

## V HOUSING PLAN

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

### A OBJECTIVES AND POLICIES

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

#### 1 HOUSING SUPPLY

**OBJECTIVES H-1:** Establish and implement policies and programs that will:

1. Contribute to the provision of an adequate supply and diversity of safe, healthy, and affordable housing in unincorporated areas of Shasta County for residents of all income levels and special needs.
2. Satisfy the requirements of the Regional Housing Need Determination and Plan for Shasta County for the 2020 through 2028 Planning Period as shown in Table IV-1.

#### **POLICIES:**

- HS-a. The County will identify and maintain an adequate supply of developable land in each residential land use designation and zoning category for single-family and multifamily units (including manufactured housing and mobile homes) to accommodate projected population increases and to minimize very low residential vacancy rates. Where feasible, potential development areas reasonably close to major employment and/or service centers, where existing infrastructure capacity exists or can be feasibly provided, will be emphasized.
- HS-b. The County will strive to maintain a surplus of developable, accessible residential land throughout the next five years equivalent to at least a fifteen-year supply based on population projections in the General Plan. This inventory will provide additional capacity to accommodate housing and create an available and useable land supply should some urban and/or suburban land be left vacant due to ownership and/or development constraints. This policy is consistent with policy CO-c of the Community Organization and Development Pattern Element of the General Plan.
- HS-c. The County will seek to provide suitable areas in which to develop and maintain all types of housing consistent with public health and safety standards and which conserve natural resources without significantly increasing the cost of housing.
- HS-d. In accordance with Senate Bill 1087, the County will monitor residential land inventories and help coordinate wastewater/sewer and water capacity needs in an effort to maintain an adequate supply of developable areas, maintain an adequate reserve capacity for community

wastewater/sewer and water services, and assist in applying for technical assistance grants for development and/or improvement of community water and sewer facilities in order to accommodate and expand a range of housing options including affordable multiple-family, single-family units, and accessory dwelling units .

- HS-e Consistent with Policy CO-t of the Community Organization and Development Pattern Element of the General Plan, the County will promote new and infill development, including affordable housing, in areas where public or private sewer and water services exist or can cost-effectively be provided or where plans have been approved for phased implementation of these and other services such as road systems, schools, fire protection, and law enforcement.
- HS-f. The County will explore the feasibility of expanding existing Community Service Areas (CSA) providing public sewer, water service, drainage, and/or road systems or establishing new CSA districts as a means to conserve existing housing and increase affordable housing development, particularly in areas where a demonstrated need exists. It is anticipated property owners would pay their prorated share for infrastructure development and annual maintenance costs.
- HS-g. The County will support wastewater/sewer and water providers in pursuing State and federal funding programs that have the potential of providing assistance in upgrading, expanding, or developing new public sewer and/or water services to accommodate affordable housing projects in areas consistent with General Plan policies and adopted community plans.
- HS-h. Consistent with Policy CO-a of the Community Organization and Development Pattern Element of the General Plan, the County will coordinate its housing programs, where practical, with the Cities of Anderson, Redding, and Shasta Lake to help meet regional housing needs.
- HS-i. The County will cooperate with local private and non-profit agencies and entities, including housing developers and Native American tribes, to promote a variety of low-cost home ownership/rental options as a means to reduce overcrowding and the price of housing.
- HS-j. The County will encourage and support new projects containing a mixture of housing types of the highest possible quality affordable to all income groups. Emphasis will be given to those projects featuring unique architectural and site design features compatible with adjacent residential uses.
- HS-k. The County will continue to evaluate and implement a broad range of production incentives and bonuses for use by developers to encourage construction of a variety of housing projects featuring a mixture of housing types affordable to very low, low, and moderate income households.
- HS-l. The County will promote the use of manufactured housing as a viable method to help meet the County’s housing needs and will designate appropriate development areas in sufficient quantities to maintain mobile homes and retain and expand manufactured housing.

## **2 CONSERVATION AND REHABILITATION**

**OBJECTIVE H-2:** Conserve, improve, and expand the inventory of existing affordable housing stock in the County to enhance existing supply and expand affordable housing.

**POLICIES:**

- HR-a. The County will explore the use of state and federal programs and support other agencies in obtaining funding (e.g., Enhanced Infrastructure Financing Districts, USDA Rural Utilities / Rural Development), and other sources to support enhancement of existing supply and reduce the costs to provide affordable housing opportunities in the County.
- HR-b. The County will actively pursue State and Federal funding, such as Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds to prioritize housing rehabilitation programs.
- HR-c. The County will continue to expand Housing Choice Voucher Program opportunities to serve qualified households.
- HR-d. To the extent that it is financially feasible, the County will coordinate its programs with local housing organizations to promote revitalization and private reinvestment in older residential neighborhoods, rural community centers, and to encourage private rehabilitation of housing. This will be done in conjunction with parallel efforts by the County to ensure that road systems, drainage, and similar community infrastructure is adequately maintained to enhance the living environment and improve property values.
- HR-e. To the extent financially feasible, the County will maintain its Code Enforcement programs to ensure that existing housing meets public health, safety, fire, and other applicable development codes and standards. As part of this effort, the County will encourage and, to the extent financially feasible, assist efforts by property owners and renters to conserve and improve the supply of safe housing.
- HR-f. The County will promote public awareness of the range of available rehabilitation assistance and purchase programs to homeowners and landlords and distribute pertinent literature within those communities and rural areas where such programs would be suited or are needed.
- HR-g. To the extent that it is financially feasible, the County will support efforts by local, State and federal agencies and private groups to identify and implement rehabilitation and purchase programs that have the greatest potential for addressing housing stock deficiencies.
- HR-h. The County will continue its efforts to accommodate a variety of housing types and will encourage the use of alternative, innovative, and appropriate technology in new construction and rehabilitation work.

