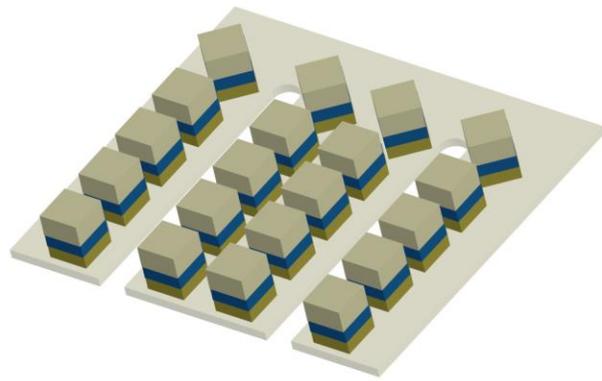


BACKGROUND REPORT

HOUSING

a vision for sustainable residential growth that accommodates the full range of housing needs for Shasta Lake residents





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CONTENTS

SECTION 1. Introduction.....	1-1
1.1.1 Overview of State Requirements	1-1
1.1.2 Submittal to HCD	1-2
1.2 General Plan and Housing Element Consistency.....	1-2
1.3 Public Participation.....	1-2
1.3.1 General Plan Advisory Committee (GPAC) Meeting	1-3
1.3.2 Open House.....	1-4
SECTION 2. Existing Needs Assessment.....	2-1
2.1 Demographic and Employment Characteristics and Trends	2-1
2.1.1 Population.....	2-1
2.1.2 Income and Employment.....	2-3
2.1.3 Population and Employment Projections	2-5
2.1.4 Housing Stock and Household Characteristics.....	2-7
2.1.5 Housing Affordability	2-11
2.1.6 Special Housing Needs.....	2-18
SECTION 3. Future Needs Assessment.....	3-1
3.1 2020-2028 Regional Housing Needs Allocation.....	3-1
3.2 Comparison of Housing Unit Production and Projected Housing Needs.....	3-2
3.3 Remaining Need.....	3-2
SECTION 4. Resource Inventory	4-1
4.1 Sites Inventory and Analysis	4-1
4.1.1 Residential Land Inventory	4-1
4.1.2 Residential Holding Capacity Compared to RHNA.....	4-7
4.1.3 Densities Built Below Sites Inventory in Prior Planning Period.....	4-7
4.2 Inventory of Local, State, and Federal Housing and Financing Programs.....	4-7
4.2.1 Housing Funding Sources.....	4-8
4.2.2 Utilities.....	4-13
4.2.3 Preserving Assisted Housing Projects.....	4-13
4.3 Energy Conservation Opportunities	4-13
SECTION 5. Potential Housing Constraints	5-1
5.1 Potential Governmental Constraints.....	5-1
5.1.1 General Plan and Zoning.....	5-1
5.1.2 Density.....	5-3
5.1.3 Zoning Districts	5-4
5.1.4 Provisions for a Variety of Housing Types	5-10



5.1.5 Additional Plans..... 5-25

5.1.6 Potential Non-Governmental Constraints 5-26

SECTION 6. Evaluation 6-1

SECTION 7. References 7-1

SECTION 8. Glossary 8-1

Appendix A - Vacant Site Inventory A-1

Appendix B - 2019 Built/Approved Units..... B-1

Appendix C - Quantified Objectives C-1

Appendix D - Public Participation D-1



LIST OF TABLES

Table 2-1: Population Growth.....	2-1
Table 2-2: Population by Age.....	2-2
Table 2-3: Population by Race/Ethnicity.....	2-2
Table 2-4: Household Income Distribution.....	2-3
Table 2-5: Employment by Industry.....	2-4
Table 2-6: Population Projections.....	2-6
Table 2-7: Employment Projections.....	2-6
Table 2-8: Household Stock by Type.....	2-7
Table 2-9: Vacant Units by Type.....	2-8
Table 2-10: Tenure.....	2-9
Table 2-11: Average Household Size by Tenure.....	2-9
Table 2-12: Overcrowding.....	2-10
Table 2-13: Age of Housing Stock.....	2-11
Table 2-14: Housing Cost Burden by Household Income Classification.....	2-12
Table 2-15: State Income Limits.....	2-13
Table 2-16: Ability to Pay for Housing.....	2-14
Table 2-17: HUD Fair Market Rent.....	2-15
Table 2-18: Affordable Rents and Purchase Prices by Income and Occupation.....	2-16
Table 2-19: Median Housing and Rental Price.....	2-17
Table 2-20: Monthly Rental Prices.....	2-18
Table 2-21: Emergency Shelters, Transitional, and Supportive Housing for Homeless Persons.....	2-21
Table 2-22: Senior Population and Households.....	2-22
Table 2-23: Farmworkers.....	2-24
Table 2-24: Disability Status and Types of Disabilities by Ages Group, Persons Five Years and Older.....	2-27
Table 2-25: Supplemental Security Income Recipients by Category and Age.....	2-28
Table 2-26: Developmental Disability by Age Group and Residence Type.....	2-29
Table 2-27: Large Households.....	2-30
Table 2-28: Female-Headed Households.....	2-31
Table 2-29: Housing Cost Burden of Extremely Low-Income Households.....	2-32
Table 3-1: Regional Housing Needs Allocation by Income (December 31, 2018 – April 15, 2028).....	3-1
Table 3-2: Shasta Lake Units Built 2019.....	3-2
Table 3-3: 2019-2024 Adjusted Housing Need.....	3-2
Table 4-1: Zoning Densities & Income Levels.....	4-2
Table 4-2: General Plan Designations Densities & Income Levels.....	4-3
Table 4-3: Total Residential Vacant Site Inventory.....	4-4
Table 4-4: Vacant Site Inventory Totals.....	4-5
Table 4-5: Total Housing Capacity Surplus.....	4-7
Table 4-6: Assisted Rental Housing Projects.....	4-13
Table 5-1: 1999 General Plan Land Use Designations Permitting Residential Use.....	5-2
Table 5-2: Consistency Between General Plan and Zoning Plan.....	5-3
Table 5-3: Zoning Districts Permitting Residential Use.....	5-4
Table 5-4: Permitted and Conditionally Permitted Residential Uses by Zoning District.....	5-8
Table 5-5: Development Standards in Zoning Districts Allowing Housing.....	5-9
Table 5-6: Typical Processing Procedures by Project Type.....	5-17
Table 5-7: Timelines for Permit Procedures.....	5-17
Table 5-8: Major Fees Associated with New Housing Development.....	5-18
Table 5-9: Building Permit Fees.....	5-19



Table 5-10: Typical Impact, Development, and School Fees 5-20

Table 5-11: Land Costs per Acre5-27

Table 6-1. Evaluation of 2014-2019 Housing Element Implementation Programs6-1

Appendix Table A-1: Vacant Site Inventory A-1

Appendix Table B-1: 2019 Units Built or Approved..... B-1

Appendix Table C-1: New Foreclosures C-1

Appendix Table C-2: Construction by Income Level C-3

Appendix Table D-1: GPAC Advisory Committee..... D-1

Appendix Table D-2: Planning Commission..... D-2

Appendix Table D-3: City Council D-2

Appendix Table D-4: City Staff D-2

LIST OF FIGURES

Figure 1-1. GPAC Meeting, Jan. 13, 2020. 1-4

Figure 2-1: Median Household Income, 2017..... 2-3

Figure 2-2: Historic Unemployment Rates 2-5

Figure 2-3: Housing Units by Type..... 2-7

Figure 2-4: Housing Units..... 2-8

Figure 2-5: Median Home Sales Prices 2-17

Figure 2-6: Median Home Sales Prices..... 2-20

Figure 4-1: Example of Vacancy Analysis 4-2

Figure 4-2: Unit Capacity Calculation..... 4-4

Figure 4-3: Vacant Sites by Income Level 4-6

Figure 5-1: Historic Mortgage Rates 5-29

Appendix Figure C-1: Historic Unemployment Rates C-2

Appendix Figure D-1: Utility Bill Mailer..... D-3

Appendix Figure D-2: Mass Mail Postcard..... D-3

Appendix Figure D-3: Housing Element Page at planshastalake.com D-4

SECTION 1. INTRODUCTION

State Housing Element Law (Cal. Gov't Code § 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Background Report provides current (through March 2020) information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development in the City of Shasta Lake. It also evaluates progress made since the City of Shasta Lake adopted its last Housing Element in 2014.

The Background Report identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Policy Document. The Background Report also presents information on the community setting in order to provide a better understanding of housing needs.

1.1.1 OVERVIEW OF STATE REQUIREMENTS

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of the eight mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, affordable housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups, such as persons with disabilities and homeless persons.

As required by State Housing Element Law (Cal. Gov't Code § 65583(a)) the assessment and inventory for this Element includes the following:

- Analysis of population and employment trends and projections, and a quantification of the county's existing and projected housing needs for all income levels, including extremely low-income households. This analysis of existing and projected needs includes Shasta Lake's share of the regional housing needs.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition.



- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment; and an analysis of the relationship of zoning, public facilities, and services to these sites.
- Identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs for the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for residential energy conservation.
- Analysis of "at-risk" assisted housing developments that are eligible to change from low-income housing uses during the next 10 years.

The Background Report sections draw on a broad range of data sources. Information on population, housing stock, and economics comes primarily from the HCD Pre-approved Data Package, American Community Survey, California Department of Finance (DOF), and City of Shasta Lake records. (HCD compiled a significant amount of data needed to update the Background Report. Most of the data in the HCD pre-approved data package is from the 2012-2016 American Community Survey.) Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Shasta Lake comes from City staff, other public agencies, and several private sources.

1.1.2 SUBMITTAL TO HCD

The City of Shasta Lake City Council determined to submit the Housing Element and Background Report to HCD on April 7, 2020. The City of Shasta Lake Planning Commission recommended the City Council submit the Housing Element and Background Report to HCD at its March 12, 2020 meeting.

1.2 General Plan and Housing Element Consistency

The City of Shasta Lake is updating the General Plan and prepared this Housing Element as part of this process. The Housing Element is a component of the 2040 General Plan, which demonstrates that the City is adequately planning to meet the housing needs of everyone in the community.

1.3 Public Participation

As part of the Housing Element Update process, the City implemented the State's public participation requirements, set forth in Cal. Gov't Code § 65583(c)(7), that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element."

The City encouraged all members of the community to participate in the preparation of the Housing Element through a combination of general public notices (e.g., flyers, website posts, social media posts, and email listserv) and direct contacts with community organizations inviting them to attend the public workshop or meeting on the Housing Element and review and comment on the document. With 80 percent of the city's population identifying as white, and only 4.5 percent as Spanish speaking, the City did not provide any translational services. The City however may provide housing-related community engagement materials in both English and Spanish in the future.

1.3.1 GENERAL PLAN ADVISORY COMMITTEE (GPAC) MEETING

The City initially established a General Plan Advisory Committee (GPAC) in 2014 to serve as an advisory body that provides input on the General Plan Update. Throughout the Update process, the City has brought the GPAC together during key points, including to gather feedback on community engagement events and to review draft documents. Appendix D lists GPAC members. The City held a two-hour meeting with the GPAC on January 13, 2020 to focus on the Housing Element. During this meeting, the City provided an overview of the relationships between the Housing Element and the General Plan, key findings from the housing needs assessment, and overview of the RHNA, and discussion on housing needs in Shasta Lake and the barriers to affordable housing development. Major themes from the group discussion included the following:

- While there is a fairly stable housing stock, there are a lot of dilapidated or substandard houses built for temporary use (dam houses), yet people continue to reside in the structure because of limited other options. There is a need for significant housing rehabilitation funds to address this issue.
- Poor housing quality also reduces homeownership rates because loan applicants cannot qualify for first-time homebuyer assistance because of structure quality. There is a need for incentives to maintain quality housing and preventing further housing stock deterioration.
- There is a need to produce a variety of housing unit types beyond single family homes (e.g., live/work, microunits, duplexes, apartments) because there are a lot of seniors and smaller households.
- There is a need for creative housing types, including tiny homes and residential communities (e.g., co-housing) where people have a private bedroom and bathroom, and share common spaces.
- Cost is the major barrier to housing production. Many multifamily housing projects do not pencil and there is limited funding available to subsidize housing projects. Further, additional State regulations, such as the requirement to build solar panels on new residences, makes it more difficult to build affordable housing.
- The City needs to improve sewer and water infrastructure throughout the city because some areas still rely on septic tanks
- There are challenges to the State's "one size fits all" approach to housing mandates, particularly in rural jurisdictions.



Figure 1-1. GPAC Meeting, Jan. 13, 2020.

