

I INTRODUCTION

This Housing Element is Element 7.3 of Chapter 7 Community Development Group of the Shasta County General Plan. It encompasses policies, programs, and background information and analysis as required by state law. State Housing Element law essentially consists of two main components guiding the preparation of a Housing Element: analysis of housing needs, resources and constraints, etc. (Government Code Section 65583(a)), and housing programs (Government Code Section 65583(c)). This Housing Element is consistent with the other elements of Shasta County's General Plan.

State requirements for Housing Elements are more detailed and exacting than for any other General Plan element. California Government Code Sections 65580 through 65589 require that Housing Elements contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and
- A program that sets forth an 8-year schedule of actions that the local government is undertaking or intends to undertake, with specified timetables, to implement the policies to achieve the goals and objectives of its Housing Element.

As required by state law, this 2020-2028 Housing Element identifies residential sites adequate to accommodate a variety of housing types for all income levels, analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of the existing affordable housing stock; and outlines policies to promote housing opportunities for all persons.

This element is divided into five sections plus eight appendices, as follows:

Sections:

- Section I: Introduction and Public Participation
- Section II: Housing Assessment, Needs, and Service Resources
- Section III: Housing Constraints and Funding Resources
- Section IV: Inventory of Housing Sites
- Section V: Housing Goals, Policies, and Implementation Programs

Appendices:

- Appendix A – Evaluation of the 2014-2019 Housing Element
- Appendix B – Housing Element Update Survey Results
- Appendix C – Housing Stakeholders
 - Appendix C-1: Contact List
 - Appendix C-2: Stakeholders Survey Results
- Appendix D – Residential Housing Production 5th Cycle (2014-2019)
 - D1: 5th Cycle Market Rate Housing - Sales and Rent Data
 - D2: 5th Cycle Market Rate Housing - Not for Sale/Rent Assessed Value (Improved) Data
 - D3: 5th Cycle Market Rate Housing - No Sale/Rent and No Assessed Value (Improved) Data Available Yet
 - D4: 5th Cycle Market Rate Housing - Accessory Dwelling Units
- Appendix E – 6th Cycle Residential Land Inventories
 - E1: 6th Cycle Housing Permitted and Under Construction

- E2: Vacant Suburban Residential Sites Inventory
- E3: Vacant Rural Residential A Sites Inventory
- E4: Vacant Rural Residential B Sites Inventory
- E5: Vacant -T Combining District Sites Inventory
- Appendix F – Emergency Shelters Land Capacity Analysis
- Appendix G – Public Property Analysis
- Appendix H – Shasta County Resource Guide

A AUTHORITY

Section 65302(c) of the California Government Code requires every county and city in the State to include a Housing Element as part of its adopted general plan. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of “identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement and development of housing.” This legislation further states that the element “shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

The guidance provided by Government Code Section 65583, the 2017 State of California General Plan Guidelines prepared by the Governor’s Office of Planning and Research, and California Department of Housing and Community Development (HCD) resources, including Building Blocks for Effective Housing Elements, were used to develop this document.

B REGULATORY FRAMEWORK

Housing Element law requires that each local government adequately plan to meet the existing and projected housing needs of all economic segments of their community. Specifically, California Government Code Section 65580 states that counties and cities must prepare and implement housing elements that, along with federal and State programs, help the State attain the goal of “decent housing and a suitable living environment for every Californian.” The State recognizes that each locality is best capable of determining what efforts are required to contribute to the attainment of this housing goal, provided such a determination is compatible with the State’s housing goals and regional housing needs.

The California Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors; community goals set forth in its general plan; and to cooperate with other local governments and the State in addressing regional housing needs. Housing policy in California rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The Housing Element historically has been updated every five years to address changing community needs. This current Housing Element covers the State of California’s designated eight-year planning period from April 15, 2020 through April 15, 2028. The Housing Element is the only element of the General Plan that must be submitted to HCD in order to determine compliance with State laws.

State certification of the Housing Element provides the County with a number of benefits. These include:

- A legally adequate General Plan.
- Greater protection from potential legal challenges to the Housing Element.
- Priority access to State housing funds.

- No future penalties resulting from future legislation related to financial, land use, or other penalties associated with a Housing Element that is out of compliance with State law.

Recent legislation pertinent to the preparation of the Housing Element and Housing Element law includes the following:

- Senate Bill (SB) 35 (Housing Accountability Act)
- Senate Bill (SB) 330 (Housing Crisis Act of 2019)
- Assembly Bill (AB) 1763 (enhanced density bonus)
- AB 1255 and 1486 (surplus land inventory)
- ABs 68, 881, 587, and 671 and SB 13 (reduce barriers to accessory dwelling units)
- AB 101 (low barrier navigation centers)
- AB 2162 (supportive housing)
- AB 1783 (agricultural worker housing)

This updated Housing Element has been prepared to respond to all of these changes in legislation.

C CONTENTS OF THE HOUSING ELEMENT

Government Code Section 65583 requires that each housing element include the following:

- A. **Housing Needs Assessment and Quantified Objectives:** California law requires that HCD allocate to each County jurisdiction a share of the regional housing needs for use in updating the Housing Element. In order to meet the state’s requirements, Shasta County must independently assess existing housing needs within the County through an analysis of population characteristics, housing conditions, and special housing needs (e.g., disabled, elderly, homeless people).

After the needs assessment is complete, the County must develop quantified objectives for new construction, rehabilitation, and conserved housing units by income category (i.e., very low, low, moderate, and above moderate income) to ensure that both the existing and the projected future housing needs are met, consistent with the County’s share of the regional housing needs allocation.

- B. **Site Inventory Analysis:** The County is required to compile relevant information on the zoning, acreage, and density ranges, availability of services and infrastructure, and dwelling unit capacity of sites that are suitable for residential development within the 2020–2028 planning period.
- C. **Governmental and Nongovernmental Constraints:** The County is required to identify and analyze impediments to the development of housing for all income levels.
- D. **Review of the Previous Housing Element:** The County is required to review the actual results of the goals, objectives, policies, and programs, adopted in the previous housing element, and analyze the differences between what was projected and what was achieved.
- E. **Housing Goals and Objectives:** The County is required to develop housing programs and quantified objectives that meet local housing goals and fulfill HCD’s requirements.

