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| GOAL HE-3 | To maintain and rehabilitate the existing housing stock to preserve community character and housing units affordable to a mix of income levels. (Source: Existing Goal HE-2, modified) |
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- POLICY-HE-3.1** **Neighborhood Revitalization.** The City, within its financial capabilities, shall support the revitalization of older neighborhoods by keeping streets, sidewalks and other municipal systems in good repair and providing neighborhood improvements, such as street lighting, landscaping, and recreation amenities that contribute to stable, quality neighborhoods. *(Source: Existing Policy H-P-20)*

 - POLICY-HE-3.2** **Mobile Home Upkeep.** The City shall promote the upkeep of existing mobile home parks. *(Source: Existing Policy H-P-23, modified)*

 - POLICY-HE-3.3** **Enforcement.** The City shall continue code enforcement efforts. *(Source: Existing Policy H-P-21)*

 - POLICY-HE-3.4** **Abatement.** The City shall require the abatement of unsafe structures, giving property owners adequate opportunities to correct deficiencies. *(Source: Existing Policy H-P-22, modified)*

 - POLICY-HE-3.5** **Encourage Private Investment.** The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing. *(Source: Existing Policy H-P-25)*

 - POLICY-HE-3.6** **Retain Affordable Housing.** The City shall work with other agencies and non-profit organizations to prevent the conversion of subsidized, affordable housing to market-rate housing. *(Source: New)*
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IMPLEMENTATION-HE-3.1 **Housing Rehabilitation (Single-family).** To conserve existing housing stock that currently needs substantial rehabilitation, including substandard homes initially built as Shasta Dam worker housing, the City will review the Housing Stock Inventory to assess potential rehabilitation needs, identify potential loan applicants, and initiate a program to serve those needs. This program can be operated in conjunction with the proposed energy efficiency program (HE 5.1) to maximize use of funds and accommodation of energy efficient measures lowering the overall operational costs for a home. *(Source: Existing Program HE 2.1, modified)*

Responsibility: Program Manager, City Manager, City Council

Time Frame: Planning Period

Funding: City (staff time)

Quantified Objective: Three units of very low, six units of low, and 10 units of moderate housing rehabilitated during the planning period



IMPLEMENTATION-HE-3.2 Housing Rehabilitation (Multifamily). The City will address the rehabilitation of multi-family units as a priority when applying for funding. *(Source: Existing Program HE 2.2)*

Responsibility: Program Manager, City Manager, City Council

Time Frame: Planning Period

Funding: City (staff time)

Quantified Objective: Successful funding for rehabilitation of a minimum of 10 units over the planning period

IMPLEMENTATION-HE-3.3 Foreclosure Impact Mitigation. The City shall communicate with banks in ownership of foreclosed homes to ensure the units are maintained, unoccupied until rented or sold, and do not become a fire hazard due to overgrown landscaping. The City shall partner with deed holders to inform the public about units available for sale or conversion to long-term rental housing.

Responsibility: Development Services Department, City Manager, City Council

Time Frame: Ongoing

Funding: City (staff time)

Quantified Objective: Maintain contact with deed holders; assist with the sale or conversion to long-term rental housing of 10 units by 2028.

IMPLEMENTATION-HE-3.4 Code Enforcement Procedures. The City shall amend Section 1.17.50 of the City Municipal Code to require administrative citations to include a list of potential resources available to property owners to correct violations. *(New Program)*

Responsibility: Program Manager, City Manager, City Council

Time Frame: FY 21/22

Funding: City (staff time)

Quantified Objective: Updated Municipal Code

GOAL HE-4 To provide adequate infrastructure and services for residential development.
(Source: Existing Goal HE-3, modified)

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| POLICY-HE-4.1 | Public service Maintenance. The City shall maintain an adequate level of public services, infrastructure, and park and recreational facilities to meet the needs of existing and projected development within the fiscal capacity of the City. <i>(Source: Existing Policy H-P-26)</i> |
| POLICY-HE-4.2 | Public services for New Development). The City shall ensure that housing developments pay their fair share of public facilities and service costs. For affordable housing, the City shall secure funding wherever possible for the replacement or installation of off-site infrastructure. <i>(Source: Existing Policy H-P-28, modified)</i> |
| POLICY-HE-4.3 | Infrastructure Funding. The City shall seek federal, state, and local grants to fund infrastructure improvements. <i>(Source: Existing Policy H-P-10, modified)</i> |
| IMPLEMENTATION-HE-4.1 | <p>Local, State, and Federal Funding for Infrastructure. The City will pursue funding for infrastructure that will support infill properties that can be used for residential development. <i>(Existing Program HE 3.1, modified).</i></p> <p>Responsibility: Public Works Department, City Manager, City Council Time Frame: Annually Funding: City (staff time) Quantified Objective: Four applications for funding for infrastructure during the planning period</p> |



