

II HOUSING NEEDS ASSESSMENT

A INTRODUCTION

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

B DATA AND METHODOLOGY

To understand the context of local housing in Shasta County, a review and analysis of the community’s population characteristics and housing stock was performed. The primary data source for the 2020-2028 Housing Element Update is the Shasta County Housing Element HCD 6th Cycle Data Package prepared by California Department of Housing and Community Development Department (HCD) staff. Additional data sources include the U.S. Census Bureau (2010 Census and 2013-2017 American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (DOF), HCD income limits, and other sources as noted in the document. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document.

C DEMOGRAPHIC PROFILE

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

1 POPULATION GROWTH AND TRENDS

Between 2010 and 2019, the population of Shasta County as a whole grew from 177,223 to 178,773 people, an annual growth rate of 0.08% (see Table II-1). When reviewing population data, it is important to distinguish between the population changes that affect the entire County and the unincorporated portion of the County, which can be affected by annexations and other boundary changes. The unincorporated area of the County currently makes up about 36% of the entire County’s total population. During the 2010-2019 decade, the unincorporated County has seen a decline in population from 67,266 to 65,228 persons, or a 2.9% decrease. Conversely, the Countywide population increased from 177,223 to 178,773 persons, an increase of 0.9%.

	2000	2010	2015	2019
Population, Entire County	163,256	177,223	179,379	178,773
Population, Unincorporated County	64,271	67,266	67,502	65,228

Sources:
U.S. Census Bureau, 2000 Census, 2010 Census;
Department of Finance, E-5 City/County Population and Housing Estimates, 2019

2 AGE CHARACTERISTICS

Table II-2 compares changes in age distributions between the years 2010 and 2017 for the County as well as the unincorporated area. The U.S. Census Bureau data shows Shasta County has a diverse population, with mostly increases in the percentage share of the total population for age categories under 5 years of age, 20 to 44 years of

age, and 65 year of age or older. The data also shows a decrease for age categories 5 to 19 years of age and 45 to 64 years of age. For Shasta County as a whole, the number of persons 65 years of age or older increased by 4,761 or about 16% and persons between 20 to 44 years increased 1,229 or about 2.4% since 2010. These trends are both reflective of changes in Statewide demographics, which from 2010 to 2017 saw increases in persons between 65 years or older and persons between 20 to 44 years of age; however, the Statewide demographics saw larger percent increases with persons 65 years or older in age increasing by 26% and persons between 20 to 44 years of age increasing by 4.8%. For the unincorporated area, the population 5 to 19 years of age decreased by 1,168 persons or about 9.4. From 2010 to 2017, the percent of the unincorporated-area population 65 years of age and older increased from 18.5% to 21.7%. Table II-2 shows the relative distribution of age groups for both Shasta County and the unincorporated area. The median age of Shasta County residents stayed relatively the same rising from 41.8 in 2010 to 41.9 in 2017, which is about six years older than the State’s median age of 36.8. Conversely, the median age of the unincorporated Shasta County residents increased from 46.4 in 2010 to 47.2 in 2017, which is approximately 10 years older than the State’s median age. This trend points to projecting a larger aging population and the need to plan for services, such as health and medical services for this older community.

Table II-2. Age Distribution – County and Unincorporated Area (2010, 2017)

Age Group	County				Unincorporated			
	2010	%	2017	%	2010	%	2017	%
Under 5 Years	10,268	5.8	10,478	5.9	3,175	4.7	3,435	5.1
5 to 19 Years	34,370	19.4	32,620	18.2	12,489	18.6	11,321	16.8
20 to 44 Years	50,527	28.5	51,756	28.9	15,755	23.4	15,943	23.7
45 to 64 Years	52,091	29.4	49,337	27.6	23,370	34.8	22,014	32.7
65 + Years	29,967	16.9	34,728	19.4	12,477	18.5	14,669	21.7
Median Age	41.8	-	41.8	-	46.4	-	47.2	-

Source:
 U.S. Census Bureau, 2010 Census
 U.S. Census Bureau, ACS 5-Year Estimates, 2013-2017

3 RACE AND ETHNICITY

Table II-3 shows that the County’s residents are predominantly white, increasing by about 1,800 people (1.2%) between 2010 and 2017. The Hispanic or Latino population in Shasta County represents approximately 10% of the Countywide population, increasing by about 2,340 people (15.7%) between 2010 and 2017.

Table II-3. Population Distribution By Race & Origin – Shasta County (2010, 2017)

Race	2010		2017	
	Number	%	Number	%
White	153,726	86.7	155,538	86.9
Black or African American	1,548	0.9	2,007	1.1
American Indian or Alaskan Native	4,950	2.8	4,404	2.5
Asian or Pacific Islander	4,662	2.7	5,463	2.7
Other Race	4,501	2.5	3,711	2.0
Total:	169,387	95.6	171,123	95.2
Hispanic or Latino (of any race)	14,878	8.4	17,218	9.6

Source:
 U.S. Census Bureau, 2010 Census; U.S. Census Bureau, 2013-2017 American Community Survey

4 EMPLOYMENT

According to the ACS, the estimated civilian labor force in the unincorporated area of Shasta County totaled 24,813 people. The civilian labor force includes those civilians 16 years or older living in Shasta County who are either working or looking for work. Table II-4 summarizes the employment by industry for unincorporated Shasta County residents. The largest industry in the unincorporated area of Shasta County was Educational, Health, & Social Services at 25.7%, followed by Retail Trade at 12.2% and Construction at 9.4%.

EDD projections indicate that the total employment within Shasta County is expected to increase by 8.8% between 2016 and 2026. The highest forecast for job growth is in Mining, Logging, and Construction (22.6% increase) and Professional and Business Services (14.7% increase). EDD also predicts that Information activities will decrease within this time period (*State of California EDD, 2016–2026 Industry Employment Projections*). Table II-5 shows examples of typical jobs and wages in Shasta County.

Industry	% of Total	
	Employed	Employment
Agriculture, Forestry, Fishing and Hunting, and Mining	1,046	4.2%
Construction	2,327	9.4%
Manufacturing	1,530	6.2%
Wholesale Trade	431	1.7%
Retail Trade	3,022	12.2%
Transportation and Warehousing, and Utilities	1,282	5.2%
Information	370	1.5%
Finance and Insurance, and Real Estate and Rental and Leasing	1,001	4.0%
Professional, Scientific, and Management, and Administrative and Waste Management Services	2,100	8.5%
Educational Services, and Health Care and Social Assistance	6,380	25.7%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	2,285	9.2%
Other Services, except Public Administration	1,186	4.8%
Public Administration	1,853	7.5%
Total Civilian Employed Population 16 Years and Over	24,813	100%
Source: HCD 6 th Cycle Data Package (ACS DP-03 2012-2016), Table 2		

Table II-5. Examples of Occupations and Wages – Shasta County (2019)	
Standard for 1 Adult in Shasta County	Wages
Living Wage	\$11.55
Poverty Wage	\$6.00
Minimum Wage	\$12.00
Occupation Title	Typical Hourly Wage
Management	\$58.37
Business and Financial Operations	\$36.20
Computer and Mathematical	\$50.48
Architecture and Engineering	\$46.61
Life, Physical and Social Science	\$38.80
Community and Social Services	\$25.18
Legal	\$49.54
Education, Training and Library	\$27.57
Arts, Design, Entertainment, Sports and Media	\$28.86
Healthcare Practitioner and Technical	\$43.31
Healthcare Support	\$17.34
Protective Service	\$22.87
Food Preparation and Serving Related	\$12.30
Building and Grounds Cleaning and Maintenance	\$15.24
Personal Care and Services	\$12.31
Sales and Related	\$15.24
Office and Administrative Support	\$19.24
Farming, Fishing and Forestry	\$11.94
Construction and Extraction	\$27.00
Installation, Maintenance and Repair	\$24.60
Production	\$16.71
Transportation and Material Moving	\$16.00

Wages below the living wage for one adult supporting one child are in italics.
Source: MIT Living Wage Calculator for Shasta County, California 2019.

D HOUSEHOLD PROFILE

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

1 HOUSEHOLD CHARACTERISTICS

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

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have

direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

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

Table II-6 below identifies the ages of householders in Shasta County in 2016 based on ACS data from 2012–2016. In the unincorporated area, homeowner households are generally headed by older residents, with 52% of households headed by a resident 60 years of age or older. Households who rent their homes are generally younger; only about 25% of renter households are headed by a person over the age of 60.

	Shasta County		Unincorporated Area	
	Number	%	Number	%
Total:	69,713	-	26,225	-
Owner Occupied:	43,292	62%	20,505	78%
Householder 15 to 24 years	277	<1%	42	<1%
Householder 25 to 34 years	2,917	7%	1,318	6%
Householder 35 to 44 years	4,470	10%	1,934	9%
Householder 45 to 54 years	7,819	18%	3,781	19%
Householder 55 to 59 years	5,079	12%	2,738	13%
Householder 60 to 64 years	5,775	13%	2,869	14%
Householder 65 to 74 years	9,875	23%	5,004	24%
Householder 75 to 84 years	5,018	12%	1,968	10%
Householder 85 years and older	2,062	5%	851	4%
Renter Occupied:	26,421	38%	5,720	22%
Householder 15 to 24 years	2,386	9%	405	7%
Householder 25 to 34 years	6,319	24%	1,090	19%
Householder 35 to 44 years	4,415	17%	964	17%
Householder 45 to 54 years	4,834	18%	1,353	24%
Householder 55 to 59 years	1,955	7%	480	8%
Householder 60 to 64 years	1,949	7%	562	10%
Householder 65 to 74 years	2,534	10%	613	11%
Householder 75 to 84 years	1,297	5%	185	3%
Householder 85 years and older	732	3%	68	1%

Source: HCD 6th Cycle Data Package (ACS 2012-2016, 5 Year (B25007))

Table II-7 identifies the household sizes by housing tenure. In 2016, the majority of households consisted of 2 to 4 persons. Large households of 5 or more persons only made up 7.9% of the total households in Shasta County and 8.5% of total households in the unincorporated area. Countywide, the average household size was 2.53 with a slightly larger average household size of 2.57 in the unincorporated area. Additionally, the average household size in the unincorporated areas in 2016 for an owner-occupied unit was 2.56 persons per household and 2.67 persons per household for a renter-occupied unit.

	Shasta County		Unincorporated Area	
	#	%	#	%
Owner	43,292	100%	20,505	100%
Householder living alone	10,775	24.9%	4,776	23.3%
Households 2–4 persons	29,584	68.3%	14,123	68.9%
Large households 5+ persons	2,933	6.8%	1,606	7.8%
Average Household Size	2.48 persons		2.56 persons	
Rental	26,421	100%	5,720	100%
Householder living alone	9,246	35%	1,739	30.4%
Households 2–4 persons	14,604	55.3%	3,370	58.9%
Large households 5+ persons	2,571	9.7%	611	10.7%
Average Household Size	2.60 persons		2.67 persons	
Total:	69,713	100%	26,225	100%
Total Householder living alone	20,021	28.7%	6,515	24.8%
Households 2–4 persons	44,188	63.4%	17,493	66.7%
Large households 5+ persons	5,504	7.9%	2,217	8.5%
Average Household Size	2.53 persons		2.57 persons	

Source: HCD 6th Cycle Data Package (ACS B25009 2012-2016, 5 Year)ACS 2012-2016, 5-Year Estimates (Table DP04)

2 HOUSEHOLD INCOME

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

INCOME CHARACTERISTICS

According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2019 was \$82,200. The estimated median household incomes for nearby Butte County in 2019 was \$66,500, while Tehama and Siskiyou Counties had the same median income as Shasta County, \$64,800.

INCOME BY HOUSEHOLD TYPE AND TENURE

Table II-8 shows the income level of unincorporated Shasta County residents by household tenure. A significantly higher percentage of renter households (63.7%) were lower income (<80% median) compared to lower-income residents who owned their homes (31.7%). The high incidence of lower income renter households is of particular significance as market rents in Shasta County exceed the level of affordability for lower-income households. As shown in Table II-9, all lower income households, including both renter and homeowner households, are more

likely to pay more than 30% of their income for housing. This issue is further evaluated in the Housing Affordability section.

Income Level	Renters		Owners		Total	
	Number	%	Number	%	Number	%
Extremely Low Income (<30% AMI)	1,310	22.9%	1,395	6.9%	2,705	10.4%
Very Low Income (31–50% AMI)	980	17.2%	1,850	9.1%	2,830	10.9%
Low Income (51–80% AMI)	1,350	23.6%	3,190	15.7%	4,540	17.4%
Moderate Income & Above (>80% AMI)	2,070	36.8%	13,910	68.3%	15,980	61.3%
Total	5,710	100%	20,345	100%	26,055	100%

Source: HCD 6th Cycle Data Package (HUD Comprehensive Housing Affordability Strategy (CHAS) Data 2006-2015)

As indicated by Table II-9, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 8,751 (33.6%) of households in the unincorporated area overpay for housing. The majority of households overpaying for housing are in the extremely low (1,940 households overpaying), very low (1,655 households overpaying, and low (2,160 households overpaying) categories. In the unincorporated area, more owner households overpay for housing (6,006 owner households overpaying) than renter households (2,745 renter households overpaying).