D REGIONAL HOUSING NEEDS ALLOCATION

The State Department of Housing and Community Development (HCD) allocates and distributes the Regional Housing Need Allocation (RHNA) to each jurisdiction in Shasta County by the income categories described below (see Table II-34 for income limits by income group by household size with related affordable rent and home purchase prices):

- Extremely Low – Households with incomes that do not exceed 30% of the median family income within the County.
- Very Low – Households with incomes that do not exceed 50% of the median family income within the County.
- Low – Households with incomes greater than 50% but less than 80% of the median family income within the County.
- Moderate – Households with incomes greater than 80% but less than 120% of the median family income within the County.
- Above Moderate – Households with incomes greater than 120% of the median family income within the County.

The RHNA for Shasta County incorporates the following objectives:

- Increasing the housing supply and the mix of housing types, tenure, and affordability
- Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns;
- Promoting an improved intraregional relationship between jobs and housing; and
- Balancing disproportionate household income distributions.

Throughout this document, references to “lower income” means the extremely low, very low and low income groups combined. A detailed discussion on housing affordability, including income levels associated with each income group, is located in Section II under “Housing Affordability.”

A discussion of constraints to housing production, including lower income housing and special needs housing, is presented in Section III.

Section IV identifies the County’s progress toward the 5th Cycle RHNA and addresses that no carryover of the 5th Cycle RHNA is necessary, presents the 6th Cycle RHNA, and analyzes the capacity of the County’s inventory of residential sites to accommodate the 6th Cycle RHNA.

E PUBLIC PARTICIPATION

Government Code Section 65583 (c) 7 states that each jurisdiction “...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element.” Three public meetings were held with the Planning Commission and Board of Supervisors (one meeting planned during the public review period and two hearings anticipated for adoption), two surveys were conducted on housing issues with the community, information and draft documents were posted on the County’s website, and the County reached out to several Native American tribes to obtain public comments. Community participation was solicited and encouraged throughout the Housing Element process.

Public participation is not only a required portion of the update process, but is also important in understanding the community's goals and preferences. Public participation efforts are described below for the development of the Housing Element.

The Housing Element Update process began in 2020, which included preparation of an initial public draft Housing Element Update and related public participation components as Phase 1 of the public outreach effort. This original public participation phase planned for several public and stakeholder workshops, with two workshops occurring during Housing Element preparation and two workshops occurring during the public review period. However, the novel coronavirus (also known as COVID-19) resulted in shelter-in-place and social distancing requirements that have precluded in-person workshops and resulted in the cancellation of the planned April 2020 and May 2020 workshops.

COVID-19 is an illness spread by person-to-person contact. The first case in California was documented on January 25, 2020. On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic. In March 2020, as COVID-19 cases in California and the United States increased, Governor Newsom issued a series of Executive Orders restricting activities and movement within the State in an effort to reduce the spread of COVID-19. On March 19, 2020, a statewide shelter-in-place order was issued requiring residents to stay at home, unless they need to leave their home to conduct essential activities, which including shopping for necessities and going outdoors for private recreation, conduct essential business, or operate critical infrastructure. An end date has not yet been given for when the stay home requirement will be lifted, but the State has identified six health and scientific indicators will be considered before modifying the State's order. On April 28, 2020, Governor Newsom identified four stages for how California will reopen schools, businesses, and public spaces. The State has allowed eligible counties to apply to reopen under State 2, which allows lower-risk businesses and public spaces to reopen with modifications to allow for distancing. In Stage 3, higher-risk businesses will be able to reopen, but with measures in place to ensure public safety. Stage 4 will be the end of the stay-at-home order. It is anticipated that public in-person workshops that comply with social distancing and health measures may occur during State 3, however, Governor Newsom has indicated Stage 3 is months away. It is anticipated that this 6th Cycle Housing Element will be completed prior to the end of the stay home requirements. COVID-19 has presented a challenge to the County's public participation program, which had planned for a series of in-person workshops and meetings, augmented by a survey.

In response to the cancellation of the initial public and stakeholder workshops due to the shelter-in-place restrictions, the County and consultant team revised the housing needs survey to be a more detailed survey available in both English and Spanish that could be conducted on-line, eliminating any person-to-person contact, as well as a separate on-line survey for housing stakeholders. This initial effort is summarized below under Phase 1 – Initial Public Engagement and Participation. The results of these surveys, as well as outreach to various stakeholders, and research related to the County's housing needs informed the preparation of Section II, II, IV, and V of this Housing Element Update.

The Public Review Draft 2020-2028 Housing Element was made available for public review from May 27, 2020 through June 26, 2020. A virtual public workshop was held on June 17, 2020. Workshop participants asked several questions related to multi-family housing and opportunities to include policies related to physical and mental health, but no specific recommendations or requests for revisions to the Public Review Draft 2020-2028 Housing Element were made.

The final phase of public involvement and outreach will occur as part of the Housing Element adoption. During this 3rd phase, the public, stakeholders, and interested parties will be encouraged to comment on the Housing Element Update and provide input to the Planning Commission and Board of Supervisors for consideration. This

input will be reviewed and considered as part of the Planning Commission and Board of Supervisors deliberations.

PHASE I, INITIAL PUBLIC AND STAKEHOLDER INPUT:

The Housing Element Update process began in 2020, which included preparation of an initial public draft Housing Element Update and related public participation components as Phase 1 of the public outreach effort. This original public participation phase planned for two public and stakeholder workshops. However, COVID-19 resulted in shelter-in-place and social distancing requirements that precluded in-person workshops and resulted in the cancellation of the planned April 2020 workshops.

Housing Needs Survey

In order to obtain a range of community input that reflected the broad economic and demographic spectrums of the County in the absence of in-person workshops, Shasta County staff and the consultant team disseminated a detailed housing needs survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs. The survey consisted of 18 questions designed to better understand the housing needs and priorities for the unincorporated area of Shasta County. The housing needs survey was advertised via the County website, the County facebook page, Shasta County Transportation Agency's website, Shasta County Transportation Agency's facebook page, and through a press release to the Redding Record Searchlight. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 200 stakeholders, including public agency representatives, real estate professionals, service providers, and housing developers. This group of stakeholders was asked to post the survey on their social media pages and to disseminate the survey among their clients and residents in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers that were contacted.

To date, 156 survey responses have been received and the full survey results are provided in Appendix B. A second set of emails has been sent out to the stakeholders as well as follow-up posts on social media pages to remind people to participate; the invitations to take the survey have been posted to the County's website from April 7, 2020 to May 20, 2020. The following information summarizes survey results to date. It should be noted that any personal identification information has been omitted from the survey results in Appendix B.

