other programs are readily available at PG&E offices, as well as the permit counter at the Department of Resource Management.

Retrofit

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The Shasta County Building Divisions monitors such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

The U.S. Department of Housing and Urban Development (HUD) offers grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace

efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

On September 6, 2000, the Legislature responded to the California Energy Crisis by passing AB 970. The statute known as the California Energy and Reliability Act of 2000, found that there has been significant growth in the demand for electricity and that new power plant construction and energy conservation have seriously lagged. The Act provides significant investment in conservation and demand-side management programs.

To support energy conservation for housing, the County has established several programs in this Element (refer to details of these programs in Section V):

- Program H5-A, Energy Efficient Landscaping Shading Program
- Program H5-B, Public Outreach Housing Information Program
- Program H5-C, Energy Efficient Housing Code Compliance Program
- Program H5-E, Energy Efficient Housing Weatherization Program

G FAIR HOUSING

Government Code Section 65583(c)(5) requires a housing element to do the following:

> "Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability."

Shasta County complies with all State and federal laws pertaining to the guarantee that persons shall be given equal opportunity to seek and find appropriate housing and to take advantage of available housing programs. Most application forms for various development permits within the Department of Resource Management or the Public Works Department contain language that acknowledges its commitment to implement non-discriminatory practices to ensure that all persons are treated fairly and in an unbiased fashion to promote equal opportunity and fair housing practices.

The Community Action Agency distributes literature to various County departments and displays pamphlets and related information in its office describing the County's policies regarding compliance with State and federal fair housing laws. All housing assistance programs administered by the County Department of Housing clearly state its intent to fully comply with actions necessary to promote fair housing opportunity. All County agencies involved with administering housing assistance programs and/or issuing residential development permits comply with the Americans with Disabilities Act. Shasta County participates with local landlord/tenant organizations as well as local lending institutions and housing assistance providers to create an awareness of the need to regularly monitor compliance with all fair housing laws. Additionally, the County, through programs sponsored by the Community Action Agency, works annually to improve the local network that facilitates action on claims of discriminatory practices in the sale or rental of housing units, financing, advertising, appraisal, or provision of real estate brokerage services. In those cases where alleged claims of housing discrimination complaints arise in the unincorporated area,

they are referred to the County's District Attorney's Office or the State Department of Fair Employment and Housing for investigation.

Shasta County regularly reviews its housing and development permit programs to ensure that it is in full compliance with all State and federal laws that prohibit discrimination against persons seeking housing assistance of all types or residential development permits on the basis of race, color, sex, gender, gender identity/gender expression, genetic information, religion, ancestry/national origin, marital status, age, sexual orientation, familial status, mental or physical disability, or source of income.

The County will implement Program H6-A, Fair Housing Public Outreach to 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. The County will also implement Program H6-B to work with local organizations to encourage, expand, and publicize programs that provide rental assistance to lower income households.