Total Households Characteristics	Shasta County		Unincorporated Area	
	Number	% of Total	Number	% of Total
Total Households	69,375	100.0%	26,055	100.0%
Total Renter households	26,045	37.5%	5,710	21.9%
Total Owner households	43,330	62.5%	20,345	78.1%
Total lower income (0-80% AMI) households	29,500	42.5%	10,075	38.7%
Lower income renters (0-80%)	16,095	23.2%	3,640	14.0%
Lower income owners (0-80%)	13,405	19.3%	6,435	24.7%
Extremely low income renters (0-30% AMI)	5,705	8.2%	1,310	5.0%
Extremely low income owners (0-30% AMI)	2,865	4.1%	1,395	5.4%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	19,800	28.5%	5,755	22.1%
Lower Income Renter Overpaying	12,250	17.7%	2,400	9.2%
Lower Income Owner Overpaying	7,550	10.9%	3,355	12.9%
<i>Extremely Low Income (0-30%)</i>	6,655	9.6%	1,940	7.4%
<i>Very Low Income Overpaying (30-50% AMI)</i>	6,170	8.9%	1,655	6.4%
<i>Low Income Overpaying (50 -80% AMI)</i>	6,975	10.1%	2,160	8.3%
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	11,785	17.0%	3,360	12.9%
Lower Income Renter Severely Overpaying	7,240	10.4%	1,315	5.0%
Lower Income Owner Severely Overpaying	4,545	6.6%	2,045	7.8%

Table II-9. Housing Characteristics (Tenure, Overpayment) by Income Level (2015)

Total Households Characteristics	Shasta County		Unincorporated Area	
	Number	% of Total	Number	% of Total
<i>Extremely Low Income (0-30%)</i>	5,800	8.4%	1,665	6.4%
<i>Extremely Low Income Renter Severely Overpaying</i>	3,850	5.5%	760	2.9%
<i>Extremely Low Income Owner Severely Overpaying</i>	1,950	2.8%	905	3.5%
<i>Very Low Income Severely Overpaying (30-50% AMI)</i>	3,705	5.3%	945	3.6%
<i>Low Income Severely Overpaying (50-80% AMI)</i>	2,280	3.3%	750	2.9%
Total Households Overpaying	26,985	38.9%	8,751	33.6%
Total Renter Households Overpaying	13,975	20.1%	2,745	10.5%
Total Owner Households Overpaying	13,010	18.8%	6,006	23.1%
Total Households Overpaying 30-50% Income for Housing	14,325	20.6%	5,050	19.4%
Total Households Severely Overpaying 50% of Income or More for Housing	12,660	18.2%	3,701	14.2%

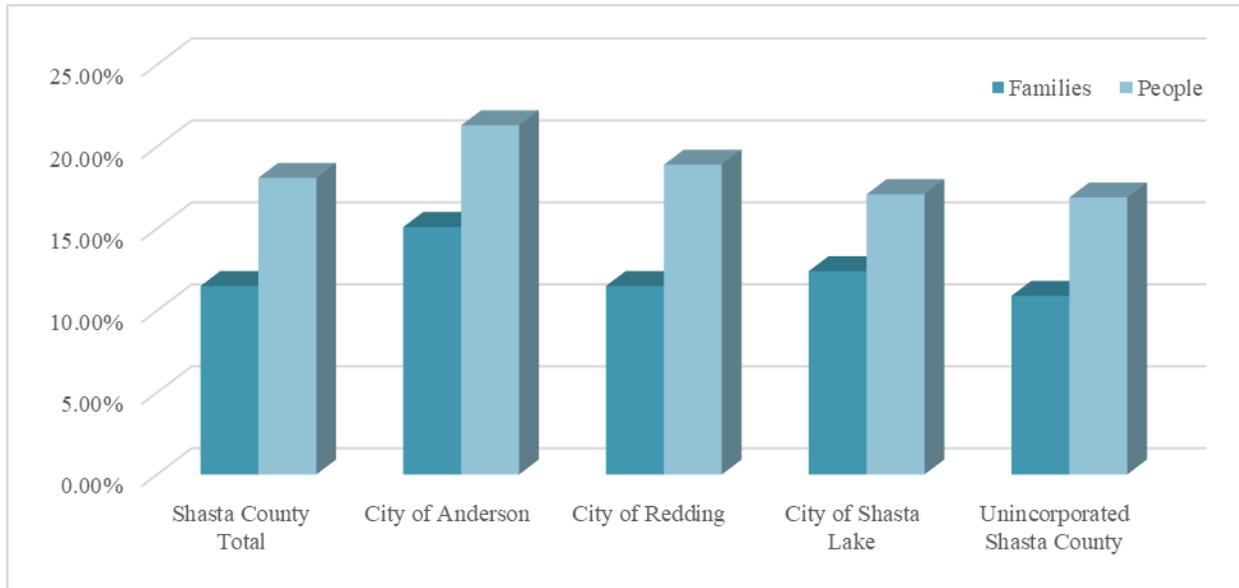
Source: HCD 6th Cycle Data Package (HUD Comprehensive Housing Affordability Strategy (CHAS) Data 2006-2015)

HOUSEHOLDS IN POVERTY

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low and Low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of \$15,453, and the poverty threshold of a family of four with two children under the age of 18 would be \$25,926. (Source: U.S. Census Bureau, 2019).

Poverty rates in Shasta County are shown in Figure II-1, which compares the numbers of families living in poverty in the County as a whole to those living in the three cities and the unincorporated County. Individuals in Anderson have the highest chance under the poverty line while families in the unincorporated County are least likely to be under the poverty line. In 2011, 12.8% or 5,872 families were listed as living below the poverty level. Corresponding numbers for 2017 show that the poverty rate decreased slightly 11.5% in 2017.

Figure II-1. Percentage of Families & People Living in Poverty (2017)



Source: U.S. Census Bureau, 2013 – 2017 ACS (B17001 and B17012)

Table II-10 shows poverty rates for unincorporated Shasta County, with a focus on female-headed households. Overall, 2,445 of 18,065 households were in poverty (13.5%). Although female-headed households made up only 12.2% of all households, they accounted for 29.4% of households in poverty.

Table II-10. Households in Poverty in Unincorporated County (2016)

Household Type	Unincorporated Shasta County	
	Number	Percent
Total Households	18,065	100.0%
Female Headed Households	2,197	12.2%
Total Families Under the Poverty Level	2,445	10.9%
Female Headed Households Under the Poverty Level	645	29.4%

Source: HCD 6th Cycle Data Package (American Community Survey data 2012-2016 B17012)

EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Shasta County, the median household income in 2019 was \$64,800. For ELI households in Shasta County, this results in an income of \$25,750 or less for a four person household or \$13,650 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance are considered ELI households. Table II-11 provides representative occupations with hourly wages that are within or close to the ELI income range. As shown in Table II-8, ELI households make up 14.9% of all households in unincorporated Shasta County. In the whole County (including cities), ELI households make up 12.4% of all households. Based on Tables II-8 and II-9, nearly 80% of ELI households in the unincorporated area of Shasta County pay more than 30% of their incomes for housing.

Occupation Title	Median Hourly Wage
Insurance Claims and Policy Processing Clerks	\$12.30
Retail Salespersons	\$12.24
File Clerks	\$11.77
Waiters and Waitresses	\$11.58
Personal Care Aides	\$11.37
Cooks, Fast Food	\$11.28
Hotel, Motel, and Resort Desk Clerks	\$11.12
Amusement and Recreation Attendants	\$11.08
Dining Room and Cafeteria Attendants/Hosts and Hostesses and Restaurant Lounge	\$10.64
Telemarketers	\$10.56

Source: Employment Development Department, Long-Term Occupational Employment Projections 2016–2026 (updated September 2019)

Pursuant to Government Code Section 65583(a)(1), 50% of the County’s very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 273 units, the County has a projected need of 137 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, the County will implement several programs including the following programs (refer to Section V for more detailed descriptions of these programs):

- Program H1-F, Housing Provider Coordination and Outreach
- Program H1-J, Developer Incentive Program – Affordable Housing
- Program H2-A, Public Housing Assistance Program
- Program H2-C, Public Housing Preservation Program
- Program H3-A, Housing Fast-Track Processing Program
- Program H3-C, Housing Fee Reduction Program
- Program H3-F, Lot Access Program
- Program H3-G, Zoning Code Amendments – Housing Constraints
- Program H4-C, Special Housing Needs Feasibility Program
- Program H4-D, Farmworker Housing Program
- Program H4-E, Homeless Support Program

3 SPECIAL NEEDS POPULATIONS

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program

responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section II-H and Appendix H of this Element which provide information related to agencies and programs that serve special needs populations in Shasta County.

LARGE HOUSEHOLDS

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with five or more members. Large family households comprised 9%, or 2,371, of the total households in the unincorporated portions of Shasta County according to the 2013–2017 ACS (see Table II-12 below). As shown in Table II-12, approximately 74% of large households in the unincorporated County owned their own homes. Additionally, 5-person households make up 59% of the large family households in the unincorporated County with households with 6 or more persons accounting for the remaining 41% of large households.

Householder Type	Unincorporated Shasta County	
	Number	Percent
Owner Households	20,688	100.0%
5-Person Household	970	4.7
6-Person Household	451	2.2%
7-or-more Person Household	327	1.6%
Renter Households	5,666	100.0%
5-Person Household	419	7.4%
6-Person Household	132	2.3%
7-or-more Person Household	72	1.3%
Combined Total	26,354	100.0%
5-Person Household	1,389	5.3%
6-Person Household	583	2.2%
7-or-more Person Household	399	1.5%

Source: U.S. Census Bureau, ACS 2013-2017 (B25009)

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than one person per room; as shown in Table II-26, 2.8% of households in Shasta County live in overcrowded conditions. To ameliorate this impact in Shasta County, an increase in the number of affordable housing units with four bedrooms or more is needed. In many cases, housing units of this size constitute a small portion of the total housing supply, forcing families to continue to live in what may be considered as overcrowded units. To address this large household need, Program H4-F, Rezoning Program, includes a requirement for affordable multifamily projects, excluding certain special needs projects, to include units for large households.

SENIOR HOUSEHOLDS

Table II-13 below compares senior households and populations between Shasta County and the unincorporated areas in 2000, 2010, and 2017. In 2017, there were 8,748 households with a head of household who is 65 years of age or older representing 33.2% of all households in unincorporated Shasta County. Overall, the number of households with a head of household who is 65 years or older increased by about 10.7% or 847 households when compared to 2010 and by about 40.9% or 2,542 households when compared to 2000. The median age in the County increased by three years between 2000 and 2010 from 38.9 to 41.8 and between 2010 to 2017 the median age did not change from 41.8. The overall population in the County increased by approximately 1% between 2010 and 2017 with the number of 65+ households increasing by 10.8%.

As shown in Table II-13, the vast majority of the senior households owned their own homes, with 7,940 households with a householder 65 years of age or older living in owner-occupied units; only 808 of these households lived in rental housing. The 2012-2017 ACS data indicates that 7.8% of seniors 65 and older live below the poverty level Countywide. Additional information related to senior households relative to overall households is provided in Table II-2, which identifies households by age, and Table II-6, which summarizes households by age and tenure.

The continuing growth in households 65+ throughout the County indicates a need to provide more services for this segment of the community. However, this aging trend is consistent with the overall states increase of about 2 years from 2000 to 2010, but less than the median age increase of 1 year from 2010 to 2017.

Household by Age and Tenure	Shasta County			Unincorporated Area		
	2000	2010	2017	2000	2010	2017
Total Owner Occupied:	41,910	45,277	44,095	19,733	20,798	20,688
Owner Householders 65 years and over	12,895	15,678	17,184	5,639	7,071	7,940
Total Renter Occupied:	21,516	25,069	26,391	4,827	5,531	5,666
Renter Householders 65 years and over	2,935	3,972	4,448	567	830	808
Total Occupied Households	63,426	70,346	70,486	24,560	26,329	26,354
Total Householder 65 years and over	15,830	19,650	21,632	6,206	7,901	8,748
Total Population	163,256	177,223	178,919	64,361	67,266	67,382
Total Population 65 years and over	24,861	29,967	34,728	9,857	12,477	14,669

Source:
HCD 6th Cycle Data Package (ACS 2013-2017 – B25007)
ACS 2012-2016 – S0101
U.S. Census Bureau, 2010 Census.
U.S. Census Bureau, 2000 Census.

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. According to the DOF E-5 Report, in 2019 about 76.5% of the unincorporated area’s housing stock was made up of single-family detached homes, leaving 23.5% of the housing stock for those who choose to or must live in other forms of housing (see Table II-18). As described in Section III, the County’s zoning and land use regulations accommodate a range of housing types that

serve the senior population, including single family housing, multifamily housing, mobile homes, senior housing, and care facilities.

There are several programs and services for the County’s senior citizens; many of which serve the disabled or otherwise underprivileged groups. Programs and services for seniors and their families and caregivers are summarized in Section II-H.

FEMALE HEADS OF HOUSEHOLDS

Households with female heads make up approximately 11.8% of households in the unincorporated area of Shasta County (See Table II-10, Households in Poverty). In 2017, about 32.1% of female-headed households in the unincorporated area had incomes below the poverty line, and female-headed households make up 34.5% of all households in poverty in unincorporated Shasta County. Single female-headed households with children present would benefit from affordable housing types, particularly housing targeted at the ELI group, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need. In the Shasta County, there are a number of social service providers and emergency housing facilities serving women in need. For example, the Shasta County Women’s Refuge (SCWR) is an organization in Shasta County whose goal is to help end domestic violence and sexual assault in Shasta County. The SCWR operates a 24-hour crisis hotline and a shelter known as the Peterson House. Additionally, One Safe is a multi-services agency which provides legal services, safety, and emotional support to partners, children, and seniors affected by domestic violence and sexual assault. As described in Section II-H, there are also a number of health service providers, such the Health Alliance of Northern California and Hill Country Clinic Services, as well as supportive, transitional, and emergency housing providers in Shasta County to assist low-income women and women with children.