The majority of respondents (69.9%) lived in the unincorporated area, including 48.7% in Palo Cedro, 83% near Redding, 1.9% near Anderson, 1.9% in Burney, 1.9% in Cottonwood, 1.9% in Oak Run, 1.9% in Shingletown, 1.3% near Shasta Lake, 0.6% in Fall River Mills, 0.6% in Happy Valley, 0.6% in Keswick. The remaining respondents (30.1%) live in one of the incorporated cities (i.e., Anderson, Redding, or Shasta Lake). Approximately 77% of respondents have lived in Shasta County for more than 10 years while 6% have lived in the County for less than 2 years. The most common reasons residents gave for living in Shasta County included proximity to family and/or friends (47%), local recreational amenities and scenery (48%), safety of neighborhood (32%), proximity to job/work (31%), and affordability (31%). 90% of respondents own their home while 7% rent, 2% currently live with another household (neither own nor rent), and 1% of the respondents indicated that are homeless.

Respondents indicating that they wish to own a home in Shasta County but do not currently own one identified the following reasons (respondents could choose multiple answers) for not owning a home: not having the financial resources for an adequate down payment (38%), do not wish to own a home in Shasta County (25%), cannot find a home within their target price range (38%), cannot find a home that suits their living needs (25%), do not have the financial resources for the monthly mortgage (13%), and cannot find a home that meets their

quality standards (25%). Respondents further identified that the location, quality of homes, finances, and availability of affordable properties were also factors in not owning a home in Shasta County.

Homeowners in the unincorporated area identified a range of upgrades or expansions they have considered making to their home including emergency backup generator (53%), painting (43%), solar (41%), roofing (33%), HVAC (24%), room addition (15%), and accessory dwelling unit (12%). Other upgrades or expansions include kitchen remodel and windows.

Regarding housing conditions in the unincorporated area, 47% of respondents indicated their home is in excellent condition, 34% indicated their home shows signs of minor deferred maintenance, 14% indicated that their home needs one or more modest rehabilitation improvements, and 3% indicated their home needs one or more major upgrades. The majority of respondents in the unincorporated area live in a single family home (92%) while 5% live in a mobile home and 1% live in a multifamily home.

Regarding the type of household, residents in the unincorporated area indicated the following: couple (no children) household (47%), couple with children under 18 (25%), single person household (10%), young adult living with parents (9%), multi-generational family (5%), single parent with children under 18 (2%), head of household with children under 18 (1%), and multiple family household (1%). Additionally, 10% live in a 1-person household, 45% in a 2-person household, 18% in a 3-person household, 18% in a 4-person household, 7% in a 5-person household, and 2% live in a 6-person household. Further, the majority of these residents are approximately 56-74 years old (50%) while 26% are 40-55 years old, 16% are 40-55 years old, and 8% are 75 years or older.

Almost three-fourths (74%) of respondents in the unincorporated area indicated they are very satisfied with their current housing situation, while 20% indicated they are somewhat satisfied, 3% indicated they are somewhat dissatisfied, and 3% indicated they are dissatisfied.

When asked to rank the priority of various housing-related issues, the responses that were ranked as the highest priorities include the following, in order of importance:

- Ensuring adequate revenue for the provision and long-term maintenance of public infrastructure (i.e., streets/roads, water and sewer service, parks and trails, etc.) in existing neighborhoods and for new projects;
- Make it easier to build homes;
- Provide code enforcement and programs to help maintain and uplift neighborhoods that have areas of blight, disrepair, or have suffered from the economy;
- Housing for veterans;
- Ensuring that landlords and developers follow fair housing practices when renting or selling homes;
- Housing for seniors;
- Ensuring that children who grow up in Shasta County can afford to live in Shasta County;
- Housing for persons with disabilities;
- Encourage the rehabilitation of existing housing stock in older neighborhoods;
- Homebuyer assistance programs, such as a first-time homebuyer loan or grant program;
- Housing for large families, veterans, and/or persons with disabilities;
- Housing rehabilitation or repair loan program;

- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs;
- Ensure that the housing market provides a diverse range of housing types, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of local residents;
- Emergency housing assistance (assistance with utility bills and/or loan payment);
- Providing shelters and transitional housing for the homeless along with services to help move people into permanent housing;
- Housing for farmworkers; and
- Integrate affordable housing throughout the community to create mixed-income neighborhoods.

The majority of respondents in the unincorporated County (87%) felt that the different housing types in Shasta County currently meet their needs. The types of housing most needed in the unincorporated areas were identified as single family (detached) (82%), senior housing (24%), accessory dwelling units (20%), multi-generational housing (16%), duplex, triplex, and fourplex units (14%), condominiums or townhomes (11%), apartments (9%), disability housing (6%), and adaptive housing (4%).

When asked about to identify areas or specific properties appropriate for multi-family development to meet the County's regional housing needs in areas with community sewer and water, respondents suggested 1) the Mountain Gate Perry Property be developed with homes that cost under \$100,000 to be affordable to minimum wage workers, 2) downtown Palo Cedro, 3) property along I-5 in Cottonwood, areas within 1/8 to 1/4 mile of downtown so services are more accessible, 4) that any area could be developed with multi-family if it is smaller scale and blends in, and 5) land around Shasta College to allow people to walk to classes, job training, and be close to Redding services. Responses also indicated that their water and sewer system could not support a multi-family development without major upgrades, but did not identify a specific community and indicated that Fall River Mills does not have extensive services that would be able to serve the needs of a multi-family development. Additionally, a large number of respondents indicated that Palo Cedro does not have extensive services and utility infrastructure that would be able to serve the needs of a multi-family development. Additionally, respondents indicated that multi-family housing does not fit with the existing rural community aspect of Palo Cedro and would be better somewhere more urban.

When asked to share comments or concerns relevant to the Housing Element Update, responses included:

- Leave Palo Cedro rural.
- Leave it as an agriculture area.
- Please consider the current residents when changing or adding to the housing/types of housing in unincorporated areas. There is a reason we live here.
- Roads here are difficult to maneuver with the various highway systems and the river and creeks that converge in Redding. It is unfair to build more housing when the roads are already inadequate for the current traffic. There should be multiple avenues of ingress and egress prior to any new development.
- Apartments belong in the Cities
- Always be sure that water, power, schools, fire and law enforcement aren't being burdened for additional services with new housing planning.
- Just don't put apartments and low income housing in areas where there are no bus lines and/or the ability to walk to stores and services like doctors, food, etc. People spend the extra money to move to rural areas

like Palo Cedro to avoid apartments, mobile home parks, low income housing, homeless encampments, etc. Please don't develop in a way that takes away what so many already purchased and invested in.