1.3.2 OPEN HOUSE

On Saturday, February 8th, 2020, the City held a five-hour open house workshop in the Community Center. Approximately 90 community members attended. The open house consisted of six topical stations, including the Housing Element station. Each station provided background information and opportunities for participants to express their opinions. Food and children's activities tables were also provided. Participants visiting the Housing Element station provided a number of comments:

- Why has the City not condemned the house at 1128 on Black Canyon? – 16 people live there doing drugs all the time.
- Clean branches on the power lines on Main Street and other streets.
- Corner of Grand and Shasta – too many cars (not working) blocking part of the street. Makes our school look bad
- How much affordable housing will there be?
- Develop more multi-family units.
- Close drug houses.
- Allow more flexibility in live/work space near village commercial.
- Promote multi-family.
- Need tiny homes.
- Need ordinance on people having too many chickens and letting them range free.
- Require or incentivize a minimum percentage of single-family construction to include duplexes or ADUs.
- Tiny houses and more senior housing, must be able to blend.
- Maintain single family housing to keep property values growing.
- I appreciate the efforts to get people to clean up old cars and "stuff" outside their homes.
- Help with towing costs of non-working vehicles.
- We need houses that are by their own.
- We need more affordable housing.

SECTION 2. EXISTING NEEDS ASSESSMENT

The section includes population and household characteristics, housing inventory and supply, and housing affordability. The section also discusses the housing needs of "special" population groups as defined in State law. The data in this section is primarily from the 2012-2016 American Community Survey. Other sources of information include California Department of Finance (DOF); California Employment Development Department (EDD); U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); and local economic data (such as home sales prices, rents, wages).

2.1 Demographic and Employment Characteristics and Trends

The purpose of this section is to establish "baseline" population, employment, and housing characteristics for Shasta Lake.

2.1.1 POPULATION

Table 2-1 shows population growth in Shasta Lake from 2000 to 2018. As shown in the table, the city experienced the most rapid growth in the early 2000s, then modest population change through 2018. The city grew the fastest between 2002 and 2003 when the average annual growth rate (AAGR) was 3.8 percent.

Table 2-1: Population Growth

Year	Population	Change	AAGR
2000	9,093	--	--
2001	9,289	196	2.2%
2002	9,516	227	2.4%
2003	9,875	359	3.8%
2004	10,038	163	1.7%
2005	10,180	142	1.4%
2006	10,195	15	0.1%
2007	10,237	42	0.4%
2008	10,243	6	0.1%
2009	10,269	26	0.3%
2010	10,162	-107	-1.0%
2011	10,102	-60	-0.6%
2012	10,094	-8	-0.1%
2013	10,120	26	0.3%
2014	10,128	8	0.1%
2015	10,150	22	0.2%
2016	10,095	-55	-0.5%
2017	10,134	39	0.4%
2018	10,143	9	0.1%

Source: California Department of Finance, 2019.



2.1.1.1 Age

Table 2-2 illustrates the age distribution in Shasta Lake, Shasta County, and California. Compared to statewide and countywide residents, Shasta Lake had a higher proportion of children ages 5 years and younger and persons ages 35 to 44. The median age in Shasta Lake (37.4 years) was slightly older than the statewide average (36.1 years), but significantly younger than the countywide average (41.8 years).

Table 2-2: Population by Age

Age Group	Shasta Lake		Shasta County		California	
	Population	% of Total	Population	% of Total	Population	% of Total
Under 5	788	8%	10,478	6%	2,493,545	6%
5 to 17	1,615	16%	28,289	16%	6,621,175	17%
18 to 24	844	8%	15,059	8%	3,917,309	10%
25 to 34	1,310	13%	22,051	12%	5,822,872	15%
35 to 44	1,580	16%	18,977	11%	5,180,070	13%
45 to 64	2,406	24%	49,337	28%	9,799,428	25%
65 and over	1,582	16%	34,728	19%	5,148,448	13%

Source: 2013-2017 American Community Survey (5-year estimates).

2.1.1.2 Race and Ethnicity

Table 2-3 summarizes 2013-2017 American Community Survey data related to the race and ethnicity of residents of Shasta Lake, Shasta County, and California. The table shows that the majority of the population in Shasta Lake and countywide was non-Hispanic white at 80 percent, compared to 38 percent statewide. Similarly, Hispanic or Latino persons accounted for 39 percent of the population statewide compared to 9 percent in the city and 10 percent countywide. Shasta Lake and Shasta County's populations are less racially diverse than California as a whole.

Table 2-3: Population by Race/Ethnicity

Race/Ethnicity	Shasta Lake		Shasta County		California	
	Population	% of Total	Population	% of Total	Population	% of Total
Hispanic or Latino	869	9%	17,218	10%	15,105,860	39%
White	8,090	80%	143,919	80%	14,777,594	38%
Black or African-American	148	1%	1,951	1%	2,161,459	6%
American Indian & Alaska Native	200	2%	3,917	2%	137,813	0%
Asian	60	1%	5,195	3%	5,427,928	14%
Native Hawaiian & Other Pacific Islander	0	0%	124	0%	138,283	0%
Some other race	0	0%	106	0%	93,746	0%
Two or more races	758	7%	6,489	4%	1,140,164	3%
Total Population	10,125	100%	178,919	100%	38,982,847	100%

Source: 2013-2017 American Community Survey (5-year estimates).

2.1.2 INCOME AND EMPLOYMENT

Local demand for housing is significantly impacted by income, employment characteristics, and regional job growth. An understanding of local salary and job profiles establishes baseline understanding for effectively address the housing and jobs relationship. This section analyzes personal income, household income, and employment characteristics in Shasta Lake.

2.1.2.1 Household Income

Table 2-4 shows the distribution of household income in Shasta Lake, Shasta County, and California. In Shasta Lake and countywide, there was a higher proportion of persons earning \$49,999 and lower compared to statewide. Shasta Lake also had a higher proportion of residents earning \$50,000 to \$74,999. It is important to note the cost of living is lower in Shasta Lake and Shasta County compared to statewide averages. In 2017, the median household income in Shasta Lake was \$49,643, compared to \$47,258 countywide and \$67,169 statewide (Figure 2-1).

Figure 2-1: Median Household Income, 2017

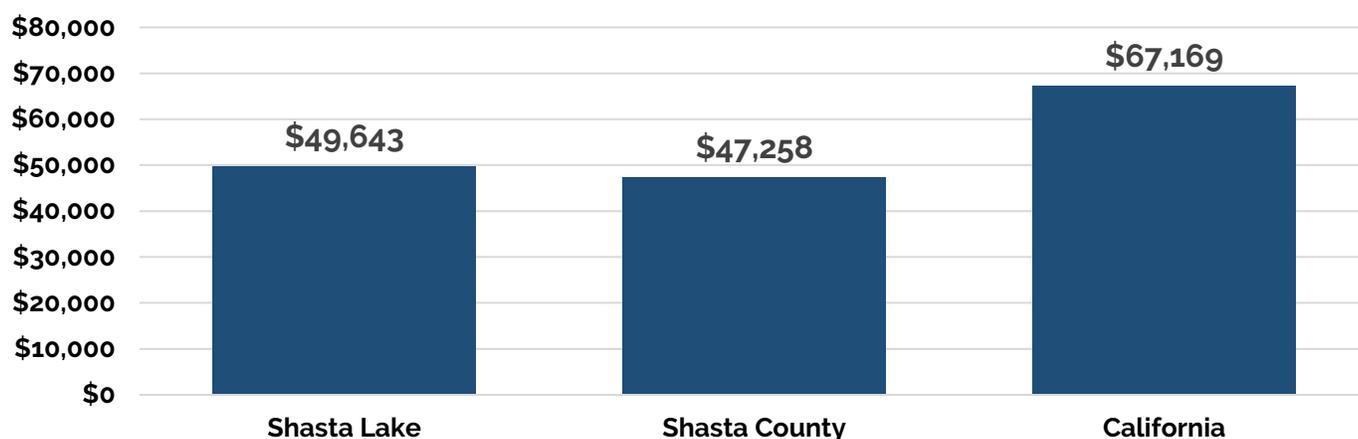


Table 2-4: Household Income Distribution

Income Group	Shasta Lake		Shasta County		California	
	Households	% of Total	Households	% of Total	Households	% of Total
Less than \$10,000	298	8%	4,722	7%	694,945	5%
\$10,000 to \$14,999	255	7%	5,103	7%	604,666	5%
\$15,000 to \$24,999	493	13%	8,632	12%	1,105,197	9%
\$25,000 to \$34,999	370	10%	8,007	11%	1,063,551	8%
\$35,000 to \$49,999	510	13%	10,543	15%	1,465,836	11%
\$50,000 to \$74,999	673	18%	12,725	18%	2,095,531	16%
\$75,000 to \$99,999	564	15%	7,683	11%	1,568,843	12%
\$100,000 to \$149,999	486	13%	7,512	11%	2,025,327	16%
Over \$150,000	167	4%	5,559	8%	2,264,232	18%
Total	3,816	100%	70,486	100%	12,888,128	100%

Source: American Community Survey (5-year estimates).



2.1.2.2 Existing Employment

Table 2-5 shows the estimated number of persons employed by industry. A leading employment base in Shasta Lake is social services (i.e., educational services, and health care and social assistance) at 25 percent, as well as retail at 17 percent. Several sectors of Shasta Lake's economy are similar to the countywide and statewide averages, including agriculture, wholesale trade, transportation and warehousing, and information. Other sectors of the economy such as professional and business services, manufacturing, and financial activities are under-represented in the city.

Table 2-5: Employment by Industry

Industry	Shasta Lake		Shasta County		California	
	Population	% of Total	Population	% of Total	Population	% of Total
Agriculture, forestry, fishing and hunting, and mining	75	2%	1,615	2%	415,522	2%
Construction	342	8%	5,547	8%	1,095,245	6%
Manufacturing	215	5%	4,167	6%	1,711,597	10%
Wholesale trade	68	2%	1,396	2%	532,171	3%
Retail trade	714	17%	9,358	13%	1,944,607	11%
Transportation and warehousing, and utilities	160	4%	3,035	4%	894,568	5%
Information	118	3%	1,237	2%	529,359	3%
Finance and insurance, and real estate and rental and leasing	188	4%	3,732	5%	1,108,073	6%
Professional, scientific, and management, and administrative and waste management services	435	10%	6,797	9%	2,378,080	13%
Educational services, and health care and social assistance	1,062	25%	19,050	26%	3,766,488	21%
Arts, entertainment, and recreation, and accommodation and food services	522	12%	7,531	10%	1,877,141	10%
Other services, except public administration	148	3%	4,205	6%	952,898	5%
Public administration	266	6%	4,525	6%	788,166	4%
Civilian employed population 16 years and over	4,313	100%	72,195	100%	17,993,915	100%

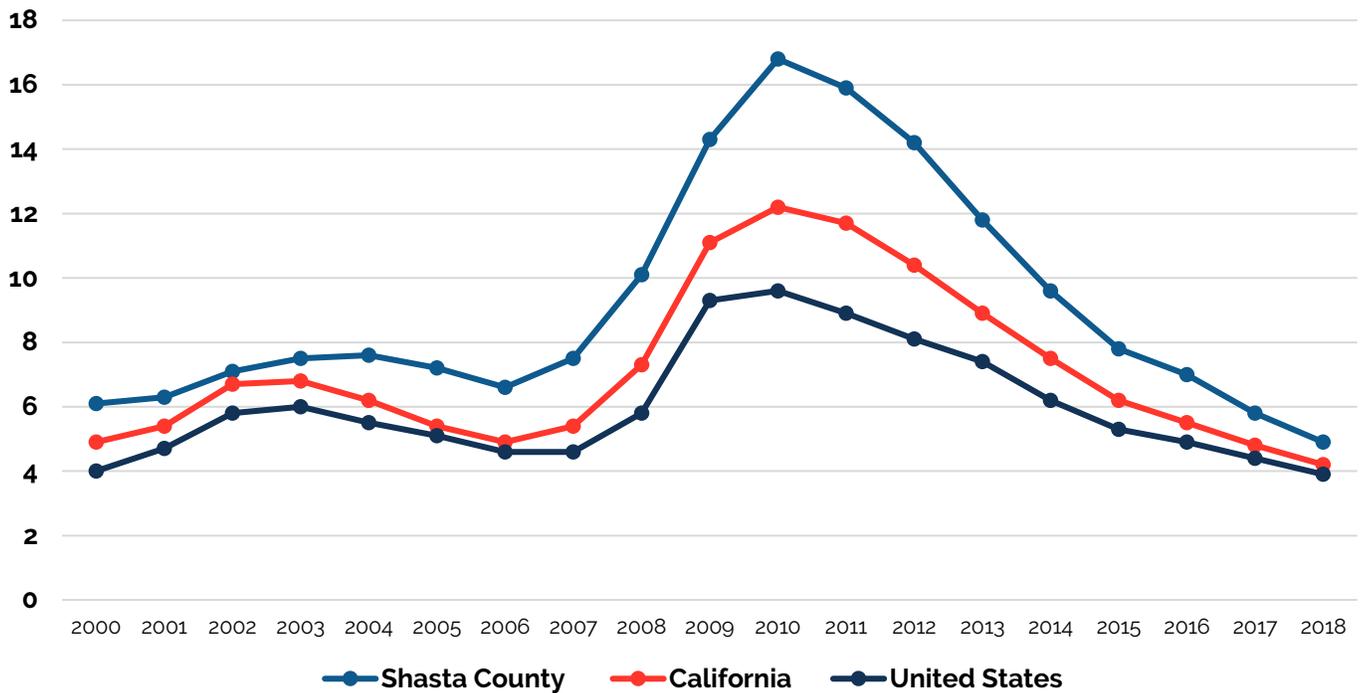
Source: 2013-2017 American Community Survey (5-year estimates).