PERSONS WITH DISABILITIES

Persons with disabilities typically have special housing needs because of their fixed or limited incomes, a lack of accessible and affordable housing that meets their physical and/or developmental capabilities, and higher health costs associated with their disabilities. A disability is defined broadly by state and federal agencies as a physical, mental, or emotional condition that lasts over a long period of time, makes it difficult to live independently, and affects one or more major life activities. Persons with a disability include persons with a sensory disability (sight or hearing), physical (walking, climbing stairs, reaching, lifting, or carrying, dressing, bathing, mobility within the home), mental, or emotional condition causing difficulty in learning, remembering, or concentrating. As shown in Table II-14, there were 1,769 people with a disability (7%) and 4,668 persons with a disability (33.8%) not in the labor force in the unincorporated area of Shasta County in 2016.

Table II-14. Persons with Disability by Employment Status (2016)				
	Shasta County		Unincorporated	
	Number	Percent	Number	Percent
In the Labor Force:	72,283	68.7%	25,266	64.6%
Employed:	66,101	91.4%	22,956	91%
With a Disability	4,257	6.4%	1,484	6.5%
No Disability	61,844	93.6%	21,472	93.5%
Unemployed:	6,182	8.6%	2,270	9%
With a Disability	758	12.3%	285	12.6%
No Disability	5,424	87.7%	1,985	87.4%

Not in the Labor Force:	32,888	31.3%	13,830	35.4%
With a Disability	11,690	35.5%	4,668	33.8%
No Disability	21,198	64.5%	9,162	66.2%
Total:	105,171	100%	39,056	100%
With a Disability	16,705	15.9%	6,437	16.5%
No Disability	88,466	84.1%	32,619	83.5%

Source: HCD 6th Cycle Data Package (ACS 2016 - C18120)

Table II-15 presents data on the types of disabilities for Shasta County residents based on the ACS 2016 Data; persons may have more than one disability resulting in the total number of disabilities (Table II-15) exceeded the total number of disabled persons (Table II-14). For persons ages 5 to 64, the most common disabilities are ambulatory difficulties (27.7%), cognitive difficulties (24.6%), and independent living difficulties (21.9%). For the population of ages 65 and over, the most common disabilities are ambulatory difficulties, followed by hearing difficulties (22.58%), and independent living difficulties (18.2%).

As described in Section III, the County’s zoning and land use regulations accommodate a range of housing types that serve the disabled population, including residential care facilities for six or fewer persons which are treated as a single family home, care facilities, and various housing types including multifamily housing and mobile homes.

Table II-15. Persons with Disabilities by Disability Type and Age (2016)				
	Shasta County		Unincorporated	
	Number	Percent	Number	Percent
Total Disabilities Tallied	32,486	100.0%	13,020	100.0%
Total Disabilities for Ages 5–64	18,595	57.2%	7,146	54.9%
Hearing Difficulty	3,815	11.7%	1,680	12.9%
Vision Difficulty	3122	9.6%	1,089	8.4%
Cognitive Difficulty	9,133	28.1%	3,206	24.6%
Ambulatory Difficulty	8,848	27.2%	3,606	27.7%
Self-Care Difficulty	4156	12.8%	1,650	12.7%
Independent Living Difficulty	7,622	23.5%	2,855	21.9%
Total Disabilities for Ages 65 and Over	13,891	42.8%	5,874	45.1%
Hearing Difficulty	6,692	20.6%	2,972	22.8%
Vision Difficulty	2,589	8.0%	1,089	8.4%
Cognitive Difficulty	3,716	11.4%	1,499	11.5%
Ambulatory Difficulty	8,579	26.4%	3,603	27.7%
Self-Care Difficulty	3,255	10.0%	1,323	10.2%
Independent Living Difficulty	5,715	17.6%	2,372	18.2%

Source: HCD 6th Cycle Data Package (ACS 2012-2016 - S1810)

PERSONS WITH DEVELOPMENTAL DISABILITIES

Far Northern Regional Center (FNRC) is responsible for serving developmentally disabled residents of the nine counties in northern California (i.e., Butte, Glenn, Lassen, Modoc, Plumas, Shasta, Tehama, Siskiyou, and Trinity). A developmental disability is a disability which originates before an individual attains age 18, continues

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

In Shasta County, FNRC reported more than 2,450 clients in 2019, which is a 20.6% (>418) increase in persons served since 2013 (see Table II-16). It is noted that the clients are not identified by the city or community in which they live, but by zip code. Approximately 2,175 of developmentally disabled persons in the County live within zip codes associated with the three cities, Redding, Anderson, and Shasta Lake. In the unincorporated area zip codes, developmentally disabled persons live primarily in Cottonwood (180 persons), Burney (38 persons), Palo Cedro (36 persons), and Shingletown (21 or more persons). Specific data is not available for the remaining unincorporated zip codes, but less than 11 developmentally disabled persons aged 0 to 17 years and less than 11 developmentally disabled persons aged 18 or more years live in the remaining unincorporated zip codes.

Countywide, approximately 58% of developmentally disabled persons reside in the homes of their families or private guardians while about 20% reside in independent living facilities. Approximately 13% live in some form of community care unit. As shown in Table II-17, in the zip codes associated with unincorporated communities and areas, the majority of developmentally disabled persons live in the home of their family, parent, or guardian. A significant number also live in an independent or supported living environment. There are limited care facilities available in the zip codes associated with the unincorporated areas, with facilities limited to Cottonwood, Lakehead, and Whitemore as shown in Table II-7. As described in Section III, the County's zoning and land use regulations accommodate a range of housing types that serve the developmentally disabled population, including single family housing, multifamily housing, and mobile homes for persons living with their family or guardian and housing types that provide supportive care, including residential care facilities for six or fewer persons which are treated as a single family home, and larger care facilities.

FNRC contracts with private individuals for managed care and/or independent living facilities primarily located in the City of Redding. The FNRC budget for fiscal year 2018–2019 showed almost 89% of the \$173,084,732 was allocated to housing services for clients and 11% was allocated to operational expenses. Housing needs to be located in proximity to public transit or other community resources as less than 1% of the adults FNRC served in Shasta County in 2009 have a driver's license. The FNRC has collaborated with Resources for Rural Community Development, dba Access Home, to increase the number of consumer-owned homes in the County. FNRC also works with other public and private agencies such as the City of Redding Housing Authority and Northern Valley Catholic Social Services to increase consumer access to subsidized, accessible, and affordable housing. Resources for developmentally disabled persons are identified in Section II-H.

Table II-16. Comparison of Developmental Disabilities by Age (2013, 2019)

ZIP	2013			2019		
	0 to 17 Years	18+ Years	Total	0 to 17 Years	18+ Years	Total
City Areas by Zip Code						
96001/Redding	116	323	439	180	343	523
96002/Redding	122	404	526	201	417	618
96003/Redding	127	329	456	201	385	586
96007/Anderson	99	140	239	134	167	301
96019/Shasta Lake	44	70	114	66	81	147
96049/Redding	0	3	3	0	<11	>0
Subtotal	508	1,269	1,777	782	1,404	2,175
Unincorporated Communities and Areas by Zip Code						
96008/Bella Vista	2	7	9	<11	<11	>0
96013/Burney	14	16	30	18	20	38
96016/Cassel	0	3	3	<11	<11	>0
96017/Castella	1	0	1	<11	0	>0
96022/Cottonwood	51	72	123	103	77	180
96028/Fall River Mills	5	1	6	<11	<11	>0
96033/French Gulch	0	3	3	<11	<11	>0
96040/Hat Creek	0	0	0	<11	0	>0
96047/Igo	4	2	6	<11	<11	>0
96051/Lakehead	1	4	5	<11	<11	>0
96056/McArthur	0	0	0	<11	<11	>0
96062/Millville	4	2	6	<11	<11	>0
96065/Montgomery Creek	0	0	0	<11	0	>0
96069/Oak Run	2	4	6	<11	<11	>0
96073/Palo Cedro	10	11	21	20	16	36
96084/Round Mountain	2	2	4	<11	<11	>0
96087/Shasta	2	4	6	<11	<11	>0
96088/Shingletown	10	15	25	<11	21	>21
96096/Whitmore	0	1	1	<11	<11	>0
Subtotal–Unincorporated Area	31	43	74	--	--	275
Total	--	--	2,032	--	--	>2,450
Source: HCD 5 th Cycle Data Package (Department of Developmental Services, 2013 Developmental Disabilities by Zip Code) HCD 6 th Cycle Data Package (Department of Developmental Services, 2019 Developmental Disabilities by Zip Code)						

Table II-17. Developmental Disabilities by Residence Type (2019)

ZIP	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total Res
Zip Codes – City Areas							
96001/Redding	276	126	91	<11	22	<11	>515
96002/Redding	304	107	157	34	13	<11	>615
96003/Redding	312	127	68	63	13	<11	>583
96007/Anderson	227	48	20	0	<11	0	>295
96049/Redding	0	<11	0	0	0	0	>0
96019/Shasta Lake	102	26	<11	11	<11	0	>139
Zip Codes – Unincorporated Communities and Area							
96008/Bella Vista	<11	0	0	0	0	0	>0
96013/Burney	32	<11	0	0	0	0	>32
96016/Cassel	<11	<11	0	0	0	0	>0
96017/Castella	<11	0	0	0	0	0	>0
96022/Cottonwood	146	19	<11	0	<11	0	>165
96028/Fall River Mills	<11	<11	0	0	0	0	>0
96033/French Gulch	<11	<11	0	0	0	0	>0
96040/Hat Creek	<11	0	0	0	0	0	>0
96047/Igo	<11	0	0	0	0	0	>0
96051/Lakehead	<11	<11	0	0	<11	0	>0
96056/McArthur	<11	<11	0	0	0	0	>0
96062/Millville	<11	0	0	0	0	0	>0
96065/Montgomery Creek	<11	0	0	0	0	0	>0
96069/Oak Run	<11	<11	0	0	0	0	>0
96073/Palo Cedro	35	<11	0	0	0	0	>35
96084/Round Mountain	<11	0	0	0	0	0	>0
96087/Shasta	<11	0	0	0	0	0	>0
96088/Shingletown	28	0	0	0	0	0	28
96096/Whitmore	<11	<11	0	0	<11	0	>0

Source: HCD 6th Cycle Data Package (Department of Developmental Services)

Compared to the Department of Developmental Services Quarterly data from 2013, the number of developmental disabilities in 2019 increased by at least 20.6% indicating that demand for affordable, accessible housing for its clients will likely increase. While the majority of developmentally disabled persons in the County live with their parents, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. This cycle triggers a need to explore other feasible housing alternatives, including in-home supportive care and adult residential care homes and

facilities. As discussed in Section III of the Housing Element, the County’s land use and zoning regulations accommodate residential care homes for six or fewer persons in the same manner as a single family home, various types of care facilities, and a range of housing types appropriate for affordable housing. Resources for persons with developmental disabilities are described in Section II-H.

FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field).

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the breakdown of farm labor employment and the labor expense for Shasta County as shown in Table II-18. The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table II-19 provides a breakdown of farm labor employment by days worked. The data from this table indicates that Countywide, there were 642 farmworkers in 2017. Of these farmworkers, 225 worked more than 150 days a year and 417 worked less than 150 days per year and are likely seasonal workers.

Table II-18. Shasta County Farmworkers – County-wide (2017)			
Hired Farm Labor	Farm Operations	Workers	\$1,000 Payroll
Shasta County	214	642	12,137
Source: 2017 USDA Agricultural Census Data, Table 7			

Table II-19. Shasta County Farm Labor Employment (2017)		
Hired Farm Labor	Farm Operations	Workers
150 Days or More	88	225
Farms with 10 or More Workers	2	-
Less Than 150 Days	169	417
Farms with 10 or More Workers	6	74
Source: 2017 USDA Agricultural Census Data, Table 7		

Farmworker housing or “Employee Housing” is defined in the Shasta County Zoning Code as the meaning set forth in Health and Safety Code Section 17008. Additionally, the Shasta County Zoning Code states that “Employee Housing” is subject to the provisions of California Health and Safety Code Sections 17021.5 and 17021.6. California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six

or fewer persons and in agricultural zones with no more than 12 units or 36 beds. This type of housing must comply with state and federal standards for livability and durability, including manufactured housing, factory-built housing, other forms of prefabricated housing, dormitory- and barracks-style housing in which residents share common cooking and sanitary facilities. Farmworker housing must also be recognized as employee housing in accordance with the California Health and Safety Code Section 17021. Employee housing for 6 or fewer persons are treated in the Shasta Zoning Code as the same as other single-family dwellings and residential uses in the same zoning district and the Zoning Code provides for agricultural employee housing in agricultural zones consistent with the requirements of State law.