- 5 acre minimums in Palo Cedro.
- Please keep rural areas rural. You should slow growth in rural communities. Specialized housing (i.e. senior, low income, etc) should be located near city amenities in larger municipalities with established infrastructure.
- The water system in Palo Cedro barely accommodates existing residences and businesses. Water is sometimes rationed. There is no public transportation either to services in Redding. Schools do not have funding for large increase in student population.
- I would hope that communities get plenty of warning when housing different from what is already there is proposed.
- The state/county are contributing to the lack of affordable housing by increasing the cost to build and remodel. Ask any builder/engineer/architect for details.
- We do not need low income housing in Palo Cedro/Millville areas.
- No large developments of any kind in the rural areas!!!! People chose to live in the rural areas because they are just that, RURAL! We don't want or need apartment buildings or large subdivisions! If we wanted that kind of housing, we'd live in Redding!
- No low income housing in Palo Cedro.
- I am tired of bailing out multi generational welfare and homeless people who refuse to work. I have worked hard all my life and managed my money, kicked bad habits survived the death of my spouse, never inherited a penny. People need to take responsibility for their lives and start making good decisions.
- Housing projects for low income should be provided in Redding where there is a bus service and close to store. It should not be put in areas like Palo Cedro, Cottonwood, Bella Vista where there are no services.
- We moved to Palo Cedro because of the style of living it provides us. We would not appreciate any drastic changes to our environment which would alter our style of living!
- Lower fees and ease requirements for new construction and housing stock will be available. The more requirements you add to new construction the harder it is to build affordable houses
- When you look at the density that has happened as you go south on I-5, rural farm land turned into small lot two story homes, it is appalling. Obviously cities and counties get pushed by state government to act against the desires of their community. You will find the responses you receive are based on the age of the respondents. We lived our lives in congestion and now cherish what we have in our sweet town of Palo Cedro.
- Act like you are here to serve the residents instead of acting like overlords.
- Our school is very small and we are filled to capacity.
- Not enough services in Palo Cedro for law enforcement or transportation needs
- Minimize government regulation. Let the free market dictate most things.
- Water, sewer, school capacity all need to be taken into consideration when planning new housing. Currently Shingletown, Bella Vista, Palo Cedro do not have infrastructure for any new housing developments

- People move to the unincorporated areas for a reason. They want space around them.
- Spreading out mixed income communities only makes sense if the area can support the growth and needs. These rural areas have few if any, medical facilities, expense and limited grocery stores, no public transportation and mostly 2 lane roads that can barely support the current traffic as it is.
- We don't need apartments in the county. There's no transportation or amenities for apartments. Keep those to the city limits where there's access to transportation & shopping, jobs etc.
- As a resident of Palo Cedro, I believe it's important to plan additional housing thoughtfully. We can incorporate multi-family housing on a smaller scale than other areas with more local resources, and it should be incorporated in a way that preserves the environment of each community,
- See #15. Apartments and townhomes should not be allowed in the rural areas of the county like Palo Cedro. There is no public transportation. No infrastructure to support these townhomes in the country. We are adamantly against this proposal.
- Please keep the country properties just that. The City of Redding is where this needs to take place. Don't destroy the country life that I have worked so hard for.
- Just as I stated above. Do not ruin the rural area by bringing in mixed income residents. As I said we do not qualify for low income house if but do not make enough to afford a home on our own so we just will continue to pay rent to live out here. Maybe instead of giving low income housing, help the middle class also??? That is a thought that could help a majority of the residents of Shasta County
- It is unfair and unfortunate that the state and county try to make rural areas build housing that will attract crime and blight. Deal with the homeless by providing mental health and stronger penalties for the crimes they commit and force them to do drug rehab. Oh that's right, our governor wants them to run free and we taxpayers suffer and get punished. Move the problems to the governors house
- I moved to the country because I didn't want to live in the more crowded city. Any changes to make the country more crowded I oppose.
- Be sensitive to existing neighborhood personalities when making decisions about proposed projects.
- See "Envision Palo Cedro" initiative through the Chamber of Commerce for thorough community surveying. Hundreds of hours have been dedicated to this and voices of the community have been documented thoroughly. Final Report will be available in June 2020.
- More transparent, shared information.
- It is important to meet the housing element needs while respecting the type of community you're looking at. High density apartments in a rural area like Palo Cedro would cause bad feelings for all. Senior, veteran or owned town homes would probably be received much better.
- It is important that housing for the Housing Element be in an area that provides access for residents to services they require.
- A healthy tax base is when everyone can contribute to it. When you leave people out of such a system then your tax base gets smaller and smaller and you have to build more expensive to keep up with the smaller base which then increases the cycle of people being left out of housing.
- Taxes are too high for building on land that is owned...
- Housing should be less sprawly (subdivisions and apartments should be close to shopping, schools, etc....not out in a random field).

- Funding government services/programs on the backs of low and middle income single family property owners via property taxes and permitting fees, with onerous code changes that do not relate to what real Californian's with middle to low incomes have in terms of resources and access to capital, makes it impossible for us to improve our lives via improvements to our homes and properties. ... I have my own timber and the will to rebuild a dilapidated home I live in built by my father in the 40's with my own lumber. Folks could do that in the past with their own labor and ingenuity, but the County and State want to cram an unending stream of professional services down our throats, Engineers, Architects, General and sub contractors, Foresters, Licensed Timber Operators, Timber Graders, Inspectors, etc, ... I'm all for meeting best practices. Government, Building Departments, Planning Departments and codes should facilitate that, not turn it into an impossibility for the self motivated who don't happen to have unlimited means. I think if you set up the best practices, and got out of the way, you would see a building improvement boom the likes of which you could never imagine!
- Regional housing needs are understood, particularly the need of unincorporated areas to help fulfill them. However, far flung locations, like eastern Shasta County don't have convenient access to services (distance becomes an issue) to adequately support folks with limited income. The focus on fulfilling regional affordable housing needs should be on attempting to supplement the housing stock closer to the Redding metropolitan area.
- No low income developments on areas with limited services.