2.1.2.3 Unemployment

Figure 2-2 shows the average annual unemployment rates for Shasta County, California, and the United States from 2000 to 2018. As shown in the figure, economic hardships during the recession had a more noticeable impact in the county compared to statewide and countywide. This is likely attributed to a relative lack of economic diversification and economic development resources to respond to changes. Unemployment rates have been decreasing countywide since 2010. In 2018, average annual unemployment rates were 4.9 percent in Shasta County, 4.2 percent in California, and 3.9 percent in the United States.

Figure 2-2: Historic Unemployment Rates



Source: U.S. Bureau of Labor Statistics, 2019.

2.1.3 POPULATION AND EMPLOYMENT PROJECTIONS

2.1.3.1 Population Projections

The Shasta Regional Transportation Agency (SRTA) develops and maintains the regional travel demand model, which forecasts land use and corresponding travel behavior at least 20 years into the future for the region. SRTA adopted the current model version (ShastaSIM 1.2) on October 9, 2018. Table 2-6 shows SRTA populations projections through 2040 as well as the average annual growth rate (AAGR) for each time period. SRTA projects that the city’s population would increase by an AAGR of 0.5 percent from 2005 to 2040. SRTA estimates that there will be approximately 1,600 additional people in the city between 2020 to 2040.



Table 2-6: Population Projections

Year	Population	AAGR
2005	10,040	--
2010	9,888	-0.3%
2015	9,936	0.1%
2020	10,360	0.8%
2025	10,711	0.7%
2030	11,229	0.9%
2035	11,457	0.4%
2040	12,025	1.0%

Source: Shasta Regional Transportation Agency, 2015 RTP/SCS Growth Projections and consistency with 2014-2019 Regional Housing Need Allocation (RHNA) Memo, 2014.

2.1.3.2 Employment Projections

Employment projections estimate the number of jobs that will be located in the county in the future. Although the projections have a high degree of uncertainty due to ever-changing local, regional, and/or national economic conditions, they provide a valuable estimate. Table 2-7 shows SRTA employment projections through 2040. SRTA based the employment projections on revised employment projections contained within the November 2011 4-step model update, and the updated phased development assumptions table; with data provided by the local jurisdictions and SRTA. SRTA projects that there will be an additional 545 jobs in the city between 2020 and 2040, at an AAGR of 1.1 percent.

Table 2-7: Employment Projections

Year	Jobs	AAGR
2005	1,938	--
2010	1,911	-0.3%
2015	2,058	1.5%
2020	2,263	1.9%
2025	2,470	1.8%
2030	2,653	1.4%
2035	2,783	1.0%
2040	2,808	0.2%

Source: Shasta Regional Transportation Agency, 2015 RTP/SCS Growth Projections and consistency with 2014-2019 Regional Housing Need Allocation (RHNA) Memo, 2014.

2.1.4 HOUSING STOCK AND HOUSEHOLD CHARACTERISTICS

2.1.4.1 Housing Inventory/Supply

Table 2-8 summarizes housing units by type in Shasta Lake in 2000, 2010, and 2018. Between 2010 to 2018, there were 32 new housing units built in Shasta Lake, which is a decline from 442 new housing units between 2000 to 2010. Single family homes continue to account for the majority of the housing stock. From 2000 to 2018, of the 474 new housing units constructed in the city, 91 percent were single family homes. During this time period, there was also a loss of 80 multifamily units in 2- to 4-unit buildings, but an increase of 50 multifamily units in 5-unit or more buildings. The City received funding from the Neighborhood Stabilization Program (funded through HCD) and Local Redevelopment Funds to remove these units, which had fallen into disrepair. Economic factors have delayed redevelopment, however, creating a current (2020) loss.

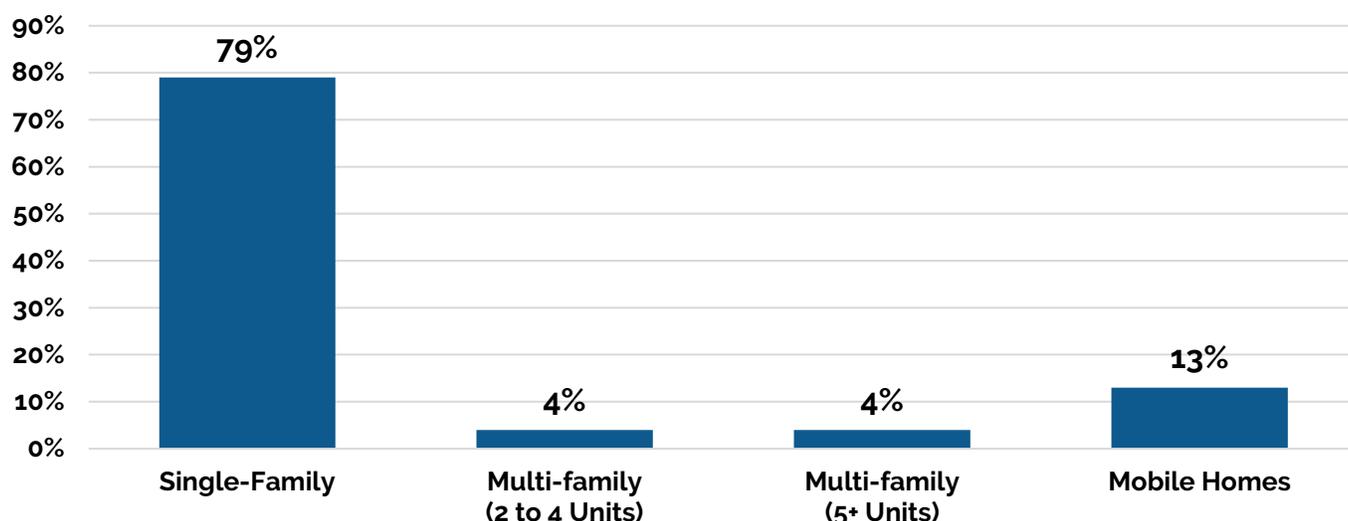
Figure 2-3 shows the breakdown of housing units by type in 2018. As shown in the figure, nearly four out of every five housing units in Shasta Lake are single family units and less than 10 percent are multifamily units. Figure 2-4 shows the number of housing units in the City from 2010 to 2018.

Table 2-8: Household Stock by Type

Type	2000		2010		2018		% Change 2000-'18
	Units	% of Total	Units	% of Total	Units	% of Total	
Single Family	2,920	78%	3,313	79%	3,353	79%	15%
2 to 4 Units	237	6%	157	4%	157	4%	-34%
5+ Units	114	3%	164	4%	164	4%	44%
Mobile Homes	496	13%	575	14%	567	13%	14%
Total	3,767	100%	4,209	100%	4,241	100%	13%

Source: HCD Pre-approved Data Package; California Department of Finance, 2019.

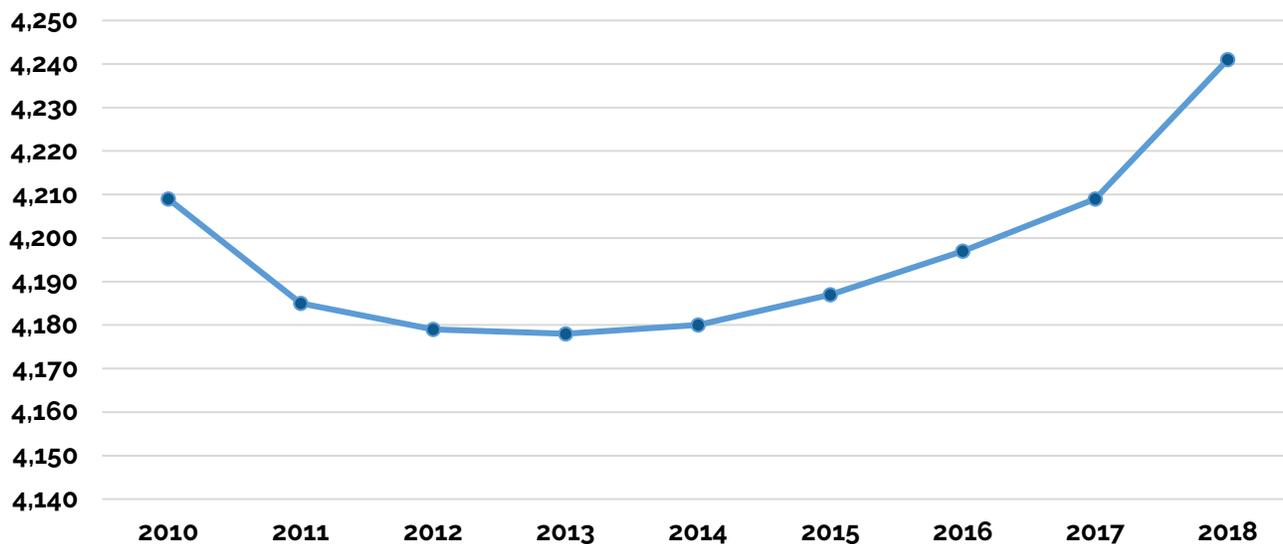
Figure 2-3: Housing Units by Type



Source: State of California, Department of Finance, E-5 Population and Housing Estimates, 2018



Figure 2-4: Housing Units



Source: State of California, Department of Finance, E-5 Population and Housing Estimates

2.1.4.2 Vacancy Rates

According to the California Department of Housing and Community Development (HCD), the desired vacancy rates necessary to provide a stable housing environment are approximately 2 percent for the for-sale housing and 5 percent for rental housing. Table 2-9 provides a detailed breakdown of the types of vacant units in Shasta Lake and California. Based on the 2013-2017 American Community Survey, the for-sale vacancy rate was 1 percent in the city as well as statewide. The rental vacancy rate was 1 percent in the city and 2 percent statewide. Overall, the breakdown of vacant units by type were similar in the city as statewide.

Table 2-9: Vacant Units by Type

Vacancy Status	Shasta Lake		California	
	Units	% of Total	Units	% of Total
For Rent	23	1%	220,686	2%
For Sale Only	30	1%	83,339	1%
Rented or Sold; Not Occupied	27	1%	109,630	1%
For Seasonal; Recreational; or Occasional Use	81	2%	383,658	3%
Other Vacant	127	3%	310,858	2%
Total Vacant Housing Units	288	7%	1,108,171	8%
Total Housing Units	4,040	100%	13,911,737	100%

Source: 2013-2017 American Community Survey (5-year estimates).

2.1.4.3 Tenure

Tenure (how many units are owner versus renter occupied) is a measure of the rates of homeownership in a jurisdiction. Tenure for type of unit and number of bedrooms can help estimate demand for a diversity of housing types. Tenure is a significant data point because home equity is the largest single source of household wealth for most Americans. As shown in Table 2-10, the homeownership rates in Shasta Lake and statewide declined from 2017 to 2010 following the recession.

Table 2-10: Tenure

Occupancy Type	Shasta Lake				California			
	2010	2017	2010	2017	2010	2017	2010	2017
Owner-Occupied Units	2,787	74%	2,368	62%	7,112,050	57%	7,024,315	55%
Renter-Occupied Units	956	26%	1,448	38%	5,280,802	43%	5,863,813	45%

Source: 2013-2017 American Community Survey (5-year estimates).

Table 2-11 shows the average household size for Shasta Lake, Shasta County, and California. Average household size is a function of the number of people living in households (the population in group quarters is not counted) divided by the number of occupied housing units. In 2017 the average persons per household in Shasta Lake was 2.65 persons, which is lower than the statewide average of 2.96 persons, but higher than the countywide average of 2.49 persons. These differences are likely attributed to the relative availability of land in county and rural character. Both Shasta Lake and Shasta County had a decrease in average persons per household from 2010 to 2017.