**3 HOUSING DEVELOPMENT CONSTRAINTS**

**OBJECTIVE H-3:** To continue to reduce, and where financially feasible and practical, remove County constraints, which hinder or impede the development of affordable housing.

**POLICIES:**

- HC-a. The County will periodically evaluate and update its policies, regulations, standards, and procedures related to housing development to reduce or eliminate those practices or processing

requirements that have the potential to add to housing costs but do not compromise other community development objectives.

- HC-b. The County will work to ensure, promote, and facilitate efficient processing of housing projects that are consistent with General Plan policies and County development standards.
- HC-c. The County will continually evaluate the need to combine and/or reorganize departmental functions as part of an ongoing effort to monitor and modify, as needed, the central permit processing system to maximize its efficiency.
- HC-d. The County will evaluate the need to revise current development standards, including Zoning Plan provisions, as part of an ongoing effort to expand the choice and locations of affordable residential housing types and designs.
- HC-e. The County will monitor regulations which govern the conversion of rental housing (i.e., apartments and mobile home parks, etc.) to condominiums and revise regulations as needed to preserve affordable housing stock.
- HC-f. The County will continue to accommodate manufactured housing on permanent foundations and mobile homes, both subject to residential design and safety standards, to ensure that those units are compatible with surrounding neighborhood character.
- HC-g. The County will promote and implement programs to preserve and protect architecturally and historically significant residential structures and areas, particularly when developing community plans.
- HC-h. The County will continue providing public information to help identify prime locations for new housing development.
- HC-i. The County will maintain information on State and federal programs that can be used to finance and operate housing developments, particularly those that support the conservation and expansion of affordable housing.
- HC-j. The County will maintain population, housing costs, household income, employment, or other data which may be useful in completing applications for government housing grants.
- HC-k. Where financially feasible, the County will support the Cities of Redding, Anderson, and Shasta Lake in expanding affordable housing such as efforts by non-profit housing agencies, cooperative regional housing projects and/or programs for below-market-rate financing and tax incentive programs. HC-12. The Housing Element shall be periodically updated in accordance with State law. Progress in meeting housing program targets shall regularly be reported to decision makers, such as the Planning Commission and Board of Supervisors.
- HC-l. The County shall encourage the preservation of existing mobilehome parks as an affordable housing resource when these parks are safe for human occupancy and require owners to mitigate impacts of any mobile home park conversions.

## 4 SPECIAL NEEDS

**OBJECTIVE H-4:** Continue to work collectively with local agencies to enhance and expand the outreach of programs designed to provide accessible and affordable housing, including supportive services, for those persons with special needs including the elderly, large families, single mothers, children, developmentally and physically disabled persons, the mentally ill, farmworkers, and the homeless.

### **POLICIES:**

- HN-a. To the extent it is economically feasible, the County will continue to support the needs of special groups, including the physically and mentally disabled, large families, the elderly, homeless persons and households and those at-risk of homelessness, and families and individuals with extremely low, very low, and low incomes in all housing programs it sponsors.
- HN-b. Where financially feasible, the County will encourage and support public and private agencies in their efforts to develop new or expand existing services and facilities that accommodate the diverse requirements of special needs households and persons.
- HN-c. To the extent that it is economically feasible, the County will continue to evaluate and identify potential sites for development of second one-family residences, accessory dwelling units, senior citizen housing, and family care mobile homes that supply temporary housing for the elderly and those requiring special medical attention.
- HN-d. Where financially feasible, the County will actively seek suitable programs and funding support for current and new programs, including effective counseling services, designed to address the specific needs of the homeless population in the County.
- HN-e. The County will continue to work with surrounding jurisdictions to actively participate in and support regional programs that address the needs of the homeless, including emergency and transitional housing.
- HN-f. Where financially feasible and practical, the County will continue to participate in and assist community-based organizations which provide services or information regarding the availability of services to the homeless.
- HN-g. The County will continue its support of and participation in the NorCal Continuum of Care program as one of the most effective mechanisms to address the homeless and transitional housing needs in Shasta County.
- HN-h. The County will support and work actively to identify the housing needs of farmworkers in Shasta County and cooperate with public and private agencies to seek the most appropriate programs and funding support to implement strategies leading to the rehabilitation of existing and/or the construction of new housing units.
- HN-i. The County will evaluate the merits of revising existing development regulations to allow the use of “Single Room Occupancy” (SRO) units such as older motel units and rentals units above retail uses in appropriate locations where incompatible land uses will not be created and supportive community facilities such as sewer, water, and fire prevention can or will be provided. If found

feasible, the County will proceed with developing and implementing new development standards that would encourage development of this special type of housing as one alternative to the demand for transitional, emergency, and/or homeless housing.

## **5 ENERGY AND WATER CONSERVATION**

**OBJECTIVE H-5:** Explore, implement, and promote energy conservation practices in all eligible existing and new housing projects.

### **POLICIES:**

- HE-a. The County will continue to require that the design of all new residential developments take advantage of solar access.
- HE-b. The County will promote energy conservation measures in new and existing units to help minimize the impact of utility bills on household income.
- HE-c. The County will require that new units constructed in Shasta County comply with State energy conservation (or manufactured home construction) standards and the CalGreen Code for water conservation, construction, and other efficiency measures.
- HE-d. The County will continue to enforce Title 24 of the California Administrative Code which requires energy conservation devices or features to be incorporated in all new housing development.
- HE-e. The County will seek and promote programs each year to assist the Very Low and Low-income groups to rehabilitate, repair, and weatherize their housing through Community Development Block Grant and USDA Rural Development Administration Funds.
- HE-f. Where economically feasible, the County will encourage innovative land use designs as an effective measure to improve energy conservation.
- HE-g. The County will evaluate the feasibility of initiating developer incentives, to the extent that it is economically feasible, for greater use of active and passive energy conservation features in new and rehabilitation residential projects.
- HE-h. To the extent that it is economically feasible, the County will explore alternatives to enhance public education regarding the benefits of implementing energy conservation in all residential buildings through cooperative programs with other public, private, and non-profit organizations.
- HE-i. The County will continue to encourage participation in Pacific Gas and Electric Company programs to increase awareness and education regarding energy conservation measures.