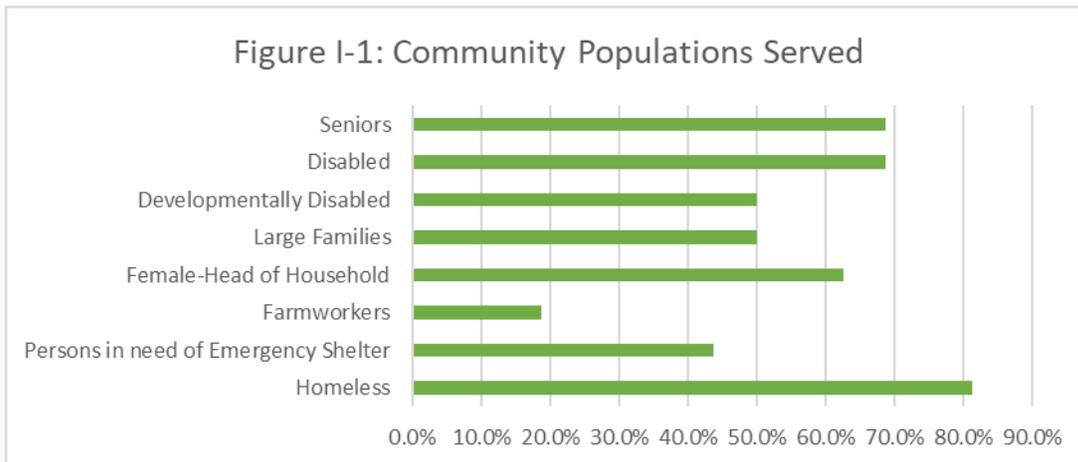
Overall, one of the primary concerns echoed by the community are the lack of utilities and transportation infrastructure to serve large housing developments in the unincorporated community. Program H1-D of the Housing Element would require the County to conduct an assessment of existing facility plans 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. This would ensure wastewater and water service providers are aware of and have addressed requirements to provide capacity for lower income housing unit development in accordance with Shasta County. Additionally, Shasta County Development Standards and Fire Safety Standards, along with Program H3-F would require the County to continue to work with property owners and developers to ensure adequate public road access to future high density residential development in the unincorporated areas. The results of the community-wide survey also indicated that the main reason for not owning a home in Shasta County was a lack of financial resources for an adequate down payment. Program H1-K of this Housing Element is for the County to encourage development of market rate housing affordable to lower income households and to educate lower income households regarding potential affordable opportunities. Additionally, the program will result in the preparation of a brochure that identifies homebuyer assistance programs for residents to utilize, including County-funded programs as well as USDA Rural Development loans, mortgage credit certificates, and assistance provided through local non-profits and service providers.

HOUSING STAKEHOLDERS SURVEY

Housing stakeholders were also surveyed for the purpose of identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community. The survey was sent to 12 private individuals and to the agencies, service providers, developers, real estate professionals, and other stakeholders listed in Appendix C. The survey was sent out in April 2020 with follow-up reminders also sent out.

The stakeholders survey provided extensive data, particularly related to issues and concerns associated with lower income and special needs populations in Shasta County and information regarding potential constraints to housing development. 16 survey responses were received. The results of the survey are summarized below.

The respondents work with a range of clients, including: seniors, disabled, developmentally disabled, large families, female-heads of households, farmworkers, and persons in need of emergency shelter. Of the 16 respondents, the majority serve the homeless population (13 or 81%), senior citizens (11 or 69%), and disabled persons (11 or 69%). Figure I-1 highlights the number of community populations that the respondents' organizations typically serve. It should be noted that respondents may serve more than one community population.



While several service providers did not have data regarding the number of persons or households they served each year, survey respondents with available data collectively serve the following persons and/or households in the unincorporated area. It should be noted that some survey respondents may have provided the total persons and/or households that their organization serves, including areas outside of the unincorporated County area. Additionally, two service providers noted that they serve an unknown number of persons from each population group; therefore, the following results may vary than the actual number of persons or households served each year.

General population: 583 households, 86,000 persons, and 126 students.

Seniors: 615 households and 8,000 persons.

Disabled persons: 5,879 persons

Developmentally disabled: 775+ persons

Single female heads of household with children: 354+ and 11,200 persons

Farmworkers: 1,500

Homeless: 1,605 persons

Persons at-risk of homelessness: 5,682

Lower income: 1,178 households and 30,000 persons

Of the respondents, 31% develop housing and 69% provide supportive services or housing but do not develop housing. Survey respondents were asked to identify the primary housing types needed to serve the specific populations that their organizations services. When asked about housing needed based on the population they

serve, respondents identified the following types of housing as the most needed for each specific population. Figure I-2 highlights the total results of the survey.

General population: Multifamily -market rate (100%)

Seniors/Elderly: Multifamily – senior market rate (75%)