GOAL HE-5 To support energy efficiency improvements and appropriate weatherization for all new and existing housing units. (Source: Existing Goal HE-5, modified)

- POLICY-HE-5.1** **New Construction Efficiency.** The City shall require new construction to meet Title 24 energy conservation requirements. (Source: Existing Policy H-P-30, modified)
- POLICY-HE-5.2** **Conservation Programs & Measures.** The City shall promote energy efficiency measures and energy conservation programs in accordance with applicable laws, including programs to support low-income households. (Source: Existing Policy H-P-31, modified)
- POLICY-HE-5.3** **Passive solar.** During the tentative map review process, the City shall encourage new subdivision lots to be oriented to allow for both passive and active solar design to minimize energy losses. (Source: New)
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- IMPLEMENTATION-HE-5.1** **Energy Efficiency Calculations.** The City shall require all new construction to demonstrate compliance with Title 24 mandates during the planning and design process using energy efficiency calculations approved by the State. (Source: New)
- Responsibility:** Development Services Department
Time Frame: Annually
Funding: City (staff time)
Quantified Objective: Title 24 compliance in all new construction
- IMPLEMENTATION-HE-5.2** **Energy Efficiency.** The City shall offer programs that comply with applicable laws that provide for weatherization and energy efficiency rebates for residential customers and support low-income households. (Source: Existing Program HE 5.1, modified)
- Responsibility:** Electric Department
Time Frame: Annually
Funding: Electric Department funds (staff time)
Quantified Objective: Program to use Public Benefit funds to assist 50 affordable housing residents to access rebates, efficient appliances, and weatherization
- IMPLEMENTATION-HE-5.3** **Green Building Incentives.** The City shall encourage the implementation of the voluntary (Tier 2) provisions of the Green Building standards. The City will also provide information, on request, regarding green standards currently being applied. (Source: New Program, staff)
- Responsibility:** Electric Department
Time Frame: Annually
Funding: Electric Department funds (staff time)
Quantified Objective: 24 affordable housing units that comply with Tier 2 provisions during the planning period

IMPLEMENTATION-HE-5.4 Community Solar. The City shall explore locations and projects for "community solar," or utility-scale solar photovoltaic systems with supporting programs to directly serve the City's end-users' electricity needs with local renewable energy sources. (Source: New)

Responsibility: Electric Department, Development Services Department

Time Frame: FY 2022/23

Funding: City (staff time)

Quantified Objective: Support the development of large scale community solar facilities; identify parcels appropriate for use; amend zoning code, where necessary, to eliminate constraints to solar facility development

**GOAL HE-6 To provide a range of housing types and services for special needs groups. (Source: New)**

- POLICY-HE-6.1** **Special Needs Populations.** The City shall work with non-profit agencies, Shasta County, neighboring cities, and developers on regional approaches to providing housing and services to special needs populations, including the elderly, persons with physical and mental disabilities (including developmental disabilities), female-headed households, large families, farmworkers, extremely low-income households, and veterans. (Source: Existing Policy H-P-33, modified)
- POLICY-HE-6.2** **Special Housing Needs.** The City shall seek to accommodate housing and emergency shelter for residents with special housing needs through appropriate zoning standards and permit processes. (Source: Existing Policy H-P-32)
- POLICY-HE-6.3** **Homelessness.** The City shall continue to support the Shasta County Housing Authority, Shasta County Continuum of Care, Good News Rescue Mission, and all other homeless service providers in their efforts to provide housing and services for homeless persons and persons in need of supportive housing. (Source: Existing Policy H-P-35, modified)
- POLICY-HE-6.4** **Housing Variety.** The City shall encourage the development and rehabilitation of housing with a variety of unit sizes and number of bedrooms to address extremely low-income and large households' needs. (Source: Existing Policy H-P-34, modified)
- POLICY-HE-6.5** **Transit Needs.** The City shall encourage the development of new housing units designed for seniors and persons with disabilities to have readily accessible public transit and community services. (Source: Existing Policy H-P-37, modified)
- POLICY-HE-6.6** **Rental Assistance.** The City shall support the continued use of rental assistance opportunities for extremely low-income households, including HUD Housing Choice Vouchers. (Source: Existing Policy H-P-8, modified)
- POLICY-HE-6.7** **Reasonable Accommodation.** The City shall ensure equal access to housing by providing a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from land use, zoning, or building laws, rules, policies, practices, and/or procedures. (Source: New)

- IMPLEMENTATION-HE-6.1** **Reasonable Accommodation.** The City shall continue to provide reasonable accommodations through a formal procedure by reviewing and approving requests for modifications to building or zoning requirements in order to ensure accommodations for persons with disabilities. Additionally, the City shall provide both printed information, and information on the City's website regarding reasonable accommodations by January 2023. (Source: New)

Responsibility: Development Services Department

Time Frame: Ongoing; information available by 2023.