There are also noticeable differences in the average persons per household in owner-occupied units compared to renter-occupied units. Because renters tend to have lower incomes and are more likely to be in a transitional stage in life, they seek lower rental rates. The majority of the housing stock in Shasta County is single-family homes, which renters can "bunk-up" and share bedrooms to reduce rental costs.

Table 2-11: Average Household Size by Tenure

Household Size	Shasta Lake		Shasta County		California	
	2010	2017	2010	2017	2010	2017
Persons Per Household	2.69	2.65	2.52	2.49	2.89	2.96
Household Size: Owner-Occupied Units	2.66	2.60	2.54	2.46	2.97	3.00
Household Size: Renter-Occupied Units	2.80	2.72	2.50	2.55	2.79	2.91

Source: 2013-2017 American Community Survey (5-year estimates); 2012-2016 American Community Survey (5-year estimates)

2.1.4.4 Overcrowded Housing

The U.S. Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is strongly related to household size, particularly for large households and especially very large households and the availability of suitably sized housing. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.



A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. There is some debate about whether units with larger households where seven people might occupy a home with six rooms should really be considered overcrowded. Nonetheless, units with more than 1.5 persons per room are considered severely overcrowded and should be recognized as a significant housing problem. Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or lack of available housing units of adequate size.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renters.

Table 2-12 compares occupants per room by tenure in Shasta Lake and California in 2017. Regarding owner-occupied units, the proportion of overcrowded units were similar citywide and statewide. However, there are higher proportions of overcrowded rental units statewide compared to in Shasta Lake. These differences are likely attributed to the relatively lower rental rates and greater availability of land in Shasta Lake.

Table 2-12: Overcrowding

	Shasta Lake		California	
	Units	% of Total	Units	% of Total
Overcrowded Units				
Owner-Occupied	79	2%	279,395	2%
Renter-Occupied	90	2%	777,184	6%
Total Overcrowded Units	169	4%	1,056,579	8%
Severely Overcrowded Units				
Owner-Occupied	41	1%	70,899	1%
Renter-Occupied	28	1%	296,058	2%
Total Severely Overcrowded Units	69	2%	366,957	3%
Total Units	3,816	100%	12,888,128	100%

Source: 2013-2017 American Community Survey (5-year estimates).

2.1.4.5 Housing Conditions

The U.S. Census provides limited data to infer the condition of Shasta Lake's housing stock. Because housing stock age and condition are generally correlated, the age of a community's housing stock indicates housing condition. Table 2-13 shows the decade in which units were built for housing units in Shasta Lake and California in 2017. As shown in the table, Shasta Lake's housing stock is relatively newer than California's housing stock, with a greater proportion of houses built in 1990 or later. In 2017, 31 percent of the housing stock in the city was less than 30 years old, compared to 25 percent of housing statewide. The median year that housing in Shasta Lake was built is 1980; statewide the average is 1974.

Table 2-13: Age of Housing Stock

Year Built	Shasta Lake		California	
	Units	% of Total	Units	% of Total
Built 2014 or later	45	1%	83,366	1%
Built 2010 to 2013	12	0%	203,659	1%
Built 2000 to 2009	576	14%	1,615,173	12%
Built 1990 to 1999	640	16%	1,527,242	11%
Built 1980 to 1989	759	18%	2,137,731	15%
Built 1970 to 1979	768	19%	2,496,506	18%
Built 1960 to 1969	392	10%	1,876,273	13%
Built 1950 to 1959	445	11%	1,906,691	14%
Built 1940 to 1949	229	6%	852,988	6%
Built 1939 or earlier	238	6%	1,296,670	9%

Source: 2013-2017 American Community Survey (5-year estimates).

Some housing units were also built as a temporary use for workers constructing Shasta Dam, i.e., shelter for just a few years. The previous Housing Element also reported that a review of existing housing conditions found units without a foundation or a poor foundation, as well as minimum electrical and substandard construction according to the Building Division. In 2009 the City identified 309 units in need of rehabilitation or replacement. The housing element includes programs addressing housing rehabilitation for both single-family and multifamily uses.

2.1.5 HOUSING AFFORDABILITY

2.1.5.1 Housing Cost Burdens

This section provides an analysis of the proportion of households "overpaying for housing." Current standards measure housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or cost burdened. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. Lower-income households are defined as those that earn 80 percent or less of the area median income.

Table 2-14 shows the State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (SOCDS CHAS) special tabulation data from the 2012-2016 American Community Survey regarding the percentage of households with a moderate housing cost burden (greater than 30 percent) and severe cost burden (greater than 50 percent) by income group and tenure for Shasta Lake and California. As shown in the table, 37.8 percent of all households in the city had a moderate housing cost burden in 2016, compared to 41.0 percent of all households statewide. Housing cost burdens were more severe for households with lower incomes. Among lower-income households (incomes less than or equal to 80 percent of the area median income), 67.6 percent of households in Shasta Lake had a moderate housing cost burden in 2016 compared to just 13.6 percent of non-lower-income households. The percentage of lower-income households with a moderate housing cost burden in the county is about the same as statewide (68.5 percent).



The housing cost burden was generally higher among renter households in Shasta Lake in 2016. For example, 74.5 percent of lower-income renter households paid 30 percent or more of their monthly incomes for housing costs, compared to 59.4 percent of lower-income owner households.

Table 2-14: Housing Cost Burden by Household Income Classification

	Shasta Lake			California		
	Owners	Renters	Total	Owners	Renters	Total
Household Income <= 80% Median Family Income (MFI)						
Total Households	715	940	1665	2,201,440	3,704,615	5,906,055
Number w/ Cost Burden > 30%	425	700	1125	1,320,335	2,727,260	4,047,595
Percent w/ Cost Burden > 30%	59.4%	74.5%	67.6%	60.0%	73.6%	68.5%
Number w/ Cost Burden > 50%	250	455	705	799,675	1,571,470	2,371,145
Percent w/ Cost Burden > 50%	35.0%	48.4%	42.3%	36.3%	42.4%	40.1%
Household Income > 80% MFI						
Total Households	1465	580	2045	4,727,570	2,173,765	6,901,335
Number w/ Cost Burden > 30%	174	105	279	895,675	303,770	1,199,445
Percent w/ Cost Burden > 30%	11.9%	18.1%	13.6%	18.9%	14.0%	17.4%
Number w/ Cost Burden > 50%	4	0	4	153,780	21,770	175,555
Percent w/ Cost Burden > 50%	0.3%	0.0%	0.2%	3.3%	1.0%	2.5%
Total Households						
Total Households	2180	1520	3710	6,929,010	5,878,380	12,807,390
Number w/ Cost Burden > 30%	599	805	1404	2,216,010	3,031,030	5,247,040
Percent w/ Cost Burden > 30%	27.5%	53.0%	37.8%	32.0%	51.6%	41.0%
Number w/ Cost Burden > 50%	254	455	709	953,455	1,593,240	2,546,700
Percent w/ Cost Burden > 50%	11.7%	29.9%	19.1%	13.8%	27.1%	19.9%

Source: HCD Pre-approved Data Package; HUD SOCDs, Comprehensive Housing Affordability Strategy (CHAS) database using 2012-2016 American Community Survey (5-year estimates).

2.1.5.2 Ability to Pay for Housing

Housing affordability can be inferred by comparing the cost of renting or owning a home in Shasta Lake with the presumed maximum affordable housing costs for households at different income levels. This information can provide a picture of who can afford what size and type of housing. It can also indicate the type of households that would likely experience overcrowding or overpayment.

The following section compares the cost limits for affordable owner and rental housing by income limit as defined by the California Health and Safety Code. The State income limits are used in affordable housing programs and projects. Because above moderate-income households do not generally have problems locating affordable units, affordable housing is usually defined as units that are reasonably priced for low- and moderate-income households. The list below shows the definition of housing income limits as they are applied to housing units in Shasta Lake.

- **Extremely Low-Income Household** is one whose combined income is between the floor set at the minimum Supplemental Security Income (SSI) and 30 percent of the area median income (AMI).
- **Very Low-Income Household** is one whose combined income is between 31 and 50 percent of the AMI.
- **Low-Income Household** is one whose combined income is at or between 51 percent to 80 percent of the AMI.
- **Moderate-Income Household** is one whose combined income is at or between 81 percent to 120 percent of the AMI.
- **Above Moderate-Income Household** is one whose combined income is above 120 percent of the AMI

According to HCD, the median family income for a four-person household in Shasta County was \$64,800 in 2019. Income limits for larger or smaller households were higher or lower, respectively, and are calculated by HCD (see Table 2-15).

Table 2-16 shows the 2019 State household income limits for Shasta County by the number of persons in the household for the income categories discussed above. The table also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a three-person household was classified as low-income (below 80 percent of median) with an annual income of up to \$46,700 in 2019. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$1,168 or to purchase a house priced at \$188,633 or less.

Table 2-17 shows HUD-defined fair market rent levels (FMR) for the Redding Metropolitan Statistical Area (MSA) for fiscal year 2020. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately-owned, decent, safe, and sanitary rental housing of a modest nature with suitable amenities. HUD uses FMRs for a variety of purposes: FMRs determine the eligibility of rental housing units for the Section 8 Housing Choice Voucher Program; Section 8 Rental Voucher program participants cannot rent units with rents that exceed the FMRs; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

As previously stated, a three-person household classified as low-income (between 51 and 80 percent of median) with an annual income of up to \$46,700 could afford to pay \$1,168 monthly gross rent (including utilities). The 2020 FMR for a two-bedroom unit in Shasta County was \$966. Therefore, HUD assumes that a low-income household could afford to rent a unit at the FMR level, pending the availability of such a unit for rent.

Table 2-15: State Income Limits

Income Categories	Maximum Income by Persons per Household				
	1	2	3	4	5
Extremely Low-Income (30%)	\$13,650	\$16,910	\$21,330	\$25,750	\$30,170
Very Low-Income (50%)	\$22,700	\$25,950	\$29,200	\$32,400	\$35,000
Low-Income (80%)	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000
Median-Income (100%)	\$45,350	\$51,850	\$58,300	\$64,800	\$70,000
Moderate-Income (120%)	\$54,450	\$62,200	\$70,000	\$77,750	\$83,950

Source: California Department of Housing and Community Development, 2019



However, a three-person household classified as very low-income (between 31 and 50 percent of median) with an annual income of up to \$29,200 could afford to pay only \$730 for monthly gross rent. This household could not afford the FMR rent of \$966 for a two-bedroom unit. Households with incomes below 50 percent of median would have even less income to spend on rent.

Table 2-16: Ability to Pay for Housing

Number of Persons	1	2	3	4	5
Extremely Low-Income Households at 30% of 2019 Median Family Income					
Income Level	\$13,650	\$16,910	\$21,330	\$25,750	\$30,170
Max. Monthly Gross Rent ²	\$341	\$423	\$533	\$644	\$754
Max. Purchase Price ³	\$55,136	\$68,304	\$86,157	\$104,011	\$121,864
Very Low-Income Households at 50% of 2019 Median Family Income					
Income Level	\$22,700	\$25,950	\$29,200	\$32,400	\$35,000
Max. Monthly Gross Rent ²	\$568	\$648	\$730	\$810	\$875
Max. Purchase Price ³	\$91,691	\$104,617	\$117,946	\$130,872	\$141,374
Low-Income Households at 80% of 2019 Median Family Income					
Income Level	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000
Max. Monthly Gross Rent ²	\$908	\$1,038	\$1,168	\$1,296	\$1,400
Max. Purchase Price ³	\$146,625	\$167,629	\$188,633	\$209,435	\$226,198
Median-Income Households at 100% of 2019 Median Family Income					
Income Level	\$45,350	\$51,850	\$58,300	\$64,800	\$70,000
Max. Monthly Gross Rent ²	\$1,134	\$1,296	\$1,458	\$1,620	\$1,750
Max. Purchase Price ³	\$183,180	\$209,435	\$235,489	\$261,744	\$282,748
Moderate-Income Households at 120% of 2019 Median Family Income					
Income Level	\$54,450	\$62,200	\$70,000	\$77,750	\$83,950
Max. Monthly Gross Rent ²	\$1,588	\$1,814	\$2,042	\$2,268	\$2,449
Max. Purchase Price ³	\$256,594	\$293,115	\$329,873	\$366,394	\$395,612

Notes:
 1 Based on 2015 HCD income limits.
 2 Assumes that 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.
 3 Assumes 96.5 percent loan at 4.5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21 percent of total monthly payments.

Source: California Department of Housing and Community Development, 2019; and Mintier Harnish, 2019.

Table 2-17: HUD Fair Market Rent

Bedrooms in Unit	FY 2020 Fair Market Rent (FMR)
Efficiency	\$630
1 Bedroom	\$744
2 Bedrooms	\$966
3 Bedrooms	\$1,394
4 Bedrooms	\$1,721

Source: U.S. Department of Housing and Urban Development, Final FY 2020 Redding, CA MSA.