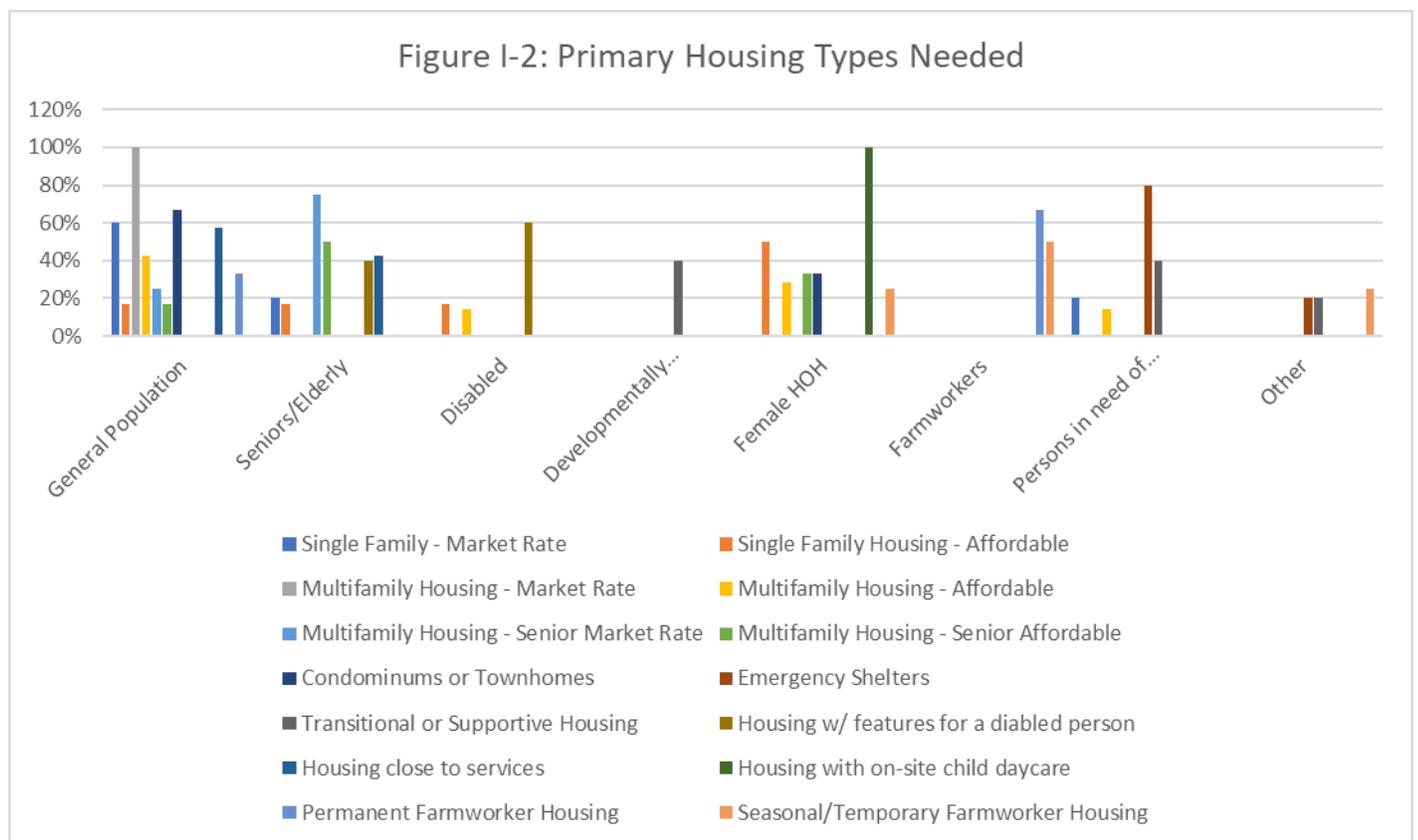
Disabled persons: Housing with features for a disabled person (60%)

Developmentally disabled: Transitional or Supportive housing (40%)

Single female heads of household with children: Housing with childcare on-site (100%)

Farmworkers: Permanent farmworker housing (67%)

Persons in need of Emergency Shelter: Emergency Shelter (80%)



When asked about housing services needed by population they serve, respondents identified the following types of housing services needed for specific populations:

1. General assistance renting a home:
 - General Population
 - Seniors/Elderly
 - Disabled persons
 - Persons in need of emergency shelter.

2. General assistance with purchasing a home:
 - General Population; and
 - Female-Head of Households with children.
3. Assistance finding housing affordable to extremely low-income households:
 - General Population;
 - Seniors/Elderly;
 - Disabled;
 - Female-Head of Households with children; and
 - Persons in need of emergency shelter.
4. Assistance finding housing affordable to lower income households:
 - General Population
 - Disabled; and
 - Female-Head of Households with children.
5. Assistance with being housed in an emergency shelter:
 - General Population; and
 - Persons in need of emergency shelter.
6. Assistance with being housed in transitional or supportive housing:
 - General Population
 - Disabled;
 - Developmentally Disabled; and
 - Persons in need of emergency shelter.
7. Grants or loans to make modifications to make a home accessible to a disabled resident:
 - Seniors/Elderly; and
 - Disabled.
8. Occasional financial assistance to pay rent, mortgage, and/or utilities:
 - General Population;
 - Seniors/Elderly;
 - Female-Head of Households with children;
 - Farmworkers; and
 - Persons in need of emergency shelters.
9. Housing close to public transportation:
 - General Population;
 - Seniors/Elderly;
 - Disabled; and
 - Female-Head of Households with children.
10. Housing close to services (i.e., grocery stores, financial personal, and social services):
 - General Population;
 - Seniors/Elderly; and
 - Disabled.
11. Housing close to daycare:
 - General Population;

- Female-Head of Households with children; and
 - Farmworkers.
12. Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or fair housing issues:
- General Population;
 - Seniors/Elderly;
 - Female-Head of Households with children; and
 - Persons in need of emergency shelters.
13. Translation assistance for non-English speaking persons:
- General Population; and
 - Farmworkers.

The following were identified as the primary barriers to service providers of their service population related to finding or staying in housing:

- Low income/loss of income;
- Lack of affordable/low-income units and market-rate housing;
- Low quality and substandard housing units;
- Location of affordable housing/distance to service providers;
- Lack of affordable transportation/transportation-related issues;
- Criminal record/history;
- High rental rates; and
- Lack of landlords willing to rent to high risk clients.

The following services and actions were identified as needed to provide or improve housing or human services in the County:

- Increase affordable and market rate housing stock;
- Increase the vacancy rate;
- Increase and localize support services, including more social workers/providers and emergency, transitional and supportive housing;
- Increase funding for housing and/or human services;
- Increase awareness of current social services, such as notifying unsheltered homeless of available shelters.
- Reduce the housing-transportation burden of households by coordinating new housing with transportation infrastructure improvements and public transportation expansions or construct new housing in proximity to social and commercial services.

Respondents were asked to identify the services or actions needed to improve access to regional services. The majority of respondents noted that the County needs to overcome a transportation/mobility issues to make regional services more accessible. For example, respondents noted that services are currently spread out making it difficult for clients to go from one service provider or another, especially for those who do not have transportation. Respondents also noted that the County should increase funding or assist organizations in obtaining grants and low-interest loans to make programs and social services feasible. Additionally, the

respondents noted that increased cooperation between housing entities and organizations would assist in improving the access to regional services.

Table I-2 on the following page summarizes information provided by developers and real estate professions regarding typical costs associated with single family and multifamily development.

Race	Single Family	Multifamily
Land cost	\$100,000 per acre	\$100,000 per acre
Local fees and regional impact fees	\$60,000 per unit	\$45,000 per unit
Site improvements (grading, access, utilities, etc.)	\$50,000 per acre	\$15,000 per acre
Building construction	\$250 per square foot	\$275 per square foot
Other costs:	Start-up \$2,500/unit	\$1,500

Preferred parcel sizes for an affordable, low income multifamily development project ranged from a minimum of 2.5 acres to a maximum of 5 acres, resulting in a preferred median parcel size of 3.75 acres.