## **6 FAIR HOUSING**

**OBJECTIVE H-6:** Affirmatively further fair housing by utilizing all feasible means to promote, expand, and ensure equal access to available safe, decent, affordable housing opportunities in the unincorporated area without bias or prejudice for any reason for all persons and households of the County.

## **POLICIES:**

- HF-a. The County will strive to prohibit and eliminate all forms of discrimination in housing within its jurisdiction.
- HF-b. All County housing programs shall require equal access to every housing project for all persons in compliance with California’s Fair Employment and Housing Act.
- HF-c. The County will continue to promote and comply with and make information available on the enforcement practices of the California Department of Fair Employment and Housing (DFEH) available to the public at convenient and accessible locations.
- HF-d. The County will assist victims of discrimination in equal housing disputes in seeking appropriate redress.
- HF-e. The County will explore feasible options for initiating additional programs that expand the range of affordable housing choices for minorities and lower-income households.
- HF-f. The County will promote greater access to affordable housing for all disabled persons by enforcing disabled adaptability requirements of Title 24 of the California Code of Regulations and will encourage developers to provide new housing units equipped with structural or equipment features that will accommodate special disabled access needs.
- HFg. The County will periodically evaluate its development codes and standards to eliminate those practices or requirements that have the effect of impeding the housing opportunities or increasing housing costs for lower income households.

## **7 OTHER GENERAL PLAN HOUSING RELATED POLICIES**

As referenced in Appendix E, the County completed amendments to other sections of the General Plan related to the 5<sup>th</sup> Cycle Housing Element to achieve internal consistency within the General Plan in accordance with Section 65300.5 of the Government Code. The following objectives are included in other elements of the General Plan and demonstrate the County’s overall approach to planning for development and housing in its General Plan:

CO-1 To promote a development pattern consistent with the other objectives of the Plan, that will accommodate the growth which will be experienced by Shasta County during the planning period (2005-2025), and/or such periods as may be extended by future revisions of the Plan.

CO-2 To guide development in a pattern that will provide opportunities for present and future County residents and families of all income levels\_ to enjoy the variety of living environments which currently exist within the County, including:

- Incorporated communities served by the full range of urban services.
- Unincorporated communities served by most but not all urban services.
- Unincorporated rural communities provided with very limited or no urban services.
- Rural home sites located outside of community centers on relatively large lots or in clustered development accompanied by open space areas within the project

provided that the clustering does not create an adverse impact on neighboring properties.

CO-6 To fashion a development pattern whose implementation mechanisms such as zoning, subdivision, and other regulations, explicitly define a relationship between public and private expectations and responsibilities concerning land use that is based on the following principles:

- Public programs shall recognize both the expectations of individual property owners to be able to use their lands as they desire, and the responsibility of government to provide a regulatory climate that enables fulfilment of its obligations while not impeding reasonable private expectations.
- Property owners shall recognize public programs emphasizing that land be used in a responsible manner that considers adjacent land uses property owners, and the County's fiscal ability to provide services.
- Periodic review of the relationship between public and private land use expectations is necessary to reflect changing community values.

CO-8 To contribute to the provision of an adequate, diverse supply of safe, healthy, and affordable housing in unincorporated areas of Shasta County for residents of all income levels and special needs.

CO-9 To satisfy the requirements of the Regional Housing Needs Allocation Plan for Shasta County.

CO-10 To maximize the efficient use of land adjoining incorporated Urban Centers and within unincorporated Town Centers and Rural Community Centers by promoting higher density development within these areas of the County.

CO-c In 2010 and at least every five years thereafter (and as required by state law for housing element updates), the County shall examine the results of the monitoring process for the previous period. By amendment of this Plan, appropriate adjustments shall be made in the inventory of developable land so that it will accommodate the growth projected for the subsequent 20-year period. The intent of this policy is that the developable land inventory shall never have less than a 15-year supply. Five-year adjustments in the developable land inventory may include either additions to, or subtractions from, this inventory, but the latter will occur only when new information reveals this land is ill-suited for development and it is replaced in the inventory by other developable lands

CO-g The density limitations described in Table CO-7 do not preclude development on pre-existing legal lots. Such lots would be permitted to develop at a density of at least one dwelling unit per lot, and up to the density assigned to the lot by the general plan or zoning, provided that the applicable County Development Standards are satisfied.

CO-h A land capability analysis demonstrating that criteria in the County Development Standards and the state mandated Regional Housing Needs Allocation will be met shall be used to establish actual residential densities and parcel sizes for all development projects including lands proposed for General Plan or zone amendments which increases the residential density. The development standards should be periodically reviewed and revised to further refine the application of the land capability analysis concept.

CO-i Where existing parcels of land are located in areas that permit residential development and contain two or more detached legally constructed or installed residences or mobile or manufactured homes, residential land divisions may be allowed to exceed the General Plan land use density provided that:

- All such residences or mobile or manufactured homes were constructed or installed before January 10, 1984, and must meet the current minimum housing code requirements as set forth in the Health and Safety Code;
- Each newly-created parcel is occupied by at least one of these residences, and
- Each newly created parcel meets applicable County development standards in effect when the land division application is deemed complete.

CO-j For any development project requiring discretionary approval that is determined to have the potential to reduce overall services or create a negative cost-revenue imbalance, the County may require a fiscal impact analysis to be prepared or financed by the project proponent prior to or concurrently with the project's environmental assessment to determine its cumulative and long-term fiscal impacts on County-provided public services.

CO-k The County, at its discretion, may also develop and/or utilize a fiscal impact system to determine the impact of a project requiring discretionary approval on related public service costs. Projects determined to have a negative cost-revenue impact on the provision of public services may be required to provide acceptable-offsets for those negative fiscal impacts before the project can be approved.