Funding: City (staff time)

Quantified Objective: Modifications to building requirements or exceptions to the Zoning Plan as necessary to ensure reasonable accommodations for persons with disabilities

IMPLEMENTATION-HE-6.2 Assistance for Special Needs Populations. In order to assist in the housing needs for special needs populations, including the elderly, persons with physical and mental disabilities (including developmental disabilities), female-headed households, large families, farmworkers, extremely low-income households, and veterans, the City will engage with housing advocates, encourage housing providers to designate a portion of new affordable housing developments for special needs populations, , and pursue funding sources designated for these groups.. The City shall also partner with the Far Northern Regional Center to provide information and services to persons with development disabilities.
(Source: New)

Responsibility: *Development Services Department, City Manager, City Council*

Time Frame: *Ongoing*

Funding: *City (staff time)*

Quantified Objective: *10 affordable housing units for special needs populations.*



GOAL HE-7 To require safe and sanitary housing and quality living environment for all Shasta Lake residents regardless of age, religion, race, ethnicity, creed, sex, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors. (Source: Existing Goal HE-6, modified)

POLICY-HE-7.1 Fair Housing. The City shall prioritize fair housing and require compliance with fair housing laws.⁴ (Source: New)

POLICY-HE-7.2 Discrimination. The City shall cooperate with community-based organizations that provide services or information to victims of housing discrimination, including but not limited to, Shasta County, the Shasta County Housing Authority, and Fair Housing Advocates of Northern California. (Source: New)

IMPLEMENTATION-HE-7.1 Section 8 Rental Assistance. The City shall be in regular contact with the Housing Authority in order to obtain data and information about the Section 8 programs. Information will be made readily available to individuals and affordable housing developers. (Source: Existing Program HE 6.2)

Responsibility: City Program Manager

Time Frame: Ongoing

Funding: City (staff time)

Quantified Objective: Maintain contact with Shasta County Housing Authority for data and other information; provide developers with data regarding housing standards; identify housing standards that are constraints on Shasta Lake housing Section 8 eligibility

IMPLEMENTATION-HE-7.2 Equal Housing Opportunity. The City shall provide information obtained from the Housing Authority (including brochures, flyers, posters, and similar publications) in public locations, including City offices. In addition, the City shall have such information available on the City’s website and for distribution to interested parties who request it. Information shall be provided in languages other than English where appropriate. (Existing Program HE 6.3, modified)

Responsibility: City Program Manager

Time Frame: Ongoing

Funding: City (staff time)

Quantified Objective: Compile and distribute up-to-date information concerning equal opportunity and enforcement on a routine basis.

⁴ The Fair Employment and Housing Act (Cal. Gov’t. Code §§12900–12996) prohibits discrimination in housing because of race, color, national origin, religion, sex, familial status, and disability.

IMPLEMENTATION-HE-7.3 Fair Housing. The City shall be a local contact point for fair housing complaints and will refer interested persons to the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (for federally subsidized units) as complaints are received. The City will also display fair housing information at City offices and shall provide links on its website to these entities and their fair housing discrimination references, contacts, and compliance procedures. *(Source: New)*

Responsibility: *City Program Manager*

Time Frame: *Ongoing*

Funding: *City (staff time)*

Quantified Objective: *Maintain contact with the DFEH and the U.S. Department of Housing and Urban Development for data and information; compile and display fair housing information in City offices and on the City website by 2021; update informational fair housing materials on a routine basis*

IMPLEMENTATION-HE-7.4 Affirmatively Further Fair Housing. The City will coordinate with the Shasta County Housing Authority and/or Fair Housing Advocates of Northern California to develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. The City shall pursue funding to provide services through these partnerships including:

1. Distributing educational materials to property owners, apartment managers, and tenants every two years.
2. Making public service announcements via different media (e.g. newspaper ads and public service announcements at local radio and television channels) at least two times a year.
3. Conducting public presentations with different community groups.
4. Responding to complaints of discrimination (e.g. in-taking, investigation of complaints, and resolution).
5. Referring services to appropriate agencies.

Responsibility: *Development Services Department*

Time Frame: *Ongoing*

Funding: *Community Development Block Grant*

Quantified Objective: *Assist 20 individuals/households with fair housing issues throughout the planning period.*