2.1.5.3 Affordable Housing by Income/Occupation

Table 2-18 shows an abbreviated list of occupations and annual incomes for residents in Shasta Lake, such as registered nurses, janitors, schoolteachers, police officers, and minimum wage earners. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices they could afford to buy a home.

Many households with a single wage earner would have difficulty purchasing a home in Shasta Lake, where the median sales price for homes was \$ 211,500 in November 2019 (according to Zillow). A preschool teacher in Shasta Lake could afford a home costing an estimated \$112,768. An administrative assistant could afford a home costing around \$156,307. Households with two wage earners would have an easier time finding a home in their price range in the city. For example, a household comprised of a registered nurse and waitress in Shasta Lake could afford to pay approximately \$523,395 for a home.

Of particular interest are those households with limited incomes, such as minimum wage earners or individuals on Supplemental Security Income (SSI). The FMR for a one-bedroom unit is \$744, and \$630 for a studio. An individual earning minimum wage could afford to pay only \$600 monthly for housing expenses, and an SSI recipient \$231. These individuals would not be able to afford gross rent for a one-bedroom unit or a studio at fair market rent.



Table 2-18. Affordable Rents and Purchase Prices by Income and Occupation

	Average Annual Income	Affordable Monthly Gross Rent ¹	Affordable House Price ²
Occupations and Households			
Customer Service Reps.	\$36,587	\$915	\$147,784
Lawyer	\$116,514	\$2,913	\$470,630
Cooks, Restaurant	\$29,704	\$743	\$119,982
Police and Sheriff's Patrol Officer	\$102,270	\$2,557	\$413,095
Registered Nurse (RN)	\$103,806	\$2,595	\$419,299
Computer Programmer	\$105,953	\$2,649	\$427,971
Farmworkers and Laborers	\$64,187	\$1,605	\$259,268
Janitor	\$28,661	\$717	\$115,769
Waiters and Waitresses	\$25,771	\$644	\$104,096
Carpenter	\$53,413	\$1,335	\$215,749
Postal Service Mail Carrier	\$54,983	\$1,375	\$222,090
Preschool Teacher	\$27,918	\$698	\$112,768
Elementary School Teacher	\$66,010	\$1,650	\$266,631
Librarian	\$58,430	\$1,461	\$236,014
Office & Administrative Support	\$38,697	\$967	\$156,307
Two Wage Earners			
Registered Nurse and Waitress	\$129,577	\$3,239	\$523,395
Preschool Teacher & Police	\$130,188	\$3,255	\$525,863
Cook and Librarian	\$88,134	\$2,203	\$355,996
Minimum Wage Earners (\$12.00 per hour)			
Single Wage Earner	\$24,000	\$600	\$96,942
Two Wage Earners	\$48,000	\$1,200	\$193,884
SSI (Aged or Disabled)			
One-per. household w/ SSI only	\$9,252	\$231	\$37,371
Couple with SSI only	\$13,884	\$347	\$56,081

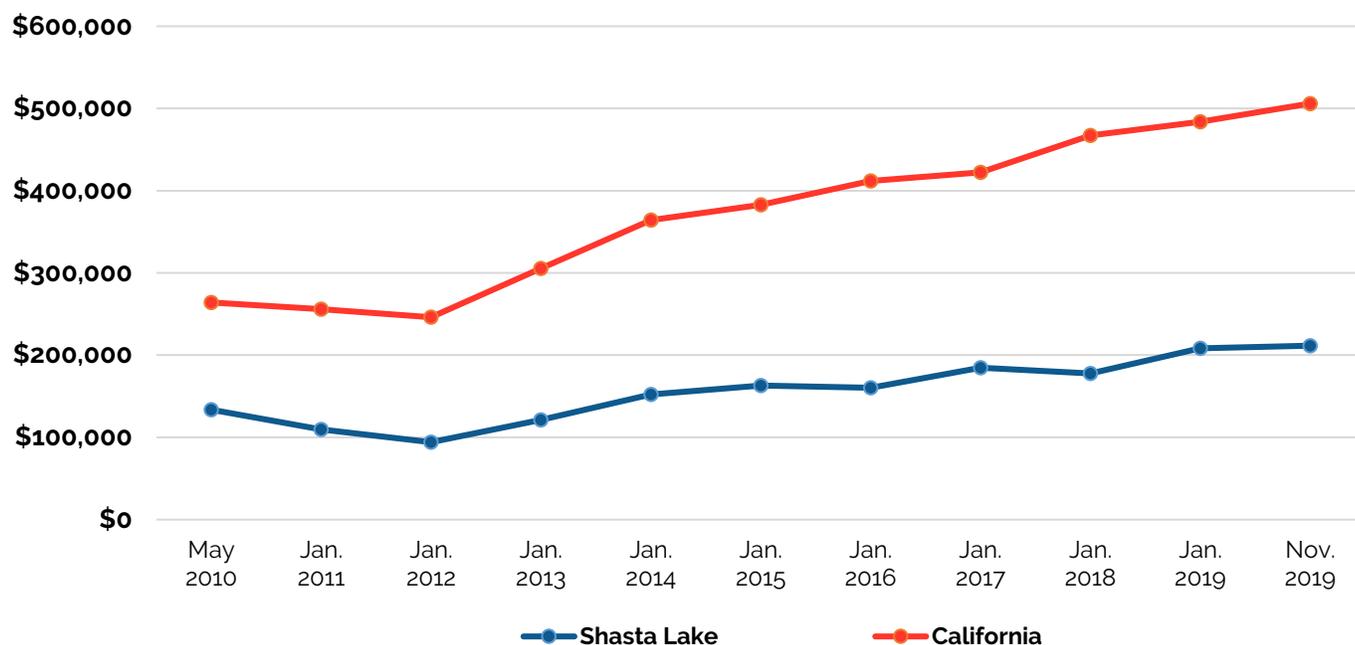
Notes: 1 Assumes that 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

2 Assumes 96.5 percent loan at 4.5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21 percent of total monthly payments.

Source: California Employment Development Department, American Labor Market Information System (LMIS) 2019; U.S. Social Security, 2019 Housing Values

Between 2010 to 2012, housing prices decreased, which reflects the nationwide recession. Since 2012, housing prices in the Shasta Lake and statewide have increased steadily each year. Figure 2-5 shows median home price sales price in Shasta Lake and California from May 2010 to November 2019. Since January 2012, the median home sale price in Shasta Lake increased by 124.8 percent from a low of \$94,100 to a high of \$212,000 in November 2019. Similarly, the statewide median home sales price increased by 105.6 percent from \$246,100 in January 2012 to \$554,900 in November 2019,

Figure 2-5: Median Home Sales Prices



Source: Zillow, 2019

The median list price in Shasta Lake continues to be below that of the statewide average (\$196 versus \$321/square foot). The city's median monthly rent price of \$1,346 is lower than the state's median monthly rent of \$2,652. Median list and sale prices, as well as monthly rental prices are in Table 2-19.

Table 2-19: Median Housing and Rental Price

Category	Shasta Lake	California
Median Residence List Price	\$257,050	\$540,000
Median Residence List Price Per Square Foot	\$196	\$321
Median Residence Sale Price	\$211,500	\$506,000
Median Rental Price	\$1,346	\$2,652

Source: Zillow.com; 2019



2.1.5.4 Average Monthly Rents

Table 2-20 shows the average monthly rents for apartments and homes in Shasta Lake based on internet rental listings in December of 2019. Average monthly rents are roughly equal to or slightly lower than the HUD fair market rents shown in Table 2-17 on page 2-15. At these rent levels, a 1-bedroom apartment (average \$756 monthly rent) would likely be unaffordable for a two-person very low-income household (can afford \$648 monthly rent and utilities). The two-bedroom apartment rental (\$615 monthly rent) is possibly affordable for a three-person very low-income household depending on the utility costs (can afford \$730 monthly rent and utilities). Though an average four-bedroom single-family home (\$2,698) would not be affordable to a low-income family of five (can afford \$1,400 monthly rent and utilities), a four-bedroom apartment was listed for \$785.

Table 2-20: Monthly Rental Prices

Unit Type	Average Rent	Number of Listings
1-Bedroom, 1 Bath Apartment	\$756	4
2-Bedroom, 1 Bath Apartment	\$615	1
2-Bedroom, 1 Bath Single Family Home	\$1,285	2
3-Bedroom, 2 Bath Apartment	\$730	1
3-Bedroom, 2 Bath Single Family Home	\$1,492	13
4-Bedroom, 2 Bath Apartment	\$785	1
4-Bedroom, 2 Bath Single family Home	\$2,698	2

Source: *Craigslist.org, Apartments/Housing for Rent, December 2019, January 2020, and March 2020; zillow.com, Rental Listings in Shasta Lake, January 2020 and March 2020*

2.1.6 SPECIAL HOUSING NEEDS

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to secure suitable housing. The following subsections discuss these special housing needs of six groups identified in State housing element law (Cal. Gov't Code § 65583(a)(7): elderly; persons with disabilities, including developmental disabilities; large families; farmworkers; families with female heads of household; and families and persons in need of emergency shelter.

2.1.6.1 Homeless Persons

California's homeless crisis continues to rise as one of the leading concerns in the state. Most families become homeless because they are unable to afford housing in a particular community. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system fairly quickly. The remainder essentially live in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and "throwaway" youth (children whose parents will not allow them to live at home).

Not all homeless persons are the same, but many fall within several categories: those with developmental or cognitive disabilities, alcohol and drug users, elderly, runaways and abandoned youths, single women with children who are fleeing domestic violence, individuals and families who have recently lost jobs and are unable to make ends meet, as well as the working poor who have jobs but whose income is insufficient to afford housing. Although each category has different specific needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons, and are limited to occupancy of six months or less by a homeless person. No individual or household can be denied emergency shelter because of inability to pay.

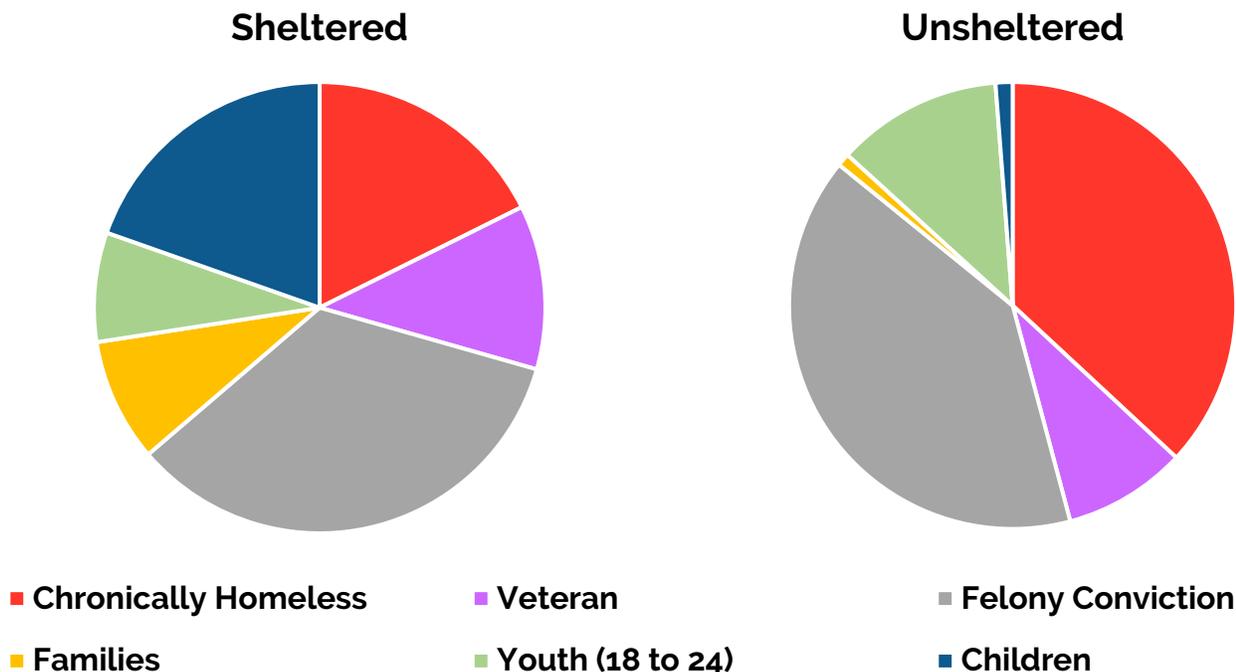
Measuring the number of homeless individuals is a difficult task, in part because in most cases, homelessness is a temporary, not permanent, condition. Therefore, a more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time, not the exact number of homeless people at any given time. However, the most recent information available for the county is a "point-in-time" count of sheltered and unsheltered homeless persons.