The publication by the Housing and Community Development Department titled “Housing Element Questions and Answers – A Guide to the Preparation of Housing Elements, June 2001,” explains that “sites identified for farmworker housing should facilitate the provision of housing for agricultural workers while minimizing the development of prime agricultural land to urban uses. These sites should also have characteristics relating to location, zoning and development standards which would be appropriate for their use for housing for farmworkers. Where a need for farmworker housing has been identified, the program should identify zones where housing for permanent and, where appropriate, for migrant farmworkers as allowed.”

The need for farmworker housing has been reviewed with local agencies including the Shasta County Housing Department. No critical demand for housing for farmworkers, whether for migrant or permanent farmworkers, has been identified. Shasta County’s primary seasonal crop that requires migrant or temporary farmworkers is the cultivation and shipping of strawberry plants. Historically, the practice is for those agricultural units engaged in this business to contract with operators from the central San Joaquin Valley to supply temporary farmworkers when the harvesting season arrives. Temporary housing is supplied by the contracting agency responsible for hiring the workers and is relocated when the workers return to other agricultural jobs in the central or southern parts of the State. This practice has been determined to work adequately to meet the housing needs of the seasonal farmworkers and their families.

Housing for permanent farmworkers is supplied by the private market in the individual towns and communities. Discussions with representatives of local farm groups substantiates the conclusion that few farm or ranching units supply on-site housing. Where this does occur, it is more likely to be for one or two unmarried, non-family hired hands. Farm labor employment in Shasta County was approximately 642 persons in 2017 versus 1,067 persons in 2012, as reported by the USDA Agricultural Census of 2017 and the USDA Agricultural Census of 2012. Since 2012, there has been a 39.8% (425 persons) decrease for total farm labor employment since 2012. These statistics indicates that the trend for farm labor employment is decreasing.

Table II-20 summarizes the farmworker housing units in Shasta County. There are three employee housing facilities providing permanent housing for 38 employees. There is no seasonal housing designated for farmworkers. Resources available for farmworkers are described in Section II-H.

Table II-20. Shasta County Farmworker Housing Units					
Joe Serna Farm Work Grant Program					
Projects			Total Units		
0			0		
Employee Housing Facilities					
Facilities	Permanent Facilities (PF)	# of PF Employees	Seasonal Facilities (SF)	# of SF Employees	Totals
3	3	38	0	0	38
Source: HCD 6 th Cycle Data Package (USDA Agricultural Census Data)					

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

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

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

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. While the majority of homeless individuals and families are likely to be located in the City of Redding due to the availability of services offered there, the estimates presented below are for the entire County, which includes all the incorporated cities. For these and other reasons, it is extremely difficult to obtain accurate data regarding homeless individuals and families. However, through the efforts of the NorCal Continuum of Care (CoC) estimates have been developed that address the requirements of State law to the extent feasible. The NorCal CoC is a consortium of individuals and organizations with the common purpose of planning a housing and services system for people who are homeless. The NorCal CoC serves as a convening entity tasked with the critical mission of ending homelessness in the City of Redding and in the counties of Shasta, Lassen, Plumas, Sierra, Siskiyou, Del Norte and Modoc Counties. The NorCal CoC is responsible for managing Housing and Urban Development funds for homelessness, and are uniquely positioned to identify system needs and take steps to address them with the collaboration and partnership of community stakeholders.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the NorCal CoC accomplishes a host of activities and programs vital to the community, including an annual point-in-time “snapshot” survey to identify and assess the needs of both the sheltered and unsheltered homeless, tracking homeless demographics using local service providers throughout the calendar year, and an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.

HOMELESS ESTIMATES

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

Volunteers canvassed routes in each county. In many instances, teams received maps which identified the area to be canvassed which clearly showed the boundaries of the counting area. As volunteers encountered unsheltered homeless persons, a comprehensive 28 question survey was administered with the homeless person. The HUD Extrapolation Tool was used on portions of the report. The tool assists the CoC in extrapolation of gender, ethnicity and race information within each household category for people for whom the CoC was not able to collect this information. Extrapolation is needed to ensure that the number of homeless individuals is not underestimated due to missing data that was have not provided at the time of the count.

A point-in-time homeless report was conducted in January 2019 for the seven counties within the NorCal CoC jurisdiction (2019 PIT Report). Continuum wide, 1,349 homeless individuals were counted, consisting of 806 unsheltered homeless individuals and 543 sheltered homeless individuals staying in emergency shelters or transitional housing units. Homelessness in the seven-county region has more than doubled in the past nine years, from 527 total homeless, including 93 chronically homeless persons in 2011 to 1,349 total homeless persons, including 321 chronically homeless persons, in 2019.

The 2019 PIT Report identified 827 people in Shasta County experiencing homelessness, representing 61.3% of the seven-county region’s total homeless count. This is a 19.5% (135) increase from the 2018 count for Shasta County. As shown in Table II-21, approximately 393 (52%) of the 827 homeless individuals in Shasta County were unsheltered and approximately 434 (48%) were sheltered. Additional demographics show 53 homeless individuals in Shasta County are veterans, 55 are between 18 to 24 years old, 44 are children, 156 are chronically homeless, 200 have felony convictions, and 21 are in family groups; it is noted that these characteristics are not discrete and there is overlap between these groups.

Homeless Profile	Sheltered		Unsheltered		Combined	
	Number	%	Number	%	Number	%
Total Homeless Population	393	100%	434	100%	827	100%
Male	238	60.6%	277	63.8%	515	62.3%
Female	155	39.4%	141	32.5%	296	35.8%
Did Not Respond	0*	0%	16	3.7%	16	1.9%
Additional Demographics						
Chronically Homeless	36	9.2%	120	27.6%	156	18.9%
Veteran	24	6.1%	29	6.7%	53	6.4%
Felony Conviction	70	17.8%	130	30%	200	24.2%
Families	18	4.6%	3	0.7%	21	2.5%

Youth (18-24)	16	4.1%	39	9%	55	6.7%
Children	40	10.2%	4	0.9%	44	5.3%
*Additional demographics provided are a subset of the total count and contain actual data collected by each County Note: Respondents were not required to answer all survey questions. Respondents may be included in more than one subset. For example: a respondent may be a Veteran and also Chronically Homeless.						
Source: NorCal CoC 2019 PIT Report						

Of the 343 homeless individuals that identified the duration and frequency of homelessness for the entire NorCal COC region, nearly 49% have been homeless fewer than 4 times, while 51% reported being homeless four or more times in the past three years. Approximately 321 of the 1,349 homeless individuals counted met the definition of being chronically homeless. HUD defines a chronically homeless individual as someone who has experienced homeless for a year or longer, or has experienced at least four episodes of homelessness in the last three years and also has a diagnosed disability that prevents them from maintaining work or housing.

EMERGENCY SHELTERS, TRANSITIONAL, AND SUPPORTIVE HOUSING

Resource Inventory

Shasta County does not presently operate any homeless shelters or provide any transitional housing services in the unincorporated area. Instead, it supports a collaborative effort among the various local agencies and the City of Redding and funnels financial support through departmental budgets such as the Social Services Department, the Department of Housing, the Public Health Department, and the Mental Health Department as part of its participation in the Continuum of Care Plan. The most recent inventory of resources available within Shasta County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2019 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the NorCal CoC. Table II-22 below shows the total beds offered by homeless facilities in the NorCal CoC area and 623 total beds available Countywide, which are described in greater detail in the following paragraphs.

Facility Type	NorCal CoC Region				Shasta County
	Family Units	Family Beds	Adult-Only Beds	Total Year-Round Beds	Total Capacity (Beds)
Emergency Shelter	214	220	263	483	336
Transitional Housing	171	156	148	304	188
Permanent Supportive Housing	3	6	30	36	30
Rapid Rehousing	26	26	32	58	47
Other Permanent Housing	39	51	0	51	22
Total Beds	433	459	473	932	623
*Numbers are for the total Redding/Shasta, Siskiyou, Lassen, Plumas, Del Norte, Modoc, Sierra Counties Continuum of Care for which Shasta County is a participating member. Number represents homeless needs for the total CoC area,					
Source: 2011, 2017, 2019 NorCal CoC PIT Counts					

Emergency Shelters

16 emergency shelters were available to provide services in the NorCal CoC jurisdiction with three operating within Shasta County. According to the HUD 2019 Continuum of Care Housing Inventory County Report for the NorCal CoC, a total of 483-year-round beds are available in the seven-county area; thus, Shasta County contains 69.5% of the emergency shelter beds in the seven-county area. During the 2019 point-in-time survey, the CoC

found that about 70% of the total shelter beds in the seven-county area were being utilized. The following year-round primary emergency shelters offer 336 shelter beds in Shasta County:

Provider	Client Type	Total Beds
Good News Rescue Mission—House of Hope	Single families and households with children	105 beds
Good News Rescue Mission—Men’s Shelter	Single men	202 beds
Shasta Women’s Refuge – One Safe Place	Single women, single women with children	29 beds

Transitional Housing

16 transitional-housing providers were available to provide services in the NorCal CoC area, providing a total of 304 beds. The 2019 PIT survey found that only 205 transitional housing beds or 67.4% of transitional housing beds were utilized at the time of the 2019 survey. Seven of the transitional-housing providers operate in Shasta County, providing a total of 195 beds Countywide, as shown below:

Provider	Client Type	Beds
Good News Rescue Mission—Men’s New Life Program	Single men	52 beds
Good News Rescue Mission—Women’s New Life Program	Single women and households with children	36 beds
FaithWorks Community Coalition—Francis Court	Households with children	56 beds
FaithWorks Community Coalition—House of Cornelius	Single men and women	10 beds
Redding Veterans Resource Center – Park Marina	Single men and women	12 beds
Shasta Women’s Refuge	Single women/single women with children	22 beds

Permanent Supportive Housing

In 2019, the City of Redding had one permanent supportive housing provider that offered the following bed counts:

Provider	Client Type	Beds
Northern Valley Catholic Social Services (NVCSS) — New Path/Partners in Housing	Single men and women	5 beds
NVCSS—Partners in Housing II	Single men and women	11 beds
NVCSS—Pine Street Place	Single men and women	14 beds

Rapid Re-Housing

In 2019, the Shasta County Health and Human Services Agency (SCHHSA) was the only rapid re-housing provider in Shasta County that offered the following bed counts:

Provider	Client Type	Beds
SCHHSA—Housing Support Program	Households with children	17 beds
SCHHSA—Housing Disability Advocacy	Single men and women	30 beds

Other Permanent Housing

In 2019, the FaithWorks Community Coalition and Shasta County Health and Human Services Agency (SCHHSA) were the only two other permanent housing provider in Shasta County that offered the following bed counts:

Provider	Client Type	Beds
FaithWorks Community Coalition—Francis Court II	Households with children	16 beds
SCHHSA—Housing Disability Advocacy	Households with children	6 beds

Assessment of Need

Based on the available information, there is a Countywide homeless population of 827 persons but only 623 beds, indicating an unmet demand for 204 homeless persons. It is noted that the 2019 PIT Report identified only 434 sheltered homeless persons and 393 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the County’s total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the Countywide shelter and housing resources. Overall, the average bed-utilization rate for emergency shelters is 69.5% and is 67.4% for transitional housing, according to the point-in-time survey information. Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for supportive housing.

Reviewing the eligible populations for the County’s various shelter opportunities indicates 200 beds are limited to occupancy by single females with children or families with children. However, only 21 of the identified homeless persons during the 2019 PIT Survey were part of a family and only 44 were children. Conversely, there were 515 homeless men but only 157 beds for single males only and 52 beds for single females or single males. This indicates that additional capacity is needed for shelter opportunities for men.

In July 2016, Governor Brown signed AB 1618, which established the No Place Like Home Program. The purpose of the No Place Like Home Program is to acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness, or who are at-risk of homelessness, and who are in need of mental health services. In response, Shasta County adopted the “No Place Like Home: Plan to Combat Homelessness” in July 2019, which is meant to provide a cohesive set of strategies that will provide a roadmap for our community and decision-makers to address the issue of homelessness in Shasta County with a sense of urgency, and of hope. The No Place Like Home: Plan to Combat Homelessness identified a number of critical challenges and barriers that currently impact progress for stabilizing the homeless. These include the following:

1) Housing Supply

- There are inadequate levels of affordable housing stock in Shasta County, including single occupancy dwellings, bridge housing, licensed assisted living homes for adults and shared housing, but mostly affordable low-income permanent supportive housing.
- The Carr and Camp Fires in Shasta and Butte counties have reduced the available housing supply. The disastrous fires destroyed over 12,000 homes and displaced families and businesses. Numerous families who were displaced applied for the Housing Choice Voucher Program in Shasta County.
- There are long waiting lists for many of the affordable housing options especially permanent supportive housing.

2) Economic Barriers

- Miscellaneous housing costs related to housing entry such as high rental deposits for persons with poor credit histories, landlords requiring three times the rent in income, credit checks/applications fees and resolution of past utility debt and associated high reinstatement deposits.

- Not enough landlords accept HUD Vouchers.
- Low wage jobs.

3) Legal and System Barriers

- Landlords may be hesitant to rent to individuals who have active or historical contact with the criminal justice system.
- Gaps in the single, system-wide entry system that impedes timely and equal access to all types and levels of housing.
- The large geographical, and large rural area, coupled with the target population’s limited transportation resource present significant access barriers to services and support.
- Many people experiencing homelessness have poor or no rental history.
- Lack of transitional support going from homelessness to being housed.