CO-l Infill development is encouraged for those areas served by community water and sewer service to maintain and improve air quality, conserve energy, maximize use of the transportation network and other existing infrastructure, and to fulfil the County's housing obligations under state housing law and local policies.

CO-m The County will seek to provide suitable areas in which to develop and maintain all types of housing consistent with public health and safety standards and which conserve natural resources without significantly increasing the cost of housing.

CO-o The County will accommodate affordable housing projects in areas where public and private services are adequate or can be cost-effectively extended to serve allocated densities and the development is consistent with adopted General Plan policies and County development standards.

PF-5 Encourage wastewater treatment and public water agencies to plan, prioritize and reserve future capacity for affordable and special needs households in accordance with the County's Regional Housing Needs Allocation (RHNA) Obligations.

## **B IMPLEMENTATION PROGRAMS**

### **1 HOUSING SUPPLY**

**Program H1-A. General Plan Consistency Annual Review Program:** In accordance with Government Code Section 65400, the County will prepare and timely submit to the State an annual report describing the achievements and shortfalls of the Housing Element. Included in this report will be an analysis of the effectiveness of the County's Housing Policies and Programs in meeting housing targets for new housing, ensuring adequate vacant and underutilized sites to accommodate the 2020-2028 RHNA, and removing or reducing constraints to housing as well as accomplishments in realizing rehabilitation and conservation targets.

*Responsibility:* Planning Division  
*Timing:* Annual  
*Funding:* General Fund  
*Objective:* Maintain an adequate supply of land to comply with RHNA

**Program H1-B. Land Inventory Maintenance Program:** The County will continue to make available up-to-date information regarding underutilized and vacant residential sites appropriate to accommodate the County’s RHNA and the County’s surplus land. General Plan and zoning designations shall be updated with the County’s Geographic Information System (GIS) to provide accurate information via the County’s online GIS mapping tool regarding potential residential sites and surplus lands. The County shall maintain on its website a list of very low and low income housing sites (Tables IV-5 and IV-6), which shall be revised as necessary to ensure that the vacant and underutilized residential land inventory is adequate to accommodate the County’s RHNA (very low, low, moderate, and above moderate income housing needs) and housing for special needs groups and to reflect the County’s inventory of surplus sites, to assist in marketing new housing development areas; these tables shall be updated on a bi-annual basis.

*Responsibility:* Planning Division  
*Timing:* Ongoing maintenance of GIS data to reflect accurate General Plan, land use, and assessor information for all residential and surplus land parcels; Tables IV-5 and IV-6 shall be updated on a bi-annual basis no later than September 1, 2022, September 1, 2024, and September 1, 2026.  
*Funding:* General Fund  
*Objective:* Availability of residential sites and surplus lands inventories to promote development of such sites

**Program H1-C. Public Property Conversion to Housing Program:** The County will maintain a list of surplus County-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status of and (surplus land or exempt surplus land). The County will work with non-profits and other public agencies to evaluate the feasibility of transferring surplus County-owned lands identified to be feasible for conversion to affordable housing and not committed to other County purposes for use in the development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the APR (Program H1-A). Any disposition of surplus lands shall be conducted consistently with the requirements of Government Code Section 54220 et. seq.

*Responsibility:* Planning Division  
*Timing:* Annual  
*Funding:* General Fund and federal and State technical assistance grants  
*Objective:* 2 extremely low, 2 very low, and 5 low income units, if feasible site is identified.

**Program H1-D. Water and Sewer Provider Housing Collaboration Program:** The County will conduct an assessment of existing facility plans for County-controlled community water and sewer service areas to determine public service and infrastructure capacity and explore feasible alternatives for potential expansion to provide for a wider range of affordable housing options in rural communities. The County will advise special districts and other wastewater and water

providers regarding needed compliance with Government Code Section 65589.7 (SB 1087), for reserving capacity for low income housing units in accordance with RHNA required number of potential affordable units. Efforts will be made to include information from similar plans of independent service providers such as the Bella Vista Water District, the Burney Water District, the Clear Creek Water District, Centerville, Cottonwood Community Services District, and the Fall River Valley Community Service District to facilitate identification of potential areas where medium to higher-density residential housing projects could be developed. This information will be incorporated into the County’s General Plan through use of new policies and strategies as appropriate.

Planning Division staff will review and comment on Municipal Services Reviews prepared through the Shasta County Local Agency Formation Commission (LAFCO) to ensure that adopted spheres of influence for County special districts are adequately evaluated in all Municipal Service Reviews (MSRs) to ensure adequate capacity for all planned and needed housing to meet the RHNA and to address capacity anticipated to be needed in future Housing Element cycles.

- Responsibility: Planning Division/Department of Public Works*
- Timing: Ongoing – all wastewater and water service providers have been contacted and follow-up contact shall be made by December 2020 to confirm providers are aware of State law related to providing capacity for lower income housing; County staff shall review and comment on all MSRs as necessary*
- Funding: General Fund*
- Objective: 1) Ensure Wastewater and Water Service providers are aware of and have addressed requirements to provide capacity for lower income housing unit development in accordance with Shasta County RHNA; 2) Ensure that each MSR that is updated during the 2020-2028 planning period addresses planned growth as allowed by the General Plan and Zoning Code that is necessary to meet current and projected housing needs.*

**Program H1-E. Annexation RHNA Evaluation Program:** The County will continue to coordinate with LAFCO to establish a procedure whereby the proposed annexation of land designated for residential use will trigger an alert for a revision of the County’s Housing Element and allocation of the RHNA, adjusting where appropriate, the addition and/or deletion of estimated housing units by income category in the adopted RHNA to be constructed in the area to be annexed based on the amount of very low and low income housing for any sites identified in Tables IV-5 and IV-6 that are the subject of an annexation proposal. The County will catalog the number of annexations each year and will address the annexations as part of each update to this Housing Element. The County shall coordinate with the Cities of Anderson, Redding, and Shasta Lake to develop procedures on re-allocating their RHNA housing targets after property is annexed to a city.