According to the 2018 Annual Homeless Assessment Report (AHAR) to Congress prepared by HUD, there were nearly 130,000 homeless people both sheltered and unsheltered in California, based on a point-in-time count conducted in January 2018. This figure far surpassed other states, including New York with 92,000. Of California's total, 89,543 people were unsheltered, meaning they were not living in an emergency shelter or similar residence but were instead found on the street, in a vehicle or abandoned building.

The [Shasta County Community Action Agency](#) provides the point-in-time count for the counties of Del Norte, Lassen, Modoc, Plumas, Shasta, Sierra and Siskiyou including all cities in those counties. While there is not a point-in-time count for Shasta Lake, the 2019 point-in-time count found 827 homeless persons in Shasta County, which is a 19.5 percent increase from the 2018 count of 692. Among the 827 persons counted in Shasta County, Figure 2-6 below shows the breakdown of their self-identified demographic markers. (Each person had the option to identify with as few or as many of the demographic questions as they wanted.) No point-in-time data is available specific to the City of Shasta Lake. There are approximately 10 homeless individuals in Shasta lake.

An individual is considered chronically homeless if he/she has been has had at least four separate occasions of homelessness in the past three years where the combined total length of time is at least 12 months or has a disability and has been continuously homeless for a year. Among the 827 homeless persons counted in Shasta County, 156 identified as chronically homeless.

Figure 2-6: Median Home Sales Prices



Source: [Shasta County Community Action Agency, 2019 Annual Pit Report, NorCal Emergency Shelters, Transitional, and Supportive Housing](#)

While Shasta Lake does not presently operate any homeless shelters or provide any transitional housing services, Shasta County collaborates with 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. Table 2-21 outlines the emergency shelters, transitional-housing providers, and permanent supportive housing providers that offer services in the county.

Additionally, the Shasta Community Health Center (SCHC), a 501(c) Federally Qualified Health Center, provides primary medical and mental healthcare services to the medically underserved populations. Project Health Outreach for People Everywhere (HOPE) Mobile Health Program (also known as the HOPE Van) provides community health centers in Shasta Lake, Redding, and Anderson, including medical and mental health care services, dental, medication assisted therapy, case management, and referrals. In 2018, SCHC provided health care services to approximately 3,155 patients that identified as homeless.

Table 2-21: Emergency Shelters, Transitional, and Supportive Housing for Homeless Persons

Provider	Location	Client Type	Beds
Emergency Shelter			
Good News Rescue Mission—House of Hope	Redding	Women and children	105
Good News Rescue Mission—Men's Shelter	Redding	Single men	202 ¹
One Safe Place—Emergency Shelter	Redding	Single persons and children affected by domestic violence and sexual assault	13 rooms, 50 beds total
Transitional Housing			
Visions of the Cross-Women's Residential Treatment Program	Redding	Single women affected by substance abuse	32 beds
Visions of the Cross—Men's Residential Treatment Program	Redding	Single men affected by substance abuse	30 beds
Visions of the Cross- Recovery Residence/ Transitional Housing	Redding		100 beds
FaithWorks Community Coalition—Francis Court	Redding	Homeless families	12 units
FaithWorks Community Coalition—Francis Court II	Redding	Families	4 units
FaithWorks Community Coalition—House of Cornelius	Redding	Homeless Veterans	4 units
Permanent Supportive Housing			
Northern Valley Catholic Social Service	Redding	Seniors, families, and persons with developmental disabilities or mental health challenges	43 units; 27 subsidized rent units ²

Note: 1 Includes overflow

Note 2 Includes one senior housing complex with 24 units.; 20 rent subsidies for those with mental health challenges and facing chronic homelessness; seven rent subsidies for those on parole and facing (or at risk of) homelessness; 19 units available for those with mental health challenges and facing homelessness.

Source: Good News Rescue Mission, 2019; One Safe Place – Sierra Center, 2019



2.1.6.2 Senior Households

Seniors, defined as ages 65 years and older, often face unique housing problems. Seniors are often “over-housed,” living alone or as couples, in three- or four-bedroom houses that are too large for them to maintain adequately. While many may own their homes outright, fixed retirement incomes may not always be adequate to cover rising utility rates and insurance. Also, many senior homeowners do not have sufficient savings to finance the necessary repair costs. This is a situation commonly described as “house-rich and cash-poor.”

Table 2-22 shows information on the number of seniors (persons ages 65 and over), the number of senior households, and senior households by tenure in Shasta Lake and California in 2017. As discussed in Section 2.1.1.1 on Age, Shasta Lake has a higher proportion of seniors compared to California. Shasta Lake also has a higher rate of home ownership (see Section 2.1.4.3 on tenure). These trends are reflected in the table below where seniors represented 16 percent of the population in Shasta Lake in 2017 compared to 13 percent statewide. Senior households represented 27 percent of all households in Shasta Lake, compared to 23 percent statewide.

Table 2-22: Senior Population and Households

	Shasta Lake		California	
Population				
Total Population	10,125	100%	38,982,847	100%
Persons 65 years and over	1,582	16%	5,148,448	13%
Households				
Total Households	3,816	100%	12,888,128	100%
Owner	2,366	62%	7,088,470	55%
Renter	1,450	38%	3,260,696	46%
Senior-Headed Households	1,020	27%	2,930,414	23%
Owner	825	81%	2,140,123	73%
Renter	195	19%	790,291	27%
Senior Demographics				
Seniors as % of all Households	--	27%	--	23%
% of Owner Households Headed by a Senior	--	35%	--	30%
% of Renter Households Headed by a Senior	--	13%	--	24%

Source: 2013-2017 American Community Survey (5-year estimates)

There are several programs and services for the senior citizens in Shasta County, including Compass, Experience Works, Golden Umbrella, Legal Services of Northern California – Senior Legal Hotline, Senior Citizens of Shasta County, Shasta County Adult Protective Services, Shasta County Health and Human Services Agency, Shasta County In-Home Support Services, Shasta County Public Guardian, and Shasta Senior Nutrition Program.

2.1.6.3 Farmworkers

Farmworkers and day laborers are an essential component of California's agriculture industry. Farmworker households are often comprised of extended family members or single male workers and, as a result, many farmworker households tend to have difficulties securing safe, decent, and affordable housing. Far too often in California farmworkers are forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have very high rates of overcrowding, and have low homeownership rates.

Migrant farmworkers as a group consists of individuals who travel not only across county lines but also from one major geographic region of California to another to find work. Travel for work prevents them from returning to their primary residence every evening. Many migrant farmworkers are single males, most of whom are married and migrate alone to support their families who live at home base. However, there are many migrant families who have more than one employed member.

When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. Non-migrant seasonal farmworkers consist of individuals who work only during a harvest season, and who are able to return to their primary residence every evening. This group, which includes cannery workers, is fairly significant, comprising more than half of all farmworkers in the state.

Permanent farmworkers comprise the smallest group of individuals employed in agriculture. Permanent farmworkers are employed year-round, usually by one employer in the agricultural industry. This group generally lives in rural areas in permanent housing provided by the grower.

Determining the number of farmworkers in a region is difficult due to the variability of the definitions used by government agencies and other characteristics of the farming industry, such as seasonal workers who migrate from place to place. Although government databases do not track farmworkers in the city of Shasta Lake specifically, the United States Department of Agriculture (USDA) provides data on farmworkers countywide.

The USDA Census of Agriculture reported 642 farmworkers in Shasta County in 2017 (Table 2-23). Of this figure, 225 farmworkers worked 150 days or more and 417 worked fewer than 150 days. The USDA Census of Agriculture also reported 76 hired migrant farmworkers in 2017, 19 on farms with hired labor and 57 on farms without. No information is available specific to Shasta Lake.



Table 2-23: Farmworkers

Type of Farm Labor	Number of Workers
Hired Farm Labor	642
Workers by Days Worked - 150 Days or More	225
Workers by Days Worked - Less than 150 Days	417
Hired Migrant Farm Labor on Farms with Hired Labor	19
Hired Migrant Farm Labor on Farms without Hired Labor (Contract Only)	57

Source: U.S. Census of Agriculture, 2018

Farmworkers have special housing problems due to seasonal income fluctuations, very low incomes, and substandard housing conditions found in most units available to this segment of the population. Housing for migrant and seasonal farmworkers requires affordability and flexibility to accommodate these special needs. For seasonal and migrant farmworkers, housing needs to be affordable at extremely low-incomes and to provide large units to accommodate larger families.

While housing for farmworkers is most convenient when located on or adjacent to farms, housing that is affordable at very low-income levels tends to be more feasible in cities. Housing in cities, with services located nearby, may also be more suitable for seasonal farmworkers whose families live with them. Since many of these types of workers receive housing on private farms, separately from governmental programs, it is difficult to assess supply and demand.

2.1.6.4 Persons with Disabilities

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. While there is limited data available on the housing needs of persons with disabilities in Shasta Lake, data on the number of persons with disabilities and the types of these disabilities is useful in inferring housing needs. The 2017 American Community Survey (5-year estimates) defines six disabilities: hearing, vision, cognitive, ambulatory, self-care, and independent living.

Living arrangements for disabled persons depend on the severity of the disability. Many persons live independently with other family members. To maintain independent living, disabled persons may need special housing design features, income support, and in-home supportive services for persons with medical conditions. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. While regulations adopted by the State require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single family units have no accessibility requirements.

Many mentally disabled persons can live and work independently within a conventional living environment. However, more severely disabled individuals require a group living environment in which partial or constant supervision is provided by trained personnel. The most severely affected individuals may require an institutional environment in which medical attention and therapy are provided within the living environment.

Table 2-24 shows information from the 2013-2017 American Community Survey on the disability status and types of disabilities by age group for persons five years and older in Shasta Lake and California. As shown in the table, 17.6 percent of the total population in Shasta Lake five years and older had one or more disabilities in 2017, compared to 11.3 percent in California.

Table 2-24 also provides information on the exact nature of these disabilities. The total disabilities number shown for all age groups in Shasta Lake (3,257) exceeds the number of persons with disabilities (1,644) because a person can have more than one disability. Among school age children, the most frequent disabilities were cognitive (53.5 percent) and vision (22.0 percent). For persons aged 18 to 64 years, the most frequent disability was independent living difficulty (26.0 percent) followed by vision (22.6 percent). For seniors, ambulatory difficulty was the most frequent disability (27.1 percent), followed by hearing difficulty (22.7 percent).

In terms of the three age groups shown in Table 2-24, 6.9 percent of Shasta Lake's population 5 to 17 years of age, 23.9 percent of the population 18 to 64 years of age, and 87.3 percent of seniors (65 years and older) had one or more disabilities in 2017. These percentages are larger than those statewide. Across all age categories, Shasta Lake residents are more likely to have a disability (17.6 percent) than the population statewide (11.3 percent).

Supplemental Security Income (SSI) is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security (OASDI) often receive SSI benefits. SSI is the only source of income for a number of low-income seniors. The Social Security Administration provides data on SSI recipients by state and county.

Table 2-25 shows SSI recipients by category in Shasta County and California in 2017. In 2017 a total of 9,507 persons in Shasta County received SSI from the Federal government because they were aged, blind, or disabled, representing 5.31 percent of the total county population. California as a whole had a lower percentage of the total population that received SSI benefits at 3.12 percent. Of all SSI recipients, a lower percentage of seniors received SSI in Shasta County than in California as a whole (21.45 percent compared to 38.87 percent). However, persons 18 to 64 receiving SSI benefits made up a much higher percentage in Shasta County than statewide (72.78 percent compared to 44.93). Importantly, these numbers do not represent the thousands of others who also have special needs due to their height, weight, or mental or temporary disability from injury or illness, and whose conditions impede their ability to afford housing and to perform daily tasks within typical houses and apartments. With the maximum monthly benefit of \$783 as of 2020, SSI recipients are likely to have difficulty finding housing that fits within their budgets since they can afford to pay only \$235 for rent, as shown earlier in Table 2-18 (page 2-16).