4) Personal Barriers

- Residents who obtain housing but remain un-engaged in any behavioral health and/or substance use recovery efforts present supportive service challenges and remain a high risk for housing failure.
- People experiencing homelessness may lack knowledge of the rental process and how to find available rentals.
- People experiencing homelessness may have poor credit history, sporadic employment history, lack education, or may have serious health problems.

5) Stigma

- Landlords may be hesitant to rent to the target population under a Housing First model due to what is perceived as unstable behavioral health symptoms and behaviors.
- Stigma surrounding mental illness and substance use disorders may prevent landlords from being willing to rent to this population.
- Landlords are hesitant to rent to homeless domestic violence victims because of the added safety concern of violence and property damage associated with their past abuser.

Zoning for Emergency Shelters, Transitional and Supportive Housing

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. According to the State of California, an emergency shelter is defined (California Health and Safety Code section 50801(e)) as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” In addition, the Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and Health and Safety Code 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and Health and Safety Code 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

The County’s Zoning Code defines emergency shelters as the meaning set forth in the California Health and Safety Code section 50801(e). No individual or household may be denied emergency shelter because of an inability to pay. Section 17.88.275 of the Shasta County Zoning Code allows emergency shelters by right in the Commercial-Light Industrial (C-M) district or ancillary to permitted places of worship and churches in any zone district, subject to compliance with objective standards consistent with the requirements of identified in Government Code Section 65583 (a)(4). Appendix F of this Element identifies 38 vacant properties totaling 76.25 acres that would allow emergency shelters which are located in or close to urban services and employment. Program H3-G in the Housing Plan requires the Zoning Code to be updated to accommodate low barrier navigation centers, which are a housing first, low barrier, temporary, service-enriched shelter, in residential and mixed use districts in accordance with the requirements of AB 2162. The County’s Zoning Code defines supportive housing as the meaning set forth in Government Code Section 65582(g) and defines transitional housing as the meaning set forth in Government Code Section 65582(j). Both supportive and transitional housing are allowed by-right in all residential zoning districts and will be subject to the specific development standards and requirements of other residential uses in the residential zoning district. Program H3-G in the Housing Plan requires the Zoning Code to be updated to accommodate supportive housing as required by AB 101, which includes allowing supportive housing by right in nonresidential zones that allow multi-family residential uses and in mixed use zones.

E HOUSING STOCK CHARACTERISTICS

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

1 HOUSING TYPE

As shown by Table II-23, in 2000 there were 27,660 housing units in the unincorporated areas of Shasta County. By 2010, the number increased to 30,214 units, most of which was due to single family construction. During this time period, the number of 2 to 4-unit buildings increased by 78 units resulting in a slight increase in the proportion of the total number of units. The number of mobile homes decreased from 7,515 in 2000 to 5,297 in 2019; it is important to note that a different methodology may have been used for identifying mobile homes in 2000, compared to the 2010 and 2019 data. The DOF E-5 Report indicates that the number of total housing units in the unincorporated areas of Shasta County from 30,214 in 2010 to 29,552 in 2019, most of which was due to a reduction in single family detached units and mobile homes associated with the Carr Fire and other wildfires in 2018.

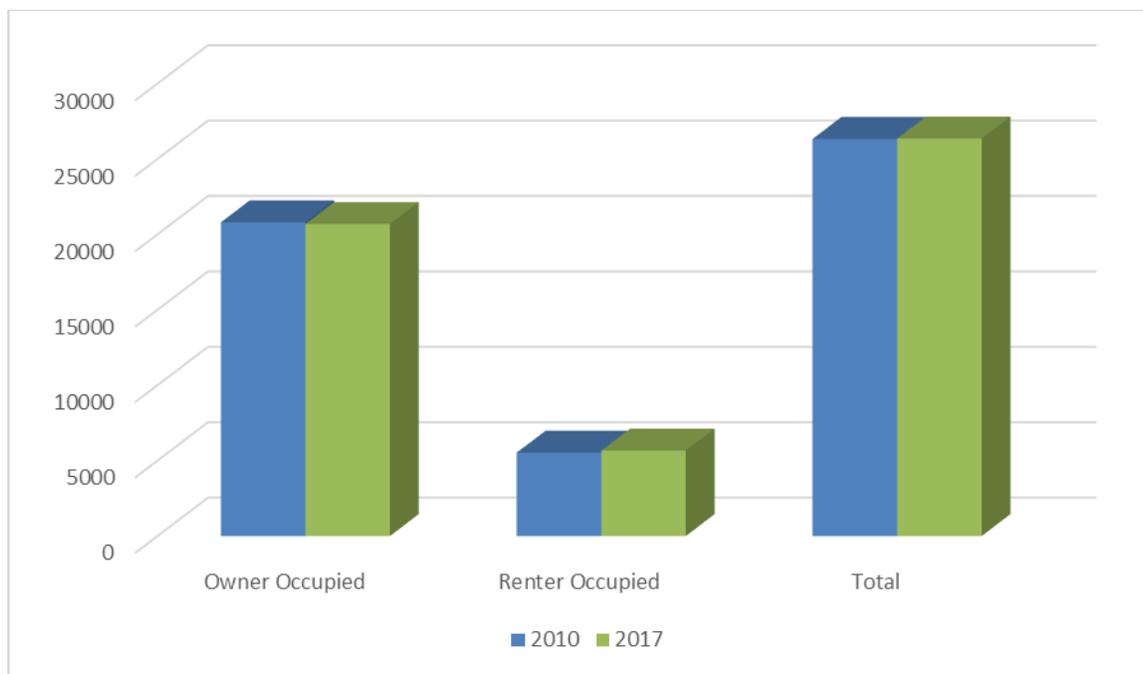
	2000	2010	2019	Change 2010-2019
Single Family Detached	19,308	22,945	22,607	-338
Single Family Attached	272	703	713	10
2 to 4 Units	367	446	450	4
5+ Units	198	485	485	0
Mobile Homes	7,515	5,635	5,297	-338
Total:	27,660	30,214	29,552	-662

Source: US Census, 2000; DOF E-5 Report 2019

2 HOUSING TENURE

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Figure II-2 below compares the distribution of housing tenure in the unincorporated area between 2010 and 2017. Of the total occupied housing units in the unincorporated area in 2010, 79% (20,798 units) are owner-occupied and 21% (5,531 units) are renter households. In 2017, the distribution of occupied housing units in the unincorporated area generally stayed the same with 78% (20,688 units) of the occupied housing units as owner-occupied and 22% (5,666 units) as rental units. This is noteworthy when addressing viable strategies to expand the range of affordable housing in the rural areas.

Figure II-2. Distribution of Housing Tenure – Unincorporated area (2010, 2017)



Source: 2010 Census
U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates (B25003)

3 VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the desirable range is 5–6%. Table II-24 indicates the vacant housing stock by type in the unincorporated area of Shasta County as listed in the ACS 2012-2017 5-Year Community Survey. The 2017 ACS data indicates that there were 4,249 vacant units (13.9%) in unincorporated area of Shasta County. Of the total vacant units in 2017, 92 were rented or sold but not yet occupied, 99 were for rent, 275 were for sale, 2,393 units were classified as for seasonal, recreational, or occasional use, and 1,390 were classified as other vacant. There were no vacant units for migrant workers.

Housing Type	Unincorporated Shasta County	
	Number	Percent
Total Vacant Units	4,249	100.0%
For Rent	99	2.3%
Rented, Not Occupied	12	0.3%
For Sale	275	6.5%
For Sale, Not Occupied	80	1.9%
For Seasonal, Recreational, or Occasional Use	2,393	56.3%
For Migrant Workers	0	0%
Other Vacant	1,390	32.7%

Source: U.S. Census Bureau, ACS 2013-2017 (B25004)

Table II-25 indicates the vacancy status of housing for all areas within Shasta County as listed in the ACS 2012-2017 5-Year Community Survey. The County showed an overall vacancy rate of 9.9%, consisting of a 1.2% homeowner vacancy rate, a 1.2% rental vacancy rate, and a 7.5% other vacancy rate. The unincorporated area had the highest overall vacancy rate of 13.9%, as well as the highest other vacancy rate of 12.4%. The homeowner vacancy rate in the unincorporated area was 1.2% and the rental vacancy rate was only 0.3%. The other vacancy rate column represents the vacancy rate for all seasonal, recreational, and occasional use units, as well as all units classified as other vacant units by the ACS. The other vacancy types vacancy rate makes up the majority of the vacancy rate in the County and the unincorporated area, which explains the high overall vacancy rate and low homeowner and rental vacancy rates. It should be noted that the overall vacancy rate without all other vacant types is only 2.4% in the County and 1.5% in the unincorporated area.

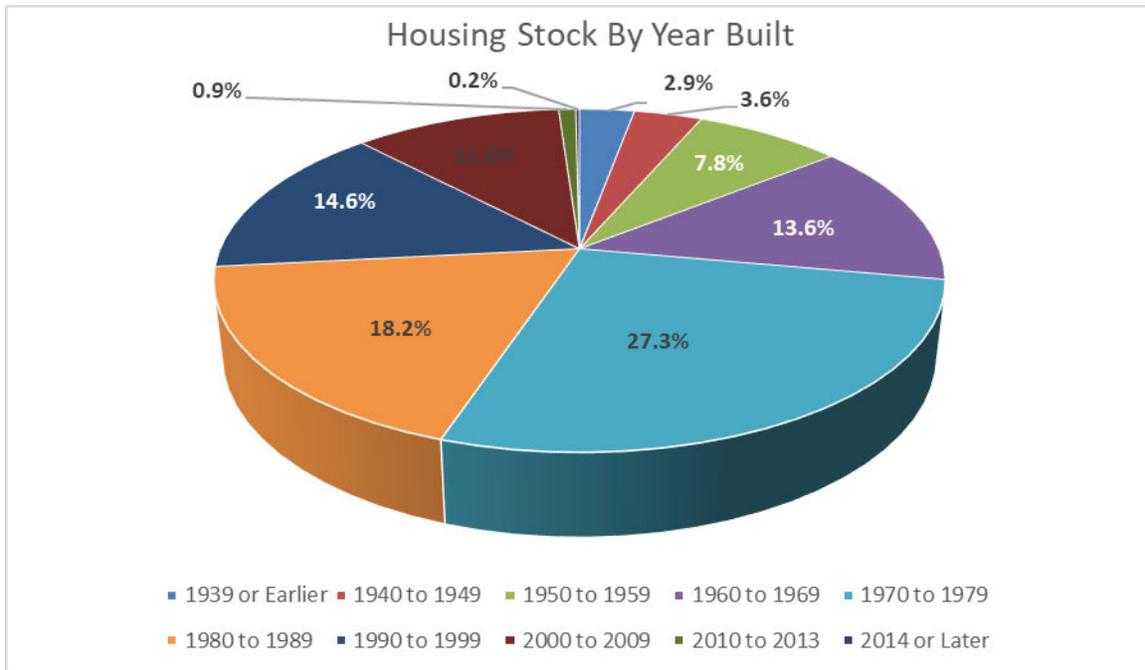
Geography	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Other Vacancy Rates
Shasta County Total	78,211	70,486	7,725	9.9%	1.2%	1.2%	7.5%
Unincorporated Area	30,603	26,354	4,249	13.9%	1.2%	0.3%	12.4%
Anderson	4,183	3,906	277	6.6%	1.9%	2.1%	2.6%
Redding	39,321	36,410	2,911	7.4%	1.2%	1.8%	4.4%
Shasta Lake	4,104	3,816	288	7.0%	1%	1%	5%

Source: US Census Bureau, ACS 2012-2017 (B25002 and B25004)

4 HOUSING AGE AND CONDITIONS

Related to the condition of the housing stock in the unincorporated area is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Figure II-3 illustrates the age of the housing stock in the unincorporated area of the County.

Figure II-3. Age of Housing Stock – Unincorporated Area (2017)



Source: US Census Bureau, ACS 2012-2017 (DP04)

Housing Conditions

A windshield survey was conducted as part of the County’s 1993 Housing Element was updated in 2002 and is planned to be updated as described by Housing Plan Program H2-D. In the absence of an updated detailed housing conditions survey, existing ACS data and building inspection staff observations are used to identify housing conditions and related needs in the County.

Limited data is available from the ACS that can be used to infer the condition of Shasta County’s unincorporated housing stock. The ACS data identifies whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Since only a very small percentage of all housing units in the unincorporated area lack complete plumbing facilities or kitchen facilities (see Table II-26), these indicators do not reveal any significant needs associated with housing conditions. Over one-quarter (28.9%) of housing units in the unincorporated area either rely on wood fuel or do not have a housing heating source; these units may benefit from a housing rehabilitation program that offers installation of heating units. These indicators may overlap meaning that units that lack complete kitchen facilities may also lack complete plumbing or a heating source.

Housing Stock Indicators	Number	Percent
Total Housing Units	30,603	100%
Built 1970 or earlier	8,524	27.9%
Units Lacking Complete Plumbing Facilities	426	1.4%
Units Lacking Complete Kitchen Facilities	182	0.6%
No house heating fuel or wood fuel only	8,855	28.9%
No Phone Service Available	597	2.0%

Source: US Census ACS, 2013-2017

Since housing stock age and condition are generally correlated, one ACS variable that provides an indication of housing conditions is the age of a community's housing stock. The majority of the housing units in the unincorporated area (16,864 or 55.1%) were built before 1980. Over 12% of the unincorporated area's housing stock was built after 2000 and another 32.8 percent was built between 1980 and 1999. These statistics reflect tremendous growth in the area during the 1980s and 1990s. The age of housing stock often indicates the potential for a unit to need rehabilitation or significant maintenance. As shown in Figure II-3 on the previous page, most of the unincorporated area's housing stock is more than 40 years old (approximately 55.1%) and a 27.9% is over 50 years old, meaning these units may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

The County's building inspectors have indicated that the needs described above are generally consistent with the conditions observed on the ground in the County and have further identified that the area near Anna Road and Spring Gulch Road has a high concentration of blighted units in need of significant repair and improvement. In addition to conditions associated with the age or maintenance of the housing stock, in 2018, the Carr Fire destroyed approximately 1,079 housing structures and damaged 190 residences Countywide. In the unincorporated area, approximately 606 single family residences and 143 manufactured and mobile homes were either fully destroyed or rendered uninhabitable, resulting in a significant need to replace the units destroyed by the Carr Fire and repair damaged units. In response to this need, the County has issued 201 building permits to replace housing destroyed or damaged by the Carr Fire.

Overcrowding

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

Overcrowded households in the County don't appear to be significant compared to the State and surrounding areas. According the 2012–2017 American Community Survey, overcrowding in the unincorporated area of Shasta County was 2.8 percent (742 housing units), compared to 2.9 percent (1,066 housing units) in Redding, 5 percent (197 housing units) in Anderson, and 4.4 percent (169 housing units) in Shasta Lake City. The State average during this same period was 8.2 percent. Among renters in unincorporated Shasta County, approximately 4.5 percent of these housing units (or 256 housing units) were in overcrowded conditions, and approximately 35.1 percent of these overcrowded housing units (or 90 housing units) were in severely overcrowded conditions. Among homeowners, approximately 2.3 percent of these housing units (or 486 housing units) were in overcrowded conditions, and approximately 30 percent of these overcrowded housing units (or 147 housing units) were in severely overcrowded conditions. Table II-27 provides information on overcrowded housing in Shasta County.

	Units	Percent
Owner Occupied:	20,688	78.5%
0.5 or less occupants per room	16,297	61.8%
0.51 to 1 occupants per room	3,905	14.8%
1.01 to 1.5 occupants per room	339	1.3%
1.51 to 2.0 occupants per room	79	0.3%
2.01 or more occupants per room	68	0.3%
Owner Occupied Overcrowded (1.01+)	486	1.8%
Owner Occupied Severely Overcrowded (1.5+)	147	0.6%
Renter Occupied:	5,666	21.5%
0.5 or less occupants per room	3,453	13.1%
0.51 to 1 occupants per room	1,957	7.4%
1.01 to 1.5 occupants per room	166	0.6%
1.51 to 2.0 occupants per room	61	0.2%
2.01 or more occupants per room	29	0.1%
Renter Occupied Overcrowded	256	1.0%
Renter Occupied Severely Overcrowded	90	0.3%
Total Units	26,354	100%
Total Overcrowded	742	2.8%
Total Severely Overcrowded	237	0.9%

Source: U.S. Census (2013-2017 ACS)

F HOUSING COSTS AND AFFORDABILITY

1 HOUSING PRICES AND TRENDS

As indicated by Table II-28, housing costs changed for some more than others in Shasta County through the years 2000 – 2017. From 2011 to 2017, renters saw a slight rent increase of 9.5% while homeowners experienced a 50.3% increase in housing costs

Cost Type	Year			% Change
	2000	2011	2017	2011-2017
Median Monthly Ownership cost	\$1,025	\$999	\$1,501	50.3%
Median Gross Rent	\$563	\$882	\$966	9.5%

Source: U.S. Census, 2000; 2007-2011 American Community Survey; and 2013-2017 ACS

Table II-29 indicates median housing value for homes in Shasta County. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table 3-28, the median value for housing units in Shasta County in 2000 was \$267,600 and decreased in value to \$246,800 in 2010. The value has declined by 5.4 percent since 2010 to a median home value of \$233,500 in 2017

Table II-29. Median Home Values (2000-2017) – Shasta County

Location	Median Home Values			% Change
	2000	2011	2017	2011–2017
Shasta County	\$267,600	\$246,800	\$233,500	-5.4%

Source: U.S. Census, 2000; 2007-2011 American Community Survey; and 2013-2017 ACS

Table II-30 indicates the value of owner-occupied housing units as reported on the ACS within Shasta County in 2017. Of the 44,095 owner-occupied units, 2,341 (5.5 percent) were in the \$50,000 to \$99,999 price range, 4,176 (9.5 percent) were in the \$100,000 to \$199,999 price range, 13,067 (29.6 percent) were in the \$200,000 to \$299,999 price range, and 7,478 in the \$300,000 to \$399,999 range (17 percent). There were 3,393 units valued at \$50,000 or less (7.7 percent), and 6,417 units (14.1 percent) were valued at \$400,000 or more.

Table II-30. Value of Owner-Occupied Housing Units (2017) – Shasta County

Value	Number of Units	% of Total
Less than \$50,000	3,393	7.7
\$50,000 to \$99,000	2,341	5.5
\$100,000 to \$149,999	4,176	9.5
\$150,000 to \$199,999	7,323	16.6
\$200,000 to \$299,999	13,067	29.6
\$300,000 to \$399,999	7,478	17
\$400,000 to \$499,999	2,980	6.8
\$500,000 to \$749,999	1,986	4
\$750,000 or more	1,451	3.3
Total	44,095	100

Source: U.S. Census (2013-2017 ACS)

Single Family Units

Table II-31 indicates the median sales price of single family residences housing units throughout Shasta County in January 2019 and January 2020. The median sales price of a single family home in January 2020 was \$280,000 or about 15.7% greater than the median sales in January 2019 of \$242,000. The unincorporated areas of Shasta County saw the greatest increase in median home sale prices with the unincorporated community of Burney increasing from \$150,000 in January 2019 to \$229,000 in January 2020 and the unincorporated community of Cottonwood home increasing over 70% from \$183,500 in January 2019 to \$312,500 in January 2020. It is noted that many single family homes that are built in Shasta County are residential lots that are purchased, then developed by the property owner and are not resold after construction. While these residential units are not captured in the new home sales data for the County, a review of the lot's purchase price or assessed value prior to construction compared with the assessed value after construction indicates that many newly constructed homes in Shasta County are affordable to very low and low income households (see Appendix D2). This is largely due to the low cost of many residential lots combined with the ability for a property owner to place a manufactured home or mobile home on a permanent foundation relatively inexpensively.

Table II-31. Sales Price by Zip Code – Shasta County

City/Area	Median Sales Price 2019	Median Sales Price 2020	Percent Change
Shasta County	\$242,000	\$280,000	15.7%
Anderson	\$217,500	\$257,000	18.2%
Burney	\$150,000	\$229,000	52.7%
Cottonwood	\$183,500	\$312,500	70.3%
Palo Cedro	\$533,750	\$590,000	10.5%
Redding	\$271,500	\$282,500	4.1%
Shasta Lake	\$228,000	\$217,000	-4.8%
Shingletown	\$230,000	\$282,750	22.9%

Source: CoreLogic California Home Sale Activity January 2020

Homes for sale in five of the County’s unincorporated communities are identified by sales price range in Table II-32. A closer look at these homes for sale indicates that while there is a limited number of homes for sale for less than \$89,000, over 30% of homes for sale are priced at \$225,000 or less and over 75% of homes for sale are priced at \$450,000 or less. It is noted that many of the homes that are in the lower price ranges (\$89,000 or less) are manufactured homes on a single family lot or mobiles located in a mobile home park.

Table II-32. Sales Price by Price Level –Unincorporated Communities

Sales Price	Burney	Cottonwood	Palo Cedro	Round Mountain/ Hillcrest	Shingletown	Total	
						Number	%
Less than \$50,000	3	1	0	0	1	5	3.0%
\$50,001 - \$89,000	4	1	0	0	0	5	3.0%
\$89,001 - \$140,000	6	3	1	1	1	12	7.1%
\$140,001 - \$225,000	11	7	0	1	8	27	16.0%
\$225,001 - \$350,000	2	26	3	1	20	52	30.8%
\$350,001 - \$450,000	1	14	1	0	9	25	14.8%
\$450,000 +	1	17	14	3	8	43	25.4%
Total	28	69	19	6	47	169	100%

Source: Zillow single family home listings, April 7, 2020

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Shasta County in 2017 was \$59,000 (*US Census Bureau, ACS 2013-2017*). Overall, 8,592 mobile homes are located in Shasta County and 5,297 in the unincorporated areas of the County. (*DOF, Table E-5, 1/1/2019*). As shown by Table II-33, there are 74 mobile home parks in the unincorporated area of the County with a total of 2,069 permitted spaces. Mobile home park owners responding to a phone survey conducted in April 2019 indicates that park vacancies range from approximately 0 to 11.1 percent. Most mobile home parks are located near the cities of Redding and Anderson.

In addition to the cost of a mobile home, owners must either purchase a residential site or rent a mobile home space. The cost of renting a space ranges roughly from \$300 to \$618 per month with the median rent being \$445 per month, based on information provided by 10 mobile home park managers through a phone survey conducted in April 2020. The rent typically did not include any utilities; however, a few did include water, sewer, and garbage services in the rent. In order to preserve the number of mobile homes available for lower income households, the Zoning Code includes regulations to restrict conversions of mobile home parks to market rate owner parks. Although the County has not experienced any such conversions, the regulations are intended to discourage future potential conversions.

Table II-33. Mobile Home Parks Unincorporated Shasta County

Name	Spaces	Location	Name	Spaces	Location
Balls Ferry	25	near Anderson	Spanish Gulch Estates	3	near Anderson
Zufalls MHP	70	near Anderson	Indian Springs TP	3	Big Bend
Thai Cave MHP	12	near Anderson	Big Bend Mobile Estates	30	Big Bend
Whispering Waters TP	8	near Anderson	Shasta MHP	25	Burney
Caravan MHP	54	near Anderson	Lamplighter Mobile Village	24	Burney
De Luxe MHP	79	near Anderson	Rainbows End TP	7	Burney
Bixby Knolls MHP	51	near Anderson	Burney Falls Modular Estates	29	Burney
Midway Mobile Home Park	29	near Anderson	Garden Lane MHP	3	Burney
Anderson MHP	20	near Anderson	Burney Falls Trailer Resort	18	Burney
Sunrise MHP	16	near Anderson	Las Colinas MP	65	Burney
Red Hill MHP	24	near Anderson	Crystal Cassel MP	18	Cassel
El Rio Estates	155	near Anderson	Best in the West Resort	12	Castella
Ritters TP	3	near Anderson	Cottonwood Oak MHP	38	Cottonwood
Lonetree MHP	26	near Anderson	Gotcha Creek MHP	9	Cottonwood
W. Cottonwood Apts.	3	Cottonwood	Brookside Redding MHP	41	near Redding
Cottonwood Estates	39	Cottonwood	Pacheco Trailer Court	9	near Redding
Frontier MHP	42	Cottonwood	Lazy Landing MHP	112	near Redding
Black Lane MHP	3	Cottonwood	Mountain Gate MHP	38	near Redding
Amberwood MHP	32	Cottonwood	Fawndale TP	4	near Redding
Clear Creek Mobile Estates	85	French Gulch	Fawndale MHP	4	near Redding
Lakeshore Inn	10	Lakehead	Bear Mountain RV Resort	2	Near Redding
Shasta Lake RV	1	Lakehead	Spring Branch	31	near Redding
Salt Creek Resort	15	Lakehead	Rio Vista Mobile Estates	18	near Redding
Antlers RV Park	20	Lakehead	Riverland Mobile Estates	92	near Redding
Lakeshore Villa RV Park	1	Lakehead	Fawndale Oaks RV Park	2	near Redding
Lakehead Campground	3	Lakehead	Clover Park	2	near Redding
McArthur MHP	34	MacArthur	Fairway Oaks MHP	177	near Redding
Hillcrest Home & Hideaway	7	Montgomery Creek	Fawndale Lodge and RV Park	3	near Redding
Topland MHP	9	Palo Cedro	Cedar Creek MHP	20	Round Mountain
Rapid River MHP	42	near Redding	Frontier Hills MHP	28	Shasta
River Bend MP	8	near Redding	Old Shasta MHP	13	Shasta
River Breeze MHP	31	near Redding	Mt Lassen/Shingletown RV Park	1	Shingletown
Lindas TP	2	near Redding	Pine Ridge Park Estates	12	Shingletown
Park Villa MHP	68	near Redding	Living Springs RV and Cabins	12	Shingletown

			Resort		
Wonderland MHP	33	near Redding	Creekside Mobile Estates	32	Shingletown
Redding Lakeside Mobile Estates	34	near Redding	Inwood Oaks TP	2	Shingletown
Quartz Point MHP	31	near Redding	Whitmore TP	5	Whitmore
Total Mobile Home Spaces in Shasta County (unincorporated): 2,069 Spaces					
Source: HCD 2019 Mobile Home Park Listings					

2 HOUSING AFFORDABILITY

According to HUD, housing is considered affordable if a household spends no more than 30% of its income on housing. Table II-34 identifies housing affordability levels by family size based on the HCD's 2019 *Income Limits* for Shasta County.

Table II-34. Ability to Pay for Housing Based on Income Group/Household Size (2019)*						
Extremely Low-Income Households - 30% of Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$13,650	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590
Monthly Income	\$1,137.5	\$1,409.17	\$1,777.50	\$2,145.83	\$2,514.17	\$2,882.50
Max. Monthly Gross Rent**	\$341.25	\$422.75	\$533.25	\$643.75	\$754.25	\$864.75
Max. Purchase Price***	\$52,300	\$64,000	\$79,500	\$101,600	\$110,400	\$125,900
Very Low-Income Households - 50% of Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$22,700	\$25,950	\$29,200	\$32,400	\$35,000	\$37,600
Monthly Income	\$1,891.67	\$2,162.50	\$2,433.33	\$2,700	\$2,916.67	\$3,133.33
Max. Monthly Gross Rent**	\$567.50	\$648.75	\$730	\$810	\$875	\$940
Max. Purchase Price***	\$89,100	\$100,500	\$111,800	\$123,000	\$132,100	\$141,200
Low-Income Households - 80% of Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000	\$60,150
Monthly Income	\$3,025	\$3,458.33	\$3,891.67	\$4,320.83	\$4,666.67	\$5,012.50
Max. Monthly Gross Rent**	\$907.50	\$1,037.50	\$1,167.50	\$1,296.25	\$1,400	\$1,503.75
Max. Purchase Price***	\$141,500	\$159,700	\$177,900	\$195,900	\$210,400	\$225,000
Moderate-Income Households - 120% of Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$54,450	\$62,200	\$70,000	\$77,750	\$83,950	\$90,200
Monthly Income	\$4,537.50	\$5,183.33	\$5,833.33	\$6,479.17	\$6,995.83	\$7,516.67
Max. Monthly Gross Rent**	\$1,361.25	\$1,555	\$1,750	\$1,943.75	\$2,098.75	\$2,255
Max. Purchase Price***	\$228,300	\$257,400	\$286,600	\$315,700	\$338,900	\$362,300
Notes:						
* Based on Shasta County FY 2019 Median Family Income						
**Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.						
***Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: \$5,000 – extremely low, \$10,000 – very low; \$15,000 - low, \$25,000 – moderate, property tax, utilities, and homeowners insurance as 30% of monthly housing cost (extremely low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Homes sales prices are rounded to nearest \$100.						
Calculation Illustration for 3 Bedroom, 4 person, Low-Income Household						
1. Annual Income Level: \$51,850						

2. Monthly Income Level: $\$51,850/12 = \$4,320.83$
 3. Maximum Monthly Gross Rent: $\$4,320.83 \times 0.30 = \$1,296.25$
 4. Max Purchase Price:
 - a. Gross monthly income = $\$4,320.83$
 - b. Down Payment and Closing Costs $\$15,000$; Closing Costs 3.5%
 - c. Monthly housing costs $\$4,320.83 \times 0.30 = \388.88
 - d. Principal and Interest plus utilities/taxes/mortgage/insurance: $\$907.38 + \$388.88 = \$1,296.25$
- Sources: HCD FY2019 Shasta County Income Limits, De Novo Planning Group

OVERPAYMENT

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. Table II-9 identifies overpayment levels by income range. As shown in Table II-9, approximately, 33.6% of all households in unincorporated Shasta County overpaid for housing. Renters were more likely to overpay than homeowners; 48.1% of renter households paid more than 30 percent of their income for housing. Of the 8,751 households overpaying for housing in the unincorporated area of Shasta County, 2,745 were renter households, and 6,006 were owner households.

In general, overpayment disproportionately affects lower income households; 57.1% of lower income households (0-80% of AMI) and 71.7% of extremely low income households (0-30% of AMI) - paid more than 30% of their income for housing.

AFFORDABILITY - RENTERS

Table II-35 identifies the Fair Market Rent (FMR) for Shasta County in 2019 as determined by California Department of Housing and Community Development (HUD). HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher assistance programs. The County's Housing Authority has issued approximately 1,029 Housing Choice Vouchers providing monthly rental assistance payments to lower income families (the County Housing Authority's service area includes Modoc County, Siskiyou County, Trinity County, and Shasta County, excluding the City of Redding).

Table II-35. HUD Fair Market Rents Shasta County (2019)

Bedrooms in Unit	Fair Market Rent (FMR)
Studio	\$659
1 Bedroom	\$758
2 Bedrooms	\$980
3 Bedrooms	\$1,417
4 Bedrooms	\$1,721

Source: HUD 2019 FMR Shasta County

Table II-36 shows the average monthly rents for homes in Shasta County based on internet rental listings in March and April of 2020. Median monthly rents for studio and 3-bedroom units are lower than the HUD FMR shown in Table II-35. At these rent levels, a median studio rental (\$575 monthly rent) or one-bedroom unit (\$795 monthly rent) would likely be affordable (depending upon utility costs) to a 1 person lower-income household, which can afford \$907 rent and utilities. A median 3-bedroom rental unit (\$1,400 per month) may be affordable to

a 6 person lower-income household, which can afford \$1,503 rent and utilities. But a median one-bedroom, two-bedroom, and four-bedroom would probably not be affordable to a lower-income family without assistance.

Housing Type	2013			2020		
	Rent Range	Median Rent	Average Rent	Rent Range	Median Rent	Average Rent
Studio	--	--	--	\$350 to \$1,350	\$582	\$716
One-Bedroom	\$325 to \$1,292	\$595	\$617	\$600 to \$1,350	\$795	\$830
Two-Bedroom	\$325 to \$3,000	\$725	\$749	\$425 to \$2,500	\$1,050	\$1,128
Three-Bedroom	\$575 to \$2,500	\$1,100	\$1,134	\$540 to \$3800	\$1,400	\$1,513
Four-Bedroom	--	--	--	\$1,050 to \$1,950	\$1,795	\$1,950

Source: 2014-2018 Shasta County Housing Element
www.craigslist.org data compiled March and April 2020

Unlike the cost of homeownership in Shasta County, rents are more affordable to households with moderate and lower-incomes; however market rents are still out of reach to individuals and families of extremely low and very low-incomes.

AFFORDABILITY - HOMEOWNERS

As shown in Table II-31, home prices in the unincorporated communities of Shasta County range from approximately \$229,000 in the Burney area to \$590,000 in the Palo Cedro area. Reviewing the median sales data in Table II-31 along with the affordable home purchase price amounts by income level and household size in Table II-33 indicates that median home sales prices in the County are generally not affordable to lower income households. However, median sales prices in the Burney area are affordable to moderate income households, while the Shingletown area is affordable to moderate income households of three persons or more and the Cottonwood area is affordable to moderate income households of four persons or more.

As indicated by Table II-34, extremely low, very-low, and low-income households regardless of household size cannot afford the median sales price in Shasta County. While the median sales price is not affordable to lower income households, approximately 30% of homes reviewed in five of the unincorporated communities are listed for sale at prices affordable to lower income households, \$225,000 or less. Moderate-income families with three or more persons would be able to afford the median sales price for housing. Overall, mobile homes offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another affordable solution.

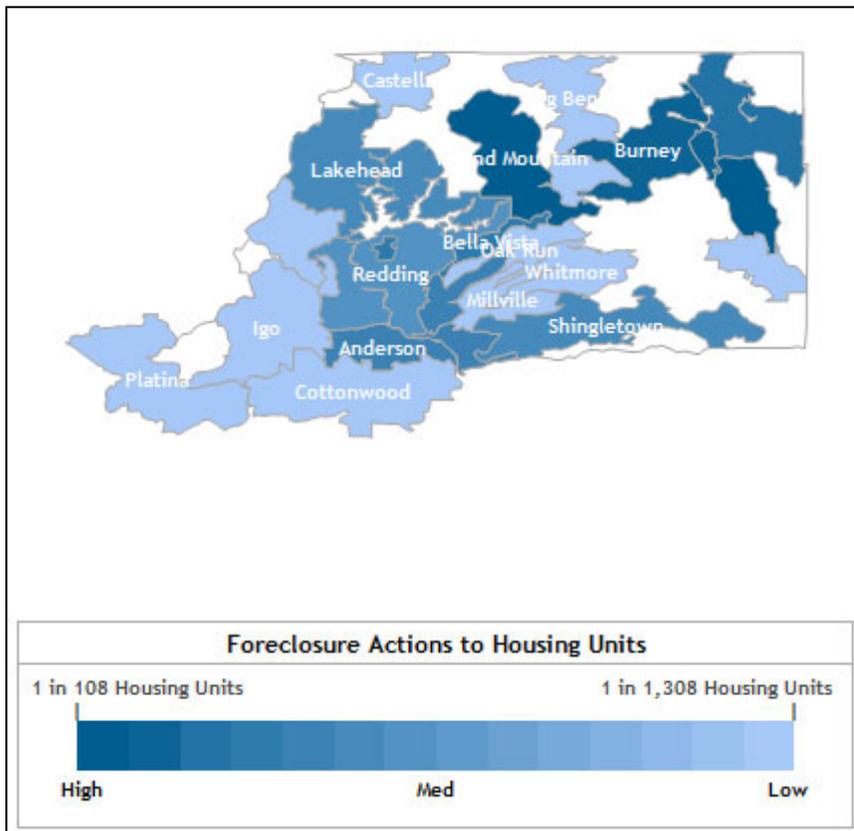
To help bridge the gap for lower-income families seeking to own a home, the Shasta County Department of Housing offers the Down Payment Assistance Program (DAP) program. The County administers the program for the unincorporated areas of Shasta County. The program may be used for homes up to a purchase price of \$246,000. The program covers up to 40% of the purchase price. Buyers must provide at least 3% of the purchase price. The program is available to income-qualified first-time home buyers. A first-time home buyer is defined as someone who has not owned a home in the last three years, or who qualifies as a “displaced home-maker.” Since 1994, when this program was initiated, the County has approved over 330 DAP loans in the unincorporated areas. Based on information from the Shasta County Community Action Agency, 13 families were assisted with the Down Payment Assistance Program during the 2014-2019 Housing Element cycle.

Foreclosures

When a homeowner is unable to keep up with mortgage payments, the lender can foreclose the property to satisfy the debt. The peak occurred in September 2009 when Shasta County experienced 419 foreclosures. A review of homes for sale in Shasta County indicates that 13 homes for sale are in the foreclosure process and that 24 homes for sale are being auctioned, which indicates that the foreclosure procedure has ended for the home and it will be auctioned.

The heat map below (Figure II-5) shows a concentration of foreclosures in Shasta County. According to the heat map, the rural areas northeast of Redding experience the majority of foreclosures on a per-unit basis with Hat Creek experiencing 1 in every 108 units, Round Mountain experiencing 1 in every 132, and Cassel experiencing 1 in every 155 units. Overall, the Shasta County experiences 1 foreclosure for every 838 units.

Figure II-4. Foreclosures in Comparison to Housing Units



Source: www.realtytrac.com/statsandtrends/foreclosurestrends/ca/shasta-county; February 2020

3 ASSISTED HOUSING AT-RISK OF CONVERSION

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

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from Lower-income use and the total number of elderly

and non-elderly units that could be lost from the locality’s Lower-income housing stock in each year during the ten-year period.

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

HCD provided a list of assisted housing units in Shasta County. Most of the assisted units are located within the limits of one of the County’s cities; only three subsidized projects are located in unincorporated areas of the County. Table II-37 indicates the extent of subsidized multi-family rental housing in the unincorporated area of the County, the subsidy programs that are in place for each project, and the likelihood of current housing assisted programs to convert to market-rate programs that would not provide assistance to lower-income residents.

Project/Address	No. & Type of Units	Type of Subsidy	Current Owner	Earliest Date of Conversion	At-Risk
Burney Villa Apartments 20181 Hudson Street Burney, CA 96013	38 Family	USDA 515	Burney Villa Apts. Limited Partnership	2045	No
Cedarwood Apartments 24845 Fort Crook Avenue Fall River Mills, CA 96028	37 Family & Disabled	LIHTC, USDA 515	Cedarwood Apts. Limited Partnership	2062	No

Source: HCD 6th Cycle Data Package

It is noted that the contract and use restrictions for Mountain Senior Center Apartments, which provides 36 units for low income seniors, expired in 2006 prior to this Housing Element cycle. The loan maturity date for Mountain Center Senior Apartments is 2032 and the project has not requested prepayment of the loan. During the previous Housing Element Cycle, the manager of this complex indicated that they see little likelihood this project would convert to market rate, non-subsidized operations. The manager also stated that they were looking at rehabilitating the units and renewing their loans with the USDA for a 30-50 year financing term. As of April 2020, the manager indicated that nothing has changed, the complex is still affordable, and there are no plans to convert to market rate, non-subsidized housing. In addition, given the need for this project and the special clientele it serves coupled with the fragile economic conditions existing in the Burney area, it does not appear likely that this project would be converting to a market rate financed project within the near period of this housing element. These conclusions are based on discussions with staff of the USDA Office in Redding, California, regarding the Rural Housing Services 515 Rural Rental Housing Loan Program - United States Housing Act of 1949. Therefore, this project is not considered to be at risk of conversion. Program H2-C of this Housing Element, Public Housing Preservation Program, includes provisions for the County to work with non-profit organizations and/or other appropriate housing sponsors, to establish a priority to protect and perpetuate federally or State assisted or other types of affordable units at risk of potential conversion to market rate during the planning period.

Further discussion related to the cost to replace assisted housing is provided in Section III of this Element.

G PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their “fair share” of existing and future housing needs for all income groups, as determined by the California Department of Housing and Community Development. The Regional Housing Needs Allocation (RHNA) is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. As noted in Section I-D of this Element, the RHNA includes a reduction in allocations from the surplus units provided by rezoned sites. The regional housing needs for the unincorporated portion of Shasta County, as shown by Table II-38 below, is allocated by HCD and covers a time period from 2018-2028.

Table II-38. Unincorporated Shasta County Housing Allocation with Identified Existing Need (2020–2028 Planning Period)

Income Group	Income Range ¹ (Family of Four)	Affordable Monthly Housing Costs ²	Shasta County Regional Share (units)
Extremely Low ³ : 0-30% AMI	< \$25,750	\$643	137
Very Low: 30-50% AMI	\$25,751 - \$32,400	\$644 - \$810	136
Low: 50-80% AMI	\$32,401 - \$51,850	\$811 - \$1,296	179
Moderate: 80-120% AMI	\$51,851 - \$77,750	\$1,297 - \$1,2943	193
Above Moderate: 120 + AMI	\$77,750+	\$1,944+	460
Total			1,105

¹ HCD has established these income limits for Shasta County for 2019. The 2019 Area Median Income for a family of four in Shasta County is \$64,800.

² In determining how much families at each of these income levels should pay for housing, HCD considers housing “affordable” if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.

³ 50% of the County’s very low-income housing needs (95 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.

Source: HCD Final Regional Housing Need Determination, December 2018; HCD 2019 Income Levels, 2019

H HOUSING RESOURCES

Resources available to assist with obtaining housing and services, with a focus on assistance for lower income and special needs populations, are summarized below. Additional detailed information related to available County services is provided in the County’s Resource Guide (Appendix H), which describes County resources and services targeted toward physical and mental health, food and employment, youth and family, older adults, disabled persons, and other persons in need. Additional programs are summarized below.

Shasta County Community Action Agency (SCCAA): The SCCAA works to obtain input obtaining input from the public, providers and organizations that engage persons and/or families experiencing homelessness about the identified needs, challenges, and planned strategies in order to address needs and provide focused assistance. The SCCAA oversees a broad range of programs providing housing assistance, including the HOME Tenant-Based Rental Assistance program which provides vouchers for low income households to subsidize housing costs for use in the County (outside of renting).

Shasta County Housing Authority (SCHA): The SCHA administers the low-income rental assistance program, Housing Choice Voucher, for Shasta, Siskiyou, Modoc and Trinity counties. Vouchers include Housing Choice Vouchers, Veterans Affairs Supportive Housing Vouchers, and Mainstream Vouchers and Family Unification Program Vouchers. Voucher assistance is provided on behalf of the family and assists the family in renting affordable, decent, safe and sanitary housing.

Shasta County Health and Human Services Agency (HHSA): The HHSA offers an array of services, from CalFresh food benefits and employment training, to counseling and immunizations, to housing, outreach, and assistance. HHSA provides assistance to individuals, seniors, disabled, homeless, families, and other populations in need through the following branches:

- Adult Services
- Business & Support Services
- Children’s Services
- Public Health
- Regional Services -

HHSA’s Housing, Outreach, Assistance and Behavioral Services Division within Regional Services, provides housing case management and financial housing assistance in the following programs: the Whole Person Care Pilot Program focusing on high utilizers of emergency services; The Unsheltered Adult Homeless Assistance Program for single adults and the disabled; and the CalWORKs Family Stabilization Program and Housing Support Program provides housing case management and financial assistance to families with children. The housing assistance programs assist clients with barriers to housing, bridging the gap with landlords, assisting with housing placement and providing follow up case management services to include life skills education for 6-12 months.

Community Housing Improvement Program (CHIP): CHIP is a private, non-profit 501(c)(3) corporation serving Butte, Glenn, Tehama, Shasta, Sutter, Yuba and Colusa counties. CHIP assists low-income and rural disadvantaged residents, seniors and others who lack financial resources or knowledge to improve or provide adequately for their housing, as follows: construct mutual self-help (sweat equity) housing and affordable multi-family apartment housing, manage rental properties built by CHIP and properties owned by others (17 properties total), provide education and services to residents, and build and enhance communities.

Dignity Health – Mercy Medical Center Redding: The Mercy Medical Center Redding created a community health needs assessment in order to identify and prioritize significant health needs of the community. Catholic Health Initiatives and Dignity Health combined in 2019 to form CommonSpirit Health. CommonSpirit assists with addressing homelessness through funding and partnerships with local governments and not-for profit organizations to support individuals who are homeless and to co-locate, coordinate and integrate health services with housing.

Emergency Food and Senior Brown Bag Programs: Qualified low-income families may receive a three-day supply of food based on family size. Families are helped on an emergency basis and may receive this assistance once a month. The Brown Bag Program serves low-income seniors aged 60 or older. Each month bags of nutritious food are distributed at eight distribution sites located throughout Shasta County.

Faithworks: Faithworks is a non-profit ministry that oversees a transitional supportive housing program for homeless families with children and homeless veterans in Redding. Faithworks consists of two programs: Francis Court for homeless families and House of Cornelius for homeless veterans.

Golden Umbrella: The Golden Umbrella offers a multitude of programs to support Shasta's senior citizens, including Adult Day Program, adult Day Health Care, Foster Grandparent and Senior Companion Program, Information and Assistance/ Advocacy, Multi-purpose Senior Services, Power to Seniors, Tele-Care, Senior Corps, Support Groups, Registry - Resource List, Representative Payee Program, and Retired and Senior Volunteer Program.

Health Alliance of Northern California (HANC): HANC is a rural Consortia of 13 community health centers and collaborators that serve low-income and uninsured populations in an 11-county region in Northern California, primarily through building partnerships between its members and other key stakeholders to improve health outcomes using a system of care. In Shasta County, HANC facilitates the Shasta Health Assessment and Redesign Collaborative to develop real, long-term solutions for unsheltered adults in Shasta County who experience behavioral health challenges.

Hill Country Community Clinic: Hill Country Community Clinic provides a wide spectrum of primary health care and behavioral health services to residents in both the Redding and intermountain areas of Shasta County. Hill Country is piloting a medical and housing assistance program in Round Mountain.

Northern Valley Catholic Social Services (NVCSS): NVCSS provides the Participants' Action to Housing (PATH) housing assistance services to clients referred by the Shasta County Probation Department, disaster recovery services to victims of the Camp Fire, employment and job skills assistance, housing opportunities for seniors, families, and special populations with developmental disabilities or mental illness, and a range of supportive advocacy, health, wellness services aimed to assist lower income and disadvantaged persons.

Community Care Fund: The Community Care Fund provides financial assistance for homeless or at risk of homelessness households participating in case management programs. The fund pays for application fees, security and utility deposits, and other expenses preventing the household from moving into a home. The program is managed by a committee made up of community members. NVCSS is the fiscal manager assisting with the application process and payments to those companies needing payment for move-in expenses.

Compass LLC: Compass helps adults with developmental disabilities live independently in their own home through supported and independent living services.

Independent Living Services of Northern California (ILSNC): ILSNC provides support services and advocates eliminating barriers (physical, emotional, societal, etc.) to increase opportunities for participation in the community. ILSNC also works to ensure provision of needed services, as identified by persons with disabilities and other community members, while supporting the ability of persons to live independently.

National Alliance on Mental Illness: The National Alliance on Mental Illness has a Shasta County chapter and dedicated to improving the quality of lives for individuals living with mental illness and their families through support, education and advocacy. NAMI contracts with Shasta County to facilitate peer support groups and to offer one-on-one mentoring and provide numerous education programs throughout the community.

Northern California Continuum of Care: The NorCal CoC provides services to end homelessness in the counties of Shasta, Lassen, Plumas, Sierra, Siskiyou, Del Norte and Modoc Counties and tracks homeless demographics throughout the region, coordinates with and trains service providers and community members to address housing goals and needs, and administers federal funding for homeless and emergency housing. The NorCal CoC is responsible for managing Housing and Urban Development funds for homelessness, and are uniquely positioned to identify system needs and take steps to address them with the collaboration and partnership of community stakeholders. The NorCal CoC maintains a comprehensive Community Resource Guide that can be used to identify appropriate services and resources for households that are homeless or at risk of homelessness. consortium of individuals and organizations with the common purpose of planning a housing and services system for people who are homeless.

One Safe Place: One Safe is a multi-services agency which provides legal services, safety, and emotional support to partners, children, and seniors affected by domestic violence and sexual assault. One Safe Place provides intervention and prevention services, shelter, food and clothing assistance, and supportive services.

Participants Actions to Housing (PATH): The PATH Program is dedicated to assisting offenders with finding and keeping safe and affordable housing. PATH provides workshops aimed at teaching offenders in areas such as how to find safe and affordable housing, how to be a good tenant, and how to budget their income. NVCSS a. Offenders who are compliant with their supervision can be evaluated for participation in the rent subsidy program aimed at assisting offenders with payment of rents and deposits, as well as some moving costs. PATH provided housing to 276 people since its inception. The program assists homeless probation referrals to locate housing, make applications, and provides case management for no less than 6 months to ensure a successful housing experience.

Partners II (formerly called the New Path Housing Program): HHSA, NVCSS, and SCCAA provide assistance and case management services to Shasta County residents as part of this supportive housing program, which includes tenant-based rental assistance. In addition to being chronically homeless, more than 70 percent of individuals assisted also have alcohol and/or drug issues as well as persistent mental health challenges.

Partnership HealthPlan of California (PHC): PHC is a non-profit community based health care organization that contracts with the State to administer Medi-Cal benefits through local care providers and provides managed health care services in Shasta County.

Project Health Outreach for People Everywhere (HOPE) Mobile Health Program: This program is also known as the HOPE Van and operates through a system of community health centers in the County which provide medical and mental health care services, dental, medication assisted therapy, case management, and referrals. SCHC also has a mobile health care program for the homeless and assists clients with obtaining health care coverage.

Resources for Rural Community Development (RRCD): RRCD was founded by FNRC to provide affordable housing opportunities for persons with developmental disabilities as well as other services to support persons which will favorably impact their health and welfare in the journey for inclusion into their community. RRCD also provides accessibility modifications, including widening doors for ingress/egress, grab bars and handrails to ambulatory problems, Americans with Disabilities Act (ADA) bathroom facilities and installation, wheelchair ramps, and construction to facilitate accessibility equipment (i.e., lifts, track systems), for eligible persons.

Legal Services of Northern California: The mission of Legal Services of Northern California is to provide quality legal services to empower the poor to identify and defeat the causes and effects of poverty within our community, efficiently utilizing all available resources. Most of the legal aid offices that make up Legal Services of Northern California began as an offshoot of a volunteer program or a special grant project. The oldest program began in Sacramento County in 1956. For a number of years, the Sacramento, Auburn, Woodland, Solano, Chico, Redding, Eureka and Ukiah offices were independent organizations created solely to benefit the low-income residents in their particular communities. Today, all these disparate legal aid programs are now integrated as a whole into one organization.

LSNC provides crucial civil legal services to tens of thousands of needy and vulnerable individuals, while also engaging in complex, sophisticated advocacy—through litigation, legislation, administrative advocacy, and community development work—which has a significant positive impact for our entire client community in the areas of affordable housing, public benefits, health, education, and civil rights. In 2018 alone, LSNC assisted more than 13,000 individuals in need of civil legal services.

Senior Citizens of Shasta County Inc.: The Senior Citizens of Shasta County is a nonprofit organization that provides recreational and social activities for adults ages 50 and older, including crafts, wood carving, creative journalism, exercise, tai chi, games (card games, mahjong, billiards), singles group, line dancing, and Friday night dances. Membership fee is \$20 per year and activities are typically held at the Senior Center between 9am to 4pm.

Shasta County Women's Refuge: The Shasta County Women's Refuge (SCWR) is an organization whose goal is to help end domestic violence and sexual assault in Shasta County. The SCWR operates a 24-hour crisis hotline with a unique call-in number for the residents of Redding, Burney/Intermountain, and Shingletown. The SCWR also operates a shelter known as the Peterson House.

Shasta Health Assessment and Redesign Collaborative: The Shasta Health Assessment and Redesign Collaborative is a collaborative of hospitals, clinics, county agencies, medical society, service providers, and other interested parties that works to improve health outcomes of low Senior income and at-risk populations.

Shasta Senior Nutrition Program: The Shasta Senior Nutrition Program (S.S.N.P.) is a private non-profit agency, a subsidiary of Mercy Medical Center, and Dignity Health member providing services since 1979 to assist seniors in preserving their independence by providing Meals-On-Wheels and other meal assistance, social service and senior activities.

Supportive Services for Veteran Families (SSVF): SSVF is designed to rapidly re-house homeless veteran families and prevent homelessness for those at imminent risk due to a housing crisis. SSVF helps with short-term financial assistance, case management, and linkages to the VA, community-based services, and housing assistance.

The Salvation Army: The Salvation Army-Redding provides a homelessness prevention program called Project Stay in Your Home that assists with keepings individuals and families in their homes, educates participants in budgeting and goal setting, and strives for long term success for both the owners/landlords and the renters/leaser/home owners.

Unsheltered Adult Homeless Assistance Program (UA): The Unsheltered Adult Homeless Assistance program targets clients who are chronically homeless and assists clients with overcoming barriers to housing and learning life skills to obtain and retain housing, with the goal to become permanently housed.