*Responsibility:* Planning Division, in coordination with cities and LAFCO.  
*Timing:* Continue to work with LAFCO to establish procedure for RHNA adjustments; monitor annexations on an ongoing basis  
*Funding:* General Fund  
*Objective:* Address loss of very low/low income sites due to annexation through commensurate reallocation of RHNA.

**Program H1-F. Housing Provider Coordination and Outreach:** Continue to implement plans and programs through the Housing Authority, Community Action Agency, and Continuum of Care to 1) evaluate the effectiveness of local housing programs, 2) to identify new or modified programs necessary to increase homeownership and rental opportunities for extremely low, very low, and low income households and special needs groups in the County, and 3) to ensure that the County is coordinating between County agencies and departments as well as working with affordable housing developers, local agencies, businesses, service providers, and parties interested in providing housing, including Native American tribes, to provide up-to-date information, address potential funding opportunities, and provide workshops or in-person trainings when appropriate to advertise various housing assistance programs.

Continue to ensure broad representation of housing interests, such as non-profit housing developers, private developers, partner cities, banks, and housing service provider representatives on the Community Action Board and through Continuum of Care annual outreach efforts to ensure that needs of all economic segments and special needs groups of the County are considered in the equitable development of housing programs and public-private partnerships necessary to expand the amount of and access to affordable housing in the County.

*Responsibility:* Community Action Agency, Housing Authority, and Continuum of Care in conjunction with private sector  
*Timing:* Annual review of housing programs and resources; annual update to the County website to ensure all available home ownership, voucher, housing rehabilitation, and County-administered affordable housing funding programs are appropriately identified and that up-to-date contact information is provided for each program.  
*Funding:* Federal/State housing grants, other agency funds, private sector  
*Objective:* Identify 5 housing projects for project-based Housing Choice Vouchers, CDBG, HOME, or other available assistance to assist 4 extremely low, 20 very low, and 20 low income new construction units, assist individual homeowners with 15 down-payment assistance loans and 20 completed rehabilitations; identify additional resources to assist 20 lower income and/or special needs renters (in addition to renters currently assisted through Section 8/Housing Choice Vouchers and existing affordable housing).

**Program H1-G. Developer Assistance Program--Burney Development Project:** The County will continue to provide assistance to Northern Valley Catholic Social Services (NVCSS) to develop an affordable multiple family housing project in Burney with 27 to 45 very low income units that will include at least 5 units for support services for persons with mental illness.

Assistance will include:

- A. Sponsor the application and administration of a HOME grant application, or other similar grant funding opportunity;
- B. Provide Community Development Block Grant funding to the project as available;
- C. Provide project based vouchers for the project, if available;
- D. Provide mental health services assistance after construction, if feasible.

*Responsibility: Planning Division/ Health and Human Services/Community Action Agency/Board of Supervisors*

*Timing: Assistance will be provided to NVCSS as requested*

*Funding: HOME and CDBG housing funds, if available; Low Income Housing Tax Creds; General Fund*

*Objective: 20 very low and 7 low income housing units, 5 of which would be reserved for special needs.*

**Program H1-H. Developer Incentive Program - Affordable Housing:** The County will continue to encourage development of affordable housing, focusing on properties zoned R-3-25 as well as sites identified for very low and low income housing in Tables IV-2 and IV-7 and potential affordable housing sites sponsored by an affordable housing developer, Native American tribe, or a non-profit agency or similar entity that serves primarily lower income and special needs households, through expedited review of lot split requests, development project applications, and building permit submittals for projects that include an affordable component and will maintain, and update as necessary, a list of available incentives, such as expedited permit review and processing, expedited project application review, assistance with density bonus programs, and 25% plan review fee reduction for developments with repetitive structures, available for the production of low income housing projects that result in 10 or more dwellings with at least 15 percent of the dwellings for low income households, as defined in Section 50093 of the Health and Safety Code, and expedited review lot split requests, development project applications, and building permit submittals for projects that include an affordable component.

The County shall advertise its incentives for affordable housing development through an annual mailing to affordable housing developers active in Shasta County and surrounding counties that includes a list of the very low and low income housing sites on Tables IV-5 and IV-6, a map of the sites, and a brochure identifying available incentives for development, including fast-track processing, permit streamlining, density bonuses, and funding resources available to the County.

*Responsibility: Planning and Building Divisions*

*Timing: Annually review and update the incentives list as necessary*

*Funding: General Fund*

*Objective: Encourage 25 very low and low income units. In conjunction with HI-F and HI-G.*

**Program H1-I. Homebuyer Assistance Program – Market Rate Affordable Housing:** The County will continue to identify and pursue opportunities for homebuyer assistance funding through Program H2-B. In order to encourage development of market rate housing affordable to

lower income households and to educate lower income households regarding potential affordable opportunities, the County will prepare a brochure that identifies homebuyer assistance programs, including County-funded programs as well as USDA Rural Development loans, mortgage credit certificates, and assistance provided through local non-profits and service providers. The County will make this information available on the County website and will provide this information to local realtors and service providers annually to encourage outreach to the lower income community.

*Responsibility: Planning and Building Divisions*  
*Timing: Prepare handout; annually review and update the handout as necessary; distribute handout annually*  
*Funding: General Fund*  
*Objective: Encourage 10 very low and 20 low income market rate affordable units. In conjunction with HI-F and HI-G.*

## **2 CONSERVATION AND REHABILITATION**

**Program H2-A. Public Housing Assistance Program:** The County will apply for U.S. Department of Housing and Urban Development (HUD) and/or other appropriate State and federal funds for providing adequate housing, suitable living environments, and expanded economic opportunities for persons of extremely low, low, and moderate incomes. This will include maintaining existing vouchers, including mainstream Housing Choice Vouchers, Project-based Housing Choice Vouchers, and Veteran Affairs Supportive Housing Vouchers, and applying for additional vouchers as HUD are available. The Housing Authority shall make requests for additional housing vouchers when the Housing Authority is eligible to respond to NOFAs for additional vouchers or similar assistance.