	Average Annual Income	Affordable Monthly Gross Rent ¹	Affordable House Price ²
Occupations and Households			
Customer Service Reps.	\$36,587	\$915	\$147,784
Lawyer	\$116,514	\$2,913	\$470,630
Cooks, Restaurant	\$29,704	\$743	\$119,982
Police and Sheriff's Patrol Officer	\$102,270	\$2,557	\$413,095
Registered Nurse (RN)	\$103,806	\$2,595	\$419,299
Computer Programmer	\$105,953	\$2,649	\$427,971
Farmworkers and Laborers	\$64,187	\$1,605	\$259,268
Janitor	\$28,661	\$717	\$115,769
Waiters and Waitresses	\$25,771	\$644	\$104,096
Carpenter	\$53,413	\$1,335	\$215,749
Postal Service Mail Carrier	\$54,983	\$1,375	\$222,090
Preschool Teacher	\$27,918	\$698	\$112,768
Elementary School Teacher	\$66,010	\$1,650	\$266,631
Librarian	\$58,430	\$1,461	\$236,014
Office & Administrative Support	\$38,697	\$967	\$156,307
Two Wage Earners			
Registered Nurse and Waitress	\$129,577	\$3,239	\$523,395
Preschool Teacher & Police	\$130,188	\$3,255	\$525,863
Cook and Librarian	\$88,134	\$2,203	\$355,996
Minimum Wage Earners (\$12.00 per hour)			
Single Wage Earner	\$24,000	\$600	\$96,942
Two Wage Earners	\$48,000	\$1,200	\$193,884
SSI (Aged or Disabled)			
One-per. household w/ SSI only	\$9,252	\$231	\$37,371
Couple with SSI only	\$13,884	\$347	\$56,081

Table 2-24: Disability Status and Types of Disabilities by Ages Group, Persons Five Years and Older

	Shasta Lake		California	
5 to 17 Years				
Total Persons	1,615	100.0%	6,606,264	100.0%
Total Persons with a Disability	111	6.9%	279,466	4.2%
Total Disabilities Tallied ¹	159	100.0%	389,156	100.0%
Hearing Difficulty	13	8.2%	35,124	9.0%
Vision Difficulty	35	22.0%	50,219	12.9%
Cognitive Difficulty	85	53.5%	202,433	52.0%
Ambulatory Difficulty	13	8.2%	38,333	9.9%
Self-Care Difficulty	13	8.2%	63,047	16.2%
18 to 64 Years				
Total Persons	6,140	100.0%	24,335,458	100.0%
Total Persons with a Disability	862	23.9%	1,995,286	15.2%
Total Disabilities Tallied ¹	1,733	100.0%	3,665,410	100.0%
Hearing Difficulty	98	5.7%	374,799	10.2%
Vision Difficulty	179	10.3%	384,971	10.5%
Cognitive Difficulty	343	19.8%	850,133	23.2%
Ambulatory Difficulty	392	22.6%	932,340	25.4%
Self-Care Difficulty	270	15.6%	381,614	10.4%
Independent Living Difficulty	451	26.0%	741,553	20.2%
65 Years and Over				
Total Persons	1,582	100%	5,052,924	100.0%
Total Persons with a Disability	671	87.3%	1,797,732	75.4%
Total Disabilities Tallied ¹	1,365	100.0%	4,094,656	100.0%
Hearing Difficulty	310	22.7%	720,949	17.6%
Vision Difficulty	112	8.2%	334,058	8.2%
Cognitive Difficulty	212	15.5%	507,993	12.4%
Ambulatory Difficulty	370	27.1%	1,163,077	28.4%
Self-Care Difficulty	127	9.3%	498,410	12.2%
Independent Living Difficulty	234	17.1%	870,169	21.3%
Total 5+ Years				
Total Persons	9,337	100.0%	35,994,646	100.0%
Total Persons with a Disability	1,644	17.6%	4,072,484	11.3%
Total Disabilities Tallied ¹	3,257	100.0%	8,149,222	100.0%
Hearing Difficulty	421	12.9%	1,130,872	13.9%
Vision Difficulty	326	10.0%	769,248	9.4%
Cognitive Difficulty	640	19.6%	1,560,559	19.1%
Ambulatory Difficulty	775	23.8%	2,133,750	26.2%
Self-Care Difficulty	410	12.6%	943,071	11.6%
Independent Living Difficulty	685	21.0%	1,611,722	19.8%

Source: 2013-2017 American Community Survey



Table 2-25: Supplemental Security Income Recipients by Category and Age

	Shasta County		California	
2018 Total Population	178,926	100.00%	39,740,508	
Total SSI Recipients (Dec. 2013)	9,507	5.31%	1,238,456	3.12%
Category				
Aged	612	6.44%	355,425	28.70%
Blind and Disabled	8,895	93.56%	883,031	71.30%
Age				
Under 18	549	5.77%	100,529	8.12%
18-64	6,919	72.78%	556,495	44.93%
65 or Older	2,039	21.45%	481,432	38.87%
SSI Recipients also Receiving Social Security ¹	4,182	43.99%	494,155	39.90%

Note: 1OASDI (Old Age, Survivors, or Disability Insurance).

Sources: SSA, SSI Recipients by State and County, December 2018; DOF, Table E-5 Population Estimates for Cities, Counties, and the State, 1/1/2019

Persons with disabilities in Shasta County have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Social Security Income, which is insufficient for market rate housing.

2.1.6.4.1 PERSONS WITH DEVELOPMENTAL DISABILITIES

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons are able to live independently and work. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

Shasta Lake residents with developmental disabilities can receive services through the Far Northern Regional Center, a State Development Services organization. To be eligible for services, a person must

have a disability that began before the age of 18, and the disability must have been determined to continue indefinitely. According to the California Department of Developmental Services, there were 151 residents in Shasta Lake receiving services at the end of June 2019. Of the total in the county, 45.7 percent are under the age of 17 and 54.3 percent are 62 or older (see Table 2-26). The majority of developmentally disabled Shasta County residents receiving services lived at home (67.55 percent).

Table 2-26: Developmental Disability by Age Group and Residence Type

Age Group	Population	% of Total
Total	151	100.0%
0-17 years	69	45.7%
18+ Years	82	54.3%
Residence Type		
Home of Parent or Guardian	102	67.5%
Independent/Supported Living	26	17.2%
Community Care Facility	<11	<7.3%
Intermediate Care Facility	11	7.3%
Foster/Family Home	<11	<7.3%
Unknown	>12	<8.0%

Source: California Department of Developmental Services, June 2019.

2.1.6.5 Large Households

The U.S. Department of Housing and Urban Development (HUD) defines a large household as one with five or more members. Large households may have specific needs that differ from other families due to income and housing stock constraints. The most critical housing need of large households is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. To save for other basic necessities, such as food, clothing, and medical care, it is common for lower-income large households to live in smaller units, which frequently results in overcrowding. Because of high housing costs, extended families are sometimes forced to live together under one roof.

Table 2-27 shows the number and share of large households in Shasta Lake and California in 2017. As shown in Table 2-27, 303 households, or 7.9 percent of the total households in Shasta Lake, had five or more members. This proportion is similar for renters (7.7 percent) than for owners (8.1 percent). The share of large households out of total households in Shasta Lake (7.9) was significantly lower than the proportion of large households statewide (14.1 percent of total households).



Table 2-27: Large Households

	Shasta Lake		California	
	Units	% of Total	Units	% of Total
Owner Occupied				
Less than 5 Persons	2,177	91.9%	6,065,105	86.3%
5+ Persons	191	8.1%	959,210	13.7%
Total	2,368	100.0%	7,024,315	100.0%
Renter Occupied				
Less than 5 Persons	1,336	92.3%	5,009,740	84.4%
5+ Persons	112	7.7%	854,073	14.6%
Total	1,448	100.0%	5,863,813	100.0%
All Households				
Less than 5 Persons	3,513	92.1%	11,074,845	85.9%
5+ Persons	303	7.9%	1,813,283	14.1%
Total	3,816	100.0%	12,888,128	100.0%

Source: HCD Pre-approved Data Package; 2012-2016 American Community Survey.

2.1.6.6 Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. Female-headed households have special housing needs because they are most likely either single-parents or single-elderly adults living on low- or poverty-level incomes. Single-parent households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Single-parent households also tend to receive unequal treatment in the rental housing market. Because of their relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing.

Battered women with children comprise a sub-group of female-headed households that are especially in need. According to the California Department of Housing and Community Development and the National Low Income Housing Coalition's Women and Housing Task Force, the female-headed household group is probably the group with the most extensive housing needs and is disproportionately affected by the current housing situation. This housing need is exacerbated by a lack of adequate and affordable childcare, which would enable the mother to pursue ways of increasing her earning capacity. With rising childcare costs, few women in this group are able to work and care for their children at the same time.

Table 2-28 shows the number of female-headed households in unincorporated area of the county, the cities, and statewide in 2017. As shown in the table, there were 689 female-headed households Shasta Lake, which represents 27.1 percent of all households in the City. This percentage is higher than statewide

(19.4 percent). Of the total number of households in the Shasta Lake, 18.6 percent are female-headed households with their own children and 8.4 percent are female-headed households without their own children.

Among total households in the Shasta Lake, 12.4 percent are under the poverty level compared to 11.1 percent statewide. Female-headed households account for 79.7 percent of all households under the poverty level in the Shasta Lake, which is significantly higher than statewide (45.2 percent).

Table 2-28: Female-Headed Households

Type of Household	Shasta Lake		California	
	Number	Percent	Number	Percent
Total Female Headed Households	689	27.1%	1,716,724	19.4%
Female Headed Households with Own Children	475	18.6%	1,029,557	11.6%
Female Headed Households without Own Children	214	8.4%	687,167	7.8%
Total Households Under the Poverty Level	315	12.4%	986,374	11.1%
Female Headed Households Under the Poverty Level	251	79.7%	446,114	45.2%
Total Households	2,547	100%	8,862,523	100%

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

2.1.6.7 Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) or shared housing, or rental subsidies or vouchers. In recent years, rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

In Shasta Lake a household of three persons with an income of \$21,330 in 2019 would qualify as an extremely low-income household. Table 2-29 shows the number of extremely low-income households and their housing cost burden in Shasta Lake and California in 2016. As shown in the table, Shasta Lake had a slightly lower percentage of extremely low-income households (15.4 percent) than statewide (16.2 percent). The city had a similar proportion of extremely low-income owner and renter households (7.1 and 27.3 percent, respectively) compared to statewide (8.0 and 25.9 percent). In the city 73.7 percent of extremely low-income households had a moderate housing cost burden and about 65.8 percent had a severe housing cost burden.



Table 2-29: Housing Cost Burden of Extremely Low-Income Households

	Shasta Lake			California		
	Owners	Renters	Total	Owners	Renters	Total
Number of Extremely Low-Income Households	155	415	570	555,360	1,520,405	2,075,765
Percent of Total Households	7.1%	27.3%	15.4%	8.0%	25.9%	16.2%
Number w/ Cost Burden > 30%	120	300	420	406,695	1,233,725	1,640,420
Percent w/ Cost Burden > 30%	77.4%	72.3%	73.7%	73.2%	81.1%	79.0%
Number w/ Cost Burden > 50%	95	280	375	334,020	1,047,760	1,381,780
Percent w/ Cost Burden > 50%	61.3%	67.5%	65.8%	60.1%	68.9%	66.6%
Total Number of Households	2,190	1,520	3,710	6,929,005	5,878,380	12,807,385

Source: HUD SOCDs, Comprehensive Housing Affordability Strategy (CHAS) using 2012-2016 ACS database.

SECTION 3. FUTURE NEEDS ASSESSMENT

Every city and county in California are required to plan for its “fair share” of the statewide housing need. The Department of Housing and Community Development (HCD) is required to allocate each region’s share of the statewide housing need to Councils of Governments (COG) based on Department of Finance (DOF) population projections and regional population forecasts used in preparing regional transportation plans. This process promotes the following objectives: increase the housing supply and mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner; promote infill development and socioeconomic equity; protect environmental and agricultural resources; encourage efficient development patterns; and promote an improved intraregional balance between jobs and housing.

State law requires COGs to prepare allocation plans for all cities and counties within their jurisdiction. Because Shasta County is not represented by COGs, HCD prepared the Final Regional Housing Need Determination, pursuant to Cal. Gov’t Code § 65584, *et seq.* HCD provided the Final Regional Housing Needs Determination for Shasta County on December 21, 2018.

3.1 2020-2028 Regional Housing Needs Allocation

This section describes the projected future housing needs in Shasta Lake. The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. The core of the RHNA is a series of tables that indicate for each jurisdiction the distribution of housing needs for each of the five income groups. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites with appropriate zoning are available to accommodate at least the number of units allocated. Table 3-1 below shows the projected housing needs for the RHNA projection period from December 31, 2018 – April 15, 2028 for Shasta Lake.

As shown in Table 3-1, Shasta Lake has a total allocation of 238 new housing units for the 2018 to 2028 projection period. The allocation is equivalent to a yearly need of approximately 26 housing units. Of the total 9.25-year RHNA projection, 137 units (57.6%) are to be affordable to moderate-income households and below, including 28 extremely low-income units, 28 very low-income units, 39 low-income units, and 42 moderate-income units.