The minimum desirable density (units per acre) for an affordable, lower income multifamily development housing project was identified as 10 units per acre.

Impediments to developing housing in the unincorporated area of Shasta County were identified as:

- Parking requirements, including off street parking and covered parking;
- Fees; and
- Availability of zoned land.

Respondents were also asked to identify any additional housing priorities, issues and concerns for the County to consider during preparation of the Housing Element. The following are the respondents’ responses:

- Prioritize the development of affordable housing throughout the County including, low barrier shelters and/or supportive and transitional housing;
- Issues with public resistance to affordable and higher density housing;
- Understand the barriers to homeless individuals finding and maintaining housing, including issues with budgeting, wellness, and other life skills; and
- Explore small house developments and mixed-income (mixed affordable and market-rate) developments to supplement housing supply.

Overall, one of the primary comments echoed throughout the housing stakeholder survey by service providers was the need for increased cooperation between housing entities and organizations as well as increased funding and centralized support services. Program H1-F is for the County to implement plans and programs through the Housing Authority, Community Action Agency, and Continuum of Care to ensure that the County is coordinating between County agencies and departments as well as working with affordable housing developers, local agencies, businesses, and service providers to provide up-to-date information, address potential funding opportunities, and provide workshops or in-person trainings when appropriate to advertise various housing assistance programs. Additionally, in accordance with Program H4-C, the County will continue to explore feasible grant and loan opportunities with the USDA Rural Development Agency, California Department of Housing and Community

Development (HCD), and HUD to develop successful applications for extremely low, very low, and low income households as well as seniors, farmworkers, and/or other special needs households.

The Housing Element also includes a number of programs to address the concerns of affordable housing developers, including the availability of zoned land and development impact fees. In accordance with Program H1-B, the County will continue to implement the land inventory maintenance program to identify underutilized and vacant residential sites appropriate for development. Additionally, Program H1-J is to encourage development of affordable housing, focusing on properties zoned R-3-25 providing incentives to developers, such as expedited project application review, assistance with density bonus programs, and 25% plan review fee reduction for developments with repetitive structures.

PHASE 2, DRAFT HOUSING ELEMENT REVIEW

The preliminary draft Housing Element was made available on the County’s website on May 27, 2020. A public notice, a press release, and emails to persons that have requested to be on the Housing Element Update contact list as well as all of the stakeholders contacted during Phase 1 (Appendix C1 for comprehensive list of stakeholders) were circulated, identifying the availability of the Draft Housing Element, summarizing key findings, and identifying how and where to comment on the Draft Housing Element, including via email, mailed letter, phone call to County staff, or through the public workshop. Planning staff conducted a public workshop on June 17, 2020 to receive preliminary input.

No public comments were received on the Public Review Draft Housing Element.

PHASE 3, HOUSING ELEMENT ADOPTION

The Housing Element was considered by the Planning Commission on July 9, 2020. The Planning Commission held a public hearing and invited public comment. No public comments were received during the public hearing. The Planning Commission unanimously recommended that the Board of Supervisors approve the Shasta County 2020-2028 Housing Element. The Board of Supervisors considered adoption of the Housing Element Update on July 28, 2020. The Board held a public hearing and invited public comment. Following deliberations on the Housing Element Update, the Board passed a resolution adopting the 2020-2028 Housing Element.

F CONSISTENCY WITH THE COUNTY GENERAL PLAN

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. These elements, which were developed to incorporate all seven mandated elements of a General Plan (comprising the Shasta County General Plan), includes Land Use, Circulation, Conservation and Open Space, Noise, and Safety. The General Plan has been reviewed as part of this update and no amendments are anticipated to be necessary for consistency with this update to the Housing Element. It is noted that the Housing Plan (Section V) includes Programs H3-D and H3-E to make further amendments to the General Plan to comply with state laws that require various updates to General Plan elements concurrently or following related to:

- AB 162, Food Protection;
- SB 1241, Fire Hazard Management;
- SB 379, Climate Change; and
- SB 244 Disadvantaged Unincorporated Communities.

G ZONING CODE AMENDMENTS.

Various sections of the Zoning Code were amended to comply with State Housing Law and to achieve many policies and programs as described in the previous 2014-2019 Housing Element. As part of this 2020-2028 Housing Element Update, additional amendments to the Zoning Code have been identified in the Housing Plan as part of Program H3-G to comply with State law and to remove constraints to housing related to the following topics:

- Residential care facilities for the elderly,
- Low barrier navigation centers,
- Transitional and supportive housing,
- Accessory dwelling units,
- Employee housing,
- Agricultural worker housing, and
- Streamlined and ministerial review for eligible affordable housing projects.

H STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, REVIEW

The Draft Housing Element was submitted to the California Department of Housing and Community Development (HCD) on May 21, 2020. The County requested an expedited review due to delays to the Housing Element associated with COVID-19 and the need to adopt the update prior to August 12, 2020 pursuant to Government Code Section 65588(e)(4). HCD provided verbal comments on June 16, 2020 and the proposed 2020-2028 Housing Element was updated to address HCD comments, including:

- Identify maximum density allowed within the Mixed Use land use designation and the intent of the Interim Residential zoning district (associated revisions made to Section III);
- Clarify whether rezoning is needed to address 5th Cycle housing needs (associated revisions made to Section IV and Appendix A);
- Demonstrate how single room occupancy units are allowed under the Zoning Code (associated revisions made to Section III);
- Identify whether any local amendments to the State’s building and related code have been adopted by the County (associated revisions made to Section III);
- Provide additional information regarding the air quality fee and potential special assessments (associated revisions made to Section III);
- Address whether Shasta County has a short-term rental, inclusionary, or other ordinance or regulation that would constrain the development of housing (associated revisions made to Section III);
- Discuss typical times from a project receiving entitlements approval to requesting building permit applications (associated revisions made to Section III);
- Consider whether the General Plan Energy Element should be updated (associated revisions made to Section V)
- Clarify the Housing Element cycle for the 2018 R-3(25) rezones in the Redding area (associated revisions made to Section III);
- Clarify the timing of the R-3(6) rezone in Burney (associated revisions made to Section IV and Appendix A);

- Specifically address affirmatively furthering fair housing and strengthen County’s approach to affirmatively furthering fair housing through additional outreach (associated revisions made to Section V); and
- Add a program to address replacement of lower income units on no-vacant sites consistent with State law (associated revisions made to Section V).