*Responsibility: Shasta County Housing Authority*  
*Timing: Annually.*  
*Funding: Federal housing grants*  
*Objective: 200 to 400 new vouchers during planning period*

**Program H2-B. Homeowner and Housing Rehabilitation Assistance Programs:** The County shall explore opportunities to expand home ownership assistance programs and expand housing rehabilitation loans and grants, including loans and grants for energy-efficient and water-conserving improvements, for lower income households by increasing the distribution of grant funds such as the County's Home Buyer Program, the Federal HOME Investment Partnership Program, and Community Development Block Grant homeowner assistance funds. This will include seeking increased annual funding by \$1,000,000, as funds are available, during this planning period.

*Responsibility: Community Action Agency*  
*Timing: Apply for funding in 2021 and annually thereafter*  
*Funding: Federal housing grants*

*Objective: If awarded funding, provide purchasing assistance to 10 to 15 lower income households and rehabilitation assistance to 20 to 40 lower income households.*

**Program H2-C. Public Housing Preservation Program:** The County’s Community Action Agency shall monitor the status of any assisted and public housing on an annual basis. When projects become at risk for converting to market rate, the Community Action Agency shall contact the project owners, review options for retaining contract status, and look at measures the County can take collaboratively with the project owner to extend their contract to provide affordable housing.

The County will continue to work with non-profit organizations and/or other appropriate housing sponsors, to establish a priority to protect and perpetuate assisted affordable units at risk of potential conversion to market rate during the planning period. Possible strategies could include the purchase of such units by local non-profits, securing new financing through USDA, HOME, or CDBG programs to sustain existing affordable housing rates, or notification of potential market rate conversion to State and federal agencies for possible sources of below-market financing. As funds are available, the County shall coordinate with affordable housing projects with expired contracts, soon-to-expire contracts, or that have issued a Notice of Intent to convert to seek to extend or maintain the affordability of the units.

*Responsibility: Community Action Agency*

*Timing: Review housing developments annually and coordinate with property owners as needed.*

*Funding: Federal and State housing programs*

**Program H2-D. Housing Conditions Survey Program:** Seek funding to update the housing conditions report for the unincorporated areas of Shasta County, with a focus on urban clusters, more populous communities, and areas suspected to have high incidences of blight or deferred maintenance. Conditions of housing stock shall be rated in accordance with HCD criteria. If necessary, revise the Housing Element to address conservation or replacement of housing stock if a concentration of housing units identifying substantial housing needs or in dilapidated condition are identified for any individual neighborhoods, communities, or specific housing types.

Following completion of the Housing Conditions Survey, the County shall determine whether existing funding should be targeted to any areas identified as having a high need for assistance or whether additional funding is needed to address housing rehabilitation needs, including rehabilitation of rental units. Homeowner housing rehabilitation efforts shall be coordinated with Program H2-B.

*Responsibility:* Planning Division  
*Timing:* Fiscal Year 2022/2023  
*Funding:* General Fund and/or CDBG  
*Objective:* Identify 30 low income housing units targeted for housing rehabilitation financing and market program to these homeowners.

**Program H2-E. Replacement of Affordable Units:** Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Section IV) that have, or have had within the past five years, residential uses restricted to rents affordable to low or very low income households or residential uses occupied by low or very low income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements shall be consistent with Section 65915(c)(3).

*Timing:* On-going  
*Responsibility:* Planning Division  
*Funding:* General Fund; replacement costs to be borne by developer of any such site  
*Objective:* Identify need for replacement for all project applications and ensure replacement, if required, is carried out.

### 3 HOUSING DEVELOPMENT CONSTRAINTS

**Program H3-A. Housing Fast-Track Processing Program:** Continue to make fast-track processing available to incentivize housing affordable to lower income households and other special needs housing, including but not limited to emergency shelters, transitional housing, supportive housing, and housing for persons with disabilities and farmworkers.

The County will continue to monitor and, when necessary, update current policies to provide fast-track processing of extremely low, very low, and low income housing projects including, those designed for special-needs housing (see Section II-C Special Needs Populations). This fast-track processing shall be revised to apply to all sites identified for very low and low income housing (see Tables IV-5 and IV-6) in addition to the current provisions for sites in the R-3, Multiple Family Residential Zone District, that include at least 25 percent of units affordable to low income households, 10 percent affordable to very low income, or 5 percent affordable to extremely low income. In accordance with SB 35, this program is available to all qualifying affordable housing projects providing for a minimum three year approval period (with one year extension criteria).

"Fast tracking" means providing highest priority for review of applications of eligible projects and allocating Shasta County staff for prompt review in all applicable County departments, and shall be done by dedicated staff on a priority basis ahead of all other applications as a concession over and above those currently provided for under County and State Law.

*Responsibility:* Department of Resource Management, Public Works, Shasta County Fire  
*Timing:* On-going;  
*Funding:* Limited General Fund/building administrative fees  
*Objective:* 5 extremely low, 10 very low, and 35 low income units, in conjunction with Programs H1-G, H1-G, and H3-A

**Program H3-B. Housing Legislative Support Program:** The County will continue to evaluate support of legislative changes that provide local control over improving the development review process that encourages greater production of affordable housing.

*Responsibility:* Department of Resource Management, Planning Division/Community Action Agency/Board of Supervisors  
*Timing:* Annually  
*Funding:* General Fund  
*Objective:* Reduced constraints to housing development in the County.

**Program H3-C. Housing Fee Reduction Program:** The County is currently reviewing the feasibility of reducing housing-related fees for qualifying affordable housing projects and will continue to review fees for potential reductions on an annual basis. The County will also work with the individual water and sewer districts serving the unincorporated areas to identify potential fee reductions to facilitate affordable housing development.

If any fee reductions are determined to be feasible and adopted, the County shall promote the benefits of this program to the development community by posting information on its web site and creating a handout to be distributed with land development applications.

*Responsibility:* Planning, CAO, Board of Supervisors  
*Timing:* Develop program recommendations in conjunction with Board fee review starting August 2020 and annually thereafter.  
*Funding:* General Fund  
*Objective:* Reduced constraints to development of affordable housing in the County.

**Program H3-D. General Plan Amendment - Flood Hazards, Fire Safety, and Climate Adaptation Program:** In accordance with AB 162, SB 1241, and SB 379, the County will amend the Resource, Safety and Community Development Group of the General Plan to include analysis and policies regarding flood hazards and flood management, fire safety, and climate adaptation and resilience, to address ensure safe housing opportunities and address related constraints to housing development in the County.

*Responsibility:* Department of Resource Management, Planning Division  
*Timing:* Complete update of General Plan in 2021  
*Funding:* General Fund

*Objective: Update to General Plan to address flood hazards, fire safety, and climate adaptation*

**Program H3-E. Disadvantaged Unincorporated Communities Program:** In accordance with SB 244 the County shall prepare an analysis of disadvantaged unincorporated communities (DUCs) that are located adjacent to incorporated jurisdictions. This will also include an analysis of all disadvantaged communities in the County. “Disadvantaged communities” are those communities that have median household incomes of less than 80% of the statewide median income.

*Responsibility: Department of Resource Management, Planning Division*

*Timing: Complete update of General Plan in 2021*

*Funding: General Fund*

*Objective: Update to General Plan to address flood hazards*

**Program H3-F. Lot Access Program:** The County shall continue to work with property owners and developers to ensure adequate public road access to future high density residential development is provided to Sites 7, 8, 9, and 10 (Zoned R-3-25) identified in Table IV-5.

*Responsibility: Planning Division*

*Timing: Parcel map application is under review; approval (anticipated in 2020) will be conditioned to demonstrated adequate access*

*Funding: General Fund*

*Objective: Increase potential development of affordable housing units in the County*

**Program H3-G. Zoning Code Amendments – Housing Constraints:** The County shall update the Zoning Code to remove constraints to a variety of housing types and ensure the County’s standards and permitting requirements are consistent with State law. The update shall address the following:

- A. Residential care facilities for the elderly: The Zoning Code shall be updated to specify that residential care facilities for the elderly that serve six or fewer persons will be treated as a residential use subject to the same permit requirements as a single family home in all zoning districts. This can be accomplished by treating residential care facilities for the elderly in the same manner as other residential care facilities (e.g., residential care facilities serving six or fewer persons and residential care facilities serving seven or more persons).
- B. Low barrier navigation centers: The Zoning Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.

- C. Transitional and supportive housing: The Zoning Code shall be revised to allow transitional and supportive housing subject to the same standards as a residence of the same type (not only a single-family residence as currently stated in Section 17.02.951) in the same zone consistent with Government Code Section 65583(c)(3) and to allow eligible supportive housing as a use by right in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- D. Accessory dwelling units: The Zoning Code will be updated to address accessory dwelling units consistent with recent changes to State law, including AB 68, AB 587, AB 670, AB 671, AB 881, and SB 13, to ensure that standards addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADU consistent with the requirements of Civil Code Section 4751.
- E. Employee housing: The Zoning Code will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving six or fewer employees shall be deemed a single family structure and shall be subject to the same standards for a single family residence in the same zone.
- F. Agricultural worker housing: The Zoning Code will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.6. This will include allowing agricultural worker housing as a permitted use in the Timberland (TL), Mineral Resource (MR), Habitat Protection (HP), Open Space (OS), and Unclassified (U) districts and to ensure that agricultural worker housing with no more than 36 beds or 12 units is permitted in the same manner as an agricultural use. The Zoning Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.
- G. Streamlined and Ministerial Review for Eligible Affordable Housing Projects: The Zoning Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300.
- H. Development Standards. Review opportunities to reduce setback, minimum lot size, and parking requirements in all residential district as well as opportunities to establish standards to accommodate multifamily residential developments, including mixed use development as a permitted use, where public water and sewer are adequate to accommodate increased development potential, in the Mixed Use district.

*Responsibility: Planning Division*

*Timing:* Zoning Code Amendments adopted by December 2021  
*Funding:* General Fund/SB 2 grant funds  
*Objective:* Increase potential development of affordable housing units in the County

**Program H3-H. ADU Amnesty Program:** The County shall update the County Code to allow property owners five years to bring an illegally built ADU structure into compliance with permit and code requirements.

*Responsibility:* Planning Division  
*Timing:* County Code updated by December 1, 2021  
*Funding:* General Fund  
*Objective:* 10 ADUs

## 4 SPECIAL NEEDS

**Program H4-A. California Accessibility Standards Compliance Program:** The County will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The County will provide technical assistance as part of the building permit review process to assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential, or commercial structures. The County will also provide a link on the County website to the Division of the State Architect's web page that provides various access compliance reference materials, including an advisory manual and answers to frequently asked questions.

*Responsibility:* Building Division  
*Timing:* Technical assistance – Ongoing; update County website by September 1, 2020  
*Funding:* Building permit fees  
*Objective:* Assure housing units accommodate residents with disabilities.

**Program H4-B. Density Bonus Implementation Program:** The County will continue to provide for density bonuses consistent with State law. The County will update Chapter 17.83 of the County Code to reflect recent changes to State law related to density bonuses, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units and no parking requirements for eligible special needs or supportive housing.

*Responsibility:* Planning Division  
*Timing:* County Code updated by December 1, 2021.  
*Funding:* General Fund and planning and technical assistance grants  
*Objective:* Reduction of constraints to the development of low income and related special needs housing in the County.

**Program H4-C. Special Housing Needs Feasibility Program:** The County will continue to explore feasible grant and loan opportunities with the USDA Rural Development Agency,

California Department of Housing and Community Development (HCD), and HUD to develop successful applications, including working with private developers to submit applications, that can provide additional funding assistance for expanding the range of affordable housing options, both home ownership and rental housing, for extremely low, very low, and low income households as well as seniors, farmworkers, and/or other special needs households.

*Responsibility:* Community Action Agency  
*Timing:* Continue to work with outside funding agencies to identify potential grant and loan opportunities and seek funding, when feasible  
*Funding:* Applicable Federal funding  
*Objective:* Review funding options semi-annually; submit at least 3 applications.

**Program H4-D. Farmworker Housing Program:** To the extent financially feasible, the County will continue to support agencies that provide the existing and future agriculture worker housing needs in the County. If new construction of agriculture worker housing is needed and funding becomes available, the County will assist these agencies with identifying sites for the construction of this type of housing and streamline the permits and entitlements process.

*Responsibility:* Community Action Agency, Health and Human Services Agency  
*Timing:* Ongoing  
*Funding:* USDA and other available grant programs  
*Objective:* Improve housing and health services to farmworkers in the region

**Program H4-E. Homeless Support Program:** The County will continue to participate in the Homeless Continuum of Care for to provide outreach, housing and shelter, and homelessness prevention activities to homeless households and persons at-risk of homelessness. The County will participate in the Continuum of Care to identify the needs of the homeless and at-risk population, administration of funds, identification of potential funding opportunities, and related data management, which may include assisting with the Homeless Management Information System.

*Responsibility:* Community Action Agency  
*Timing:* Ongoing  
*Funding:* Multiple grant programs  
*Objective:* Objective is to apply for additional funding annually, to the extent funds are available, and to provide programs and shelter for an additional 150 clients in the region.

**Program H4-F. Large Households Program:** The County will require developers of multifamily housing, excluding any multifamily housing serving seniors, disabled, or other special needs groups that may benefit from smaller unit sizes, receiving County-administered funding to include a minimum of 5% of units to accommodate large households.

*Responsibility:* Community Action Agency  
*Timing:* Ongoing  
*Funding:* Multiple grant programs

*Objective:* Objective is to provide 6 to 10 units of affordable housing (very low and low income) for large households.

## 5 ENERGY CONSERVATION

**Program H5-A. Energy Efficient Housing Program:** The County will continue to implement energy-efficient measures for new construction and rehabilitation projects, including the California Green Building Standards Code, tree planting provisions in County Code Sections 17.78.030 and 17.84.040 that ensure shade trees are provided as part of development projects, and energy efficiency requirements for Planned Developments (County Code Section 17.62.040). Information regarding the County’s energy-efficiency standards and available programs to assist homeowners and property owners, including those identified in Section III, will be made available on the County website and at the permit counter.

Review the General Plan Energy Element to determine if updates are needed to support and encourage energy efficiency in existing and new housing. If updates are necessary, amend the Energy Element to support this program.

Note: Additional funding for housing rehabilitation and energy-efficient improvements is addressed under Program H2-B.

*Responsibility:* Department of Resource Management, Planning & Building Divisions/Board of Supervisors

*Timing:* Continuous; review the General Plan Energy Element to determine if updates are appropriate no later than December 1, 2021 and complete updates, if needed, no later than December 1, 2023.

*Funding:* General Fund

*Objective:* Improve energy-efficiency in new and existing development

## 6 FAIR HOUSING

**Program H6-A. Fair Housing Outreach and Coordination Program:** Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. Efforts will include, but may not be limited to:

- A. Providing public information and brochures, through the DFEH, regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available on the County’s website, at County offices, including the Housing Authority, Community Action Agency, and Resource Management public counters and on the County website. This information will be reviewed annually to ensure that the posters, links, and information provided are up-to-date.

- B. County staff serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the unincorporated areas of Shasta County. The County will refer discrimination complaints to the DFEH.
- C. Annual training of County staff, including through coordination with local advocacy groups or via DFEH webinars, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.
- D. Annual fair housing presentation to the Planning Commission and Board of Supervisors.
- E. Annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the County’s social media accounts).
- F. Assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.
- G. Providing fair housing literature to schools, libraries, post offices, Shasta County Association of Realtors, and local media. This information is available via the DFEH and will be reviewed annually to ensure that the posters and literature being provided are up-to-date.
- H. Working with local organizations, through Community Action Agency, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
- I. Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
- J. Providing education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.
- K. Reviewing land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the County is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

*Responsibility: Shasta County Housing Authority, Community Action Agency, and Resource Management*

*Timing: Ongoing outreach and coordination; annual review of fair housing brochure and posters to ensure that the most recent information provided by DFEH is being disseminated; annual presentations and media outreach*

*Funding: Community Action Agency grant funds*

*Objective: Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints.*

## C QUANTIFIED OBJECTIVES

Table V-1 summarizes the quantified housing objectives for the construction of new housing units, the rehabilitation of existing units, and the preservation of special needs housing units resulting from implementation of the previously discussed programs during the 2020–2028 planning period.

<b>Table V-1. 6<sup>th</sup> Cycle Quantified Housing Objectives – Shasta County</b>			
<b>Income Group</b>	<b>New Construction<sup>1</sup></b>	<b>Rehabilitation</b>	<b>Preservation<sup>2</sup></b>
Extremely Low	4	2	75 Lower Income
Very Low	50	8	
Low	50	10	
Moderate	300	100	-
Above Moderate	460	200	-
<b>Total</b>	<b>864</b>	<b>320</b>	<b>75</b>

Notes: 1. Includes units shown as permitted/under construction in Table IV-2.  
 2. While no units are anticipated to be at-risk during the 2020-2028 Planning Period, this objective anticipates preservation of the two projects listed in Table II-37.