Table 3-1: Regional Housing Needs Allocation by Income (December 31, 2018 – April 15, 2028)

	Extremely Low ¹	Very Low ¹	Low	Moderate	Above Moderate	TOTAL
RHNA	28	28	39	42	101	238
% of Total	11.8%	11.8%	16.4%	17.6%	42.4%	100.0%

Note: 1 There is a projected need for 56 extremely low-income units based on the assumption that 50 percent of the very low-income need is extremely low-income.

Source: Department of Housing and Community Development (HCD), 2018.



3.2 Comparison of Housing Unit Production and Projected Housing Needs

Because the RHNA projection period begins on December 31, 2018, the City's RHNA can be reduced by the number of new units built or approved since December 31, 2018. City staff compiled an inventory of all residential units that have been constructed, are under construction, or have been issued a building permit between December 31, 2018 and December 31, 2019. Table 3-2 provides a breakdown of the dwelling units built, under construction, or approved between December 31, 2018 and December 2019. Income levels listed are derived from the zoning of each parcel.

Table 3-2. Shasta Lake Units Built 2019

	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total Units
2018-2028 RHNA	56	39	42	101	238
Shasta Lake Units Built, 2019	30	0	42	0	72
2020-2028 Housing Goal	26	39	0	101	166

Source: City of Shasta Lake Development Services

A full report of each parcel included in Shasta Lake Units Built, 2019 is available in Appendix B.

3.3 Remaining Need

The total housing need for the City of Shasta Lake in the current housing element period can be found in Table 3-3. The RHNA requirements have been reduced by the units built or planned per the 2019 Annual Housing Element Progress Report found in Appendix B.

Table 3-3: 2019-2024 Adjusted Housing Need

	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total Units
2020-2028 Housing Goal	26	39	0	101	166

SECTION 4. RESOURCE INVENTORY

This section discusses Shasta Lake's available residential land, calculates the buildout potential of this land, and reviews the adequacy of services to support future housing development. The residential holding capacity includes a summary of existing vacant sites, adequate above-moderate income sites as they contribute to meeting Shasta Lake's RHNA goals.

4.1 Sites Inventory and Analysis

An adequate supply of residentially-zoned land available for development is one of the most critical resources necessary to meet future housing demand. Without adequate vacant land, the City of Shasta Lake cannot demonstrate how it will accommodate its Regional Housing Need Allocation. The amount of land required to accommodate future housing needs depends on its physical characteristics, zoning, availability of public facilities and services, and environmental conditions.

The State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element contain "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites" (Cal. Gov't Code § 65583(a)(3)).

4.1.1 RESIDENTIAL LAND INVENTORY

4.1.1.1 Methodology and Assumptions

In accordance with the requirements of Cal. Gov't Code § 65583.2, the City conducted an inventory of vacant land suitable for affordable housing within the City of Shasta Lake. The following criteria were used to map vacant residential sites that allow higher-density residential development:

Location. The assessment included all parcels within the city limits of Shasta Lake.

Vacancy. Vacant parcels were initially selected based on the County Assessor's Parcel Roll structure square footage attribution. It was assumed that parcels with 0 structure square footage were vacant. Vacancy status was verified in GIS through the presence of structure footprints¹. Parcels tagged vacant via the Assessor's Parcel Roll were reattributed as occupied where a structure footprint was found on the parcel. The combined vacancy attribution is shown in Figure 4-1. The effective date of the vacancy status for each site is July, 2019 (Assessor Data) and Jan 11, 2019 (Building Footprints).

¹ Microsoft computer-generated building footprint GIS data, 2019

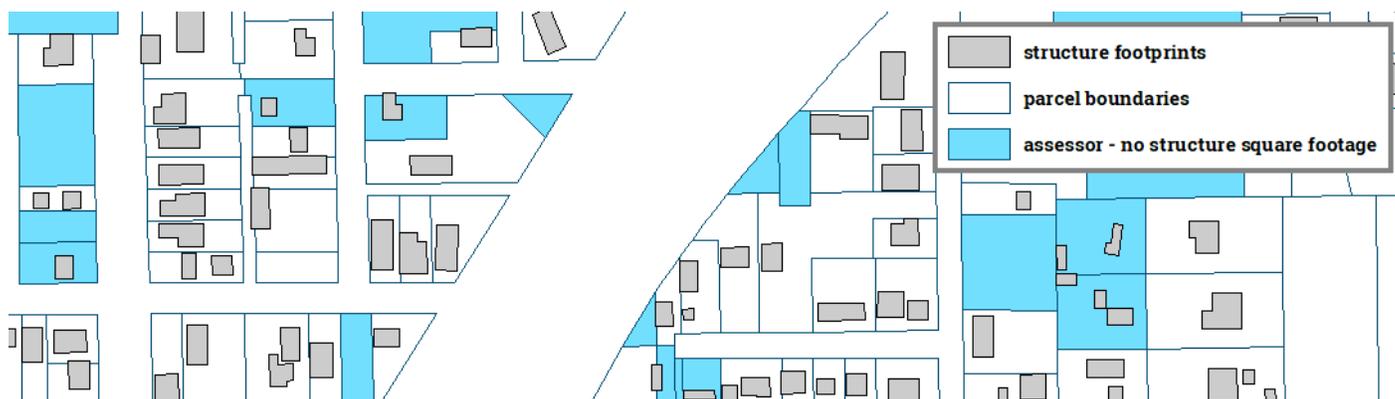


Figure 4-1: Example of Vacancy Analysis

Zoning Districts. Residential unit capacities in the inventory are calculated by zoning district as shown in the table below. The income levels are assigned based on the residential density allowances. Where “Defer to GP” is listed, the densities and income levels are derived from the general plan designations for parcels within those zoning designations, outlined in Table 5-4. Zoning that defers to the general plan designations includes zoning that allows residential development but does not specify residential density allowances. The inventory includes only parcels that have the following zoning designations:

Table 4-1: Zoning Densities & Income Levels

Code	Zone	Per Acre Unit Density	Working Income Level
R-R	R-R Rural residential	0.50	Above-Moderate Income
R-1	R-1 One-family residential	3	Moderate Income
R-M	R-M One-family mobile home	3-7	Moderate Income
R-2	R-2 Two-family residential	14	Moderate Income
R-3	R-3 Multiple-family residential	20	Low Income
R-4	R-4 Multiple-family residential–Office	30	Very Low Income
MHP	MHP Mobile home park	0.5-14	Moderate Income
IR	IR Interim rural residential	0.20	Above-Moderate Income
C-C	City Center Commercial		Defer to GP
C-1	C-1 Local convenience center		Defer to GP
C-2	C-2 Community commercial		Defer to GP
C-R	C-R Recreation commercial		Defer to GP
VC	Village Commercial		Defer to GP
MU	MU Mixed use		Defer to GP

General Plan Land Use Designations. This inventory summarizes all available sites with potential for residential development as assumed from their zoning and vacancy status. Where zoning does not specify residential density allowances, the general plan designations for residential density and income levels were used in unit capacity calculations as follows:

Table 4-2: General Plan Designations Densities & Income Levels

Preferred LU GP 2035	Preferred LU DU/Acre	Per Acre Unit Density	Income Level
Rural Residential A	1 DU/2 acres	0.5	Above-Moderate Income
Rural Residential B	1 DU/5 acres	0.2	Above-Moderate Income
Urban Residential	6 DU/1 acres	6	Moderate Income
Urban Residential High A	30 DU/1 acres	30	Very Low Income
Urban Residential High B	20 DU/1 acres	20	Low Income
Suburban Residential	3 DU/1 acres	3	Moderate Income
Mixed Use	30 DU/1 acres	30	Very Low Income
Village Mixed Use	15 DU/1 acres	15	Moderate Income

Relation of density to income categories. Table 4-1 and Table 4-2 show the assumptions used to determine the inventoried income level based on density allowed by the zoning and General Plan land use designations for each site in the city.

In order to calculate the number of units that will accommodate its share of the regional housing need for lower-income households, a jurisdiction is required to either:

- Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.
- Use the “default density standards,” outlined in the Cal Gov’t Code, that are deemed appropriate to accommodate housing for lower-income households given the type of the jurisdiction. Shasta Lake is classified as a suburban jurisdiction. The default density standard for a suburban jurisdiction is “sites allowing at least 20 units per acre.” Sites that meet this density standard are appropriate for accommodating Shasta Lake’s share of the regional housing need for lower-income households. (Cal. Gov’t Code § 65583.2(c)(3))

Site area calculation. All parcels included in the site inventory (Appendix A) and unit capacity calculations assume an 80% development potential. The site inventory in Appendix A includes both a total lot acreage and a development potential lot acreage that is 80% of the total lot acreage, except parcels with a Mixed Use which have a development potential acreage of 50% of the total lot acreage.

Unit calculations. Residential unit capacity calculations have been performed on all vacant sites in the city based on the residential densities corresponding to the zoning designation (as shown in Table 4-1) of the given site or, where the zoning does not specify, the residential unit capacity corresponding to the general plan land use designation (as shown in Table 4-2). The unit capacity calculation for each site is

illustrated in Figure 4-2. The income levels for a given site are then calculated based on the zoning or land use designation of the site. For sites with moderate and above-moderate income levels, and sites with low/very low income between 0.5-10 acres, the unit capacity is calculated by multiplying the development potential lot acreage by the allowed density which is presented for each parcel in the sites inventory in Appendix A.

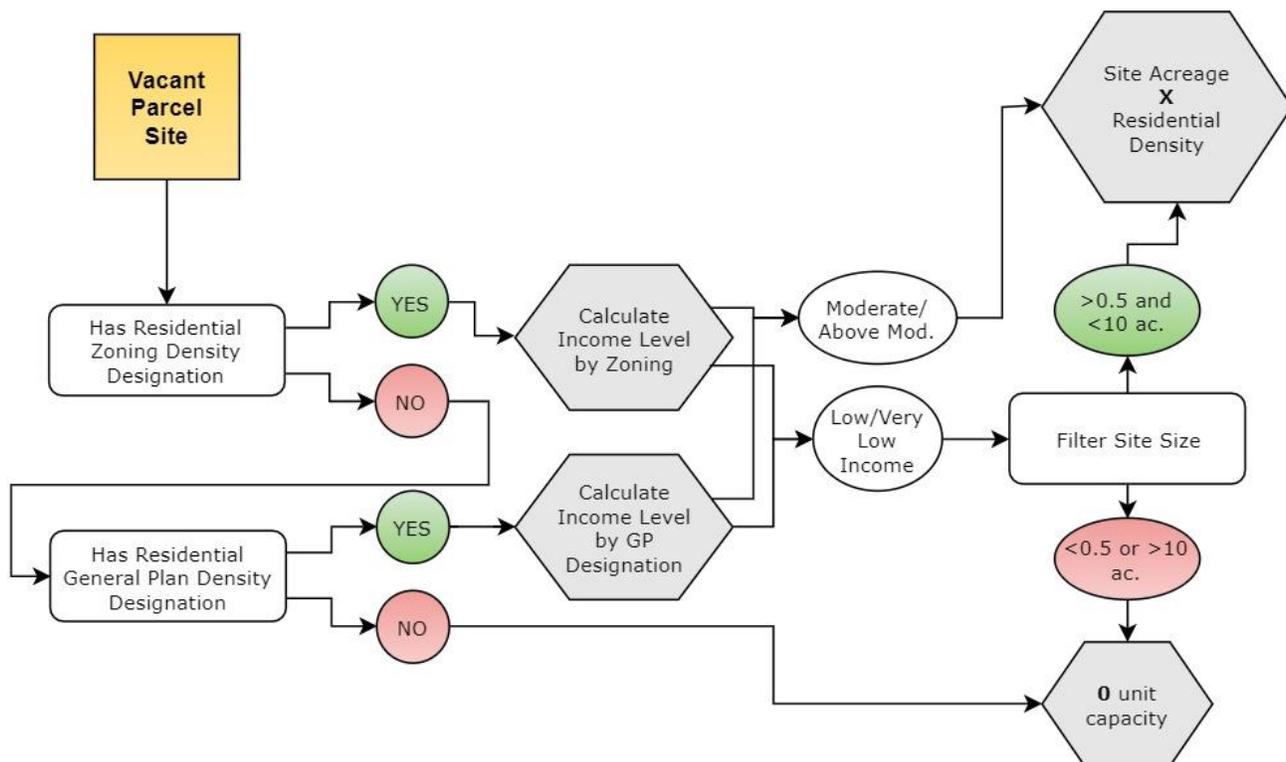


Figure 4-2: Unit Capacity Calculation

4.1.1.2 Residential Land Inventory Summary

The total vacant site inventory for Shasta Lake is shown in Table 4-3. These summary numbers include vacant properties that are zoned allowing residential development with no utility constraints. A full inventory