I COUNTY APPROVAL

The 2020-2028 Housing Element was recommended for approval by the Planning Commission, following consideration of public input and review of the Housing Element and related materials, on July 9, 2020, by adoption of Resolution No. 2020-031. The Board of Supervisors, on July 28, 2020, considered the recommendation of the Housing Element, public input, and the Housing Element and related materials, and adopted Resolution No. 2020-080 amending the General Plan to adopt the 2020-2028 Housing Element (see resolution below).

RESOLUTION NO. 2020-080

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SHASTA
APPROVING GENERAL PLAN AMENDMENT 20-0001 (COUNTY OF SHASTA)**

WHEREAS, the State of California requires all local jurisdictions to adopt a housing element and to revise this document as appropriate, but not less than every eight years as one of mandated elements of a jurisdiction's General Plan; and

WHEREAS, the Shasta County General Plan establishes goals and policies that recognize the importance of housing and so the County has prepared the Shasta County 2020-2028 Shasta Housing Element (Housing Element) in accordance with the requirements of State housing law (Government Code sections 65580 *et seq.*); and

WHEREAS, the Housing Element has been prepared, consisting of General Plan Amendment 20-0001, and contains goals, policies, programs, and quantified objectives to meet projected housing needs to comply with California Government Code Sections 66580 through 65589.8; and

WHEREAS, as part of the State housing law the legislature found, among other findings, that (1) the availability of housing is of vital statewide importance, (2) local governments, such as Shasta County, have the responsibility to facilitate the improvement and development of housing adequate to meet the needs of all economic segments of the community, (3) designating and maintaining a supply of land that is suitable, feasible and available for the development of housing to meet the housing need for all income levels is essential to achieving the State's housing goals; and

WHEREAS, the intent of State housing law, among others, is to (1) assure that the County recognizes its responsibility to contribute to attaining the State's housing goal, (2) assure that the County prepares and implements a local housing element as part of its General Plan, and (3) recognize that the County is best capable of determining what is needed for the County to contribute to the attainment of the State's housing goal in a manner compatible with the State's housing goal and the Regional Housing Needs Allocation (RHNA) assigned to the County by the State (Government Code section 65581); and

WHEREAS, the County solicited public involvement and participation through community-wide surveys, provided in both English and Spanish, and stakeholder surveys advertised and available in April and May of 2020; and

WHEREAS, from May 27, 2020, through June 26, 2020, Shasta County made the Public Review Draft Housing Element available for public review and comment; and

WHEREAS, on May 21, 2020, Shasta County submitted the Public Review Draft Housing Element to the California Department of Housing and Community Development (HCD) for review and comment and subsequently submitted draft changes, which are reflected in the proposed Housing Element, to HCD for review and consideration; and

WHEREAS, Shasta County hosted a virtual public workshop on June 17, 2020, to provide the public, stakeholders, and agencies the opportunity to learn about and to provide comments on the Public Review Draft Housing Element; and

WHEREAS, on June 29, 2020, the HCD review period concluded and HCD provided a letter to the Shasta County Department of Resource Management stating that with the revisions made during the review period the proposed Housing Element meets the statutory requirements of State housing law; and

WHEREAS, a duly noticed public hearing was held by the Shasta County Planning Commission on July 9, 2020, at which time all interested persons were given an opportunity to comment which were considered in accordance with the modified procedures for the conduct of the Planning Commission resulting from the current COVID-19 pandemic and in compliance with orders and recommendations of federal, state and local authorities and those comments were considered by the Planning Commission; and

WHEREAS, on July 28, 2020, the Board of Supervisors held a noticed public hearing on the proposed Housing Element and to consider approval of the Housing Element, identified as General Plan Amendment 20-0001, at which time all interested persons were given an opportunity to comment which were considered in accordance with the modified procedures for the conduct of the Board of Supervisors meetings resulting from the current COVID-19 pandemic and in compliance with orders and recommendations of federal, state and local authorities and those comments were considered by the Board of Supervisors; and

WHEREAS, a California Environmental Quality Act (CEQA) Environmental Checklist Form (CEQA Guidelines Appendix G) has been completed for the proposed Housing Element to determine the potential for the project to result in significant or potentially significant effects on the environment and, as a result of the findings a Notice of Exemption finding that the proposed Housing Element is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) has been prepared.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Shasta:

1. The foregoing recitals are true and correct and incorporated herein.
2. The Board of Supervisors makes the following findings with regard to General Plan Amendment 20-0001:
 - A. State housing law, as codified in Government Code section 65580 et seq., requires that Shasta County assist in attaining the State's housing goal by, among other actions: (a) facilitating the improvement and development of housing adequate to meet the needs of all economic segments of the community, (b) designating and maintaining a supply of land that is suitable, feasible and available for the development of housing to meet the housing need for all income levels, (c) preparing and implementing a local housing element as part of its General Plan, (d) determining what is needed for the County to contribute to the attainment of the

State's housing goal in a manner compatible with the State's housing goal and the RHNA assigned to the County by the State.

- B. General Plan Amendment 20-0001 is a necessary action to bring the Shasta County General Plan and the mandatory Housing Element of the General Plan into compliance with State housing law for the 6th RHNA cycle.
 - C. General Plan Amendment 20-0001 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).
 - D. The proposed Housing Element is consistent with Government Code Sections 65580 through 65589.8; and
 - E. The proposed Housing Element is consistent with the objectives and policies in the Community Development Group, Chapter 7.0 et seq., and with all other elements and the objectives and policies of the Shasta County General Plan.
3. The Board of Supervisors of the County of Shasta approves the Shasta County 2020-2028 Housing Element, identified as General Plan Amendment 20-0001.

DULY PASSED AND ADOPTED this 28th day of July, 2020, by the Board of Supervisors of the County of Shasta by the following vote:

AYES: Supervisors Rickert, Morgan, Baugh, Chimenti, and Moty
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None



MARY RICKERT, CHAIR
Board of Supervisors
County of Shasta
State of California

ATTEST:

MATTHEW P. PONTES
Clerk of the Board of Supervisors

By  _____
Deputy

THIS INSTRUMENT IS
A CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE

ATTEST JUL 28 2020

CLERK OF THE BOARD
Supervisors of the County of Shasta, State of California
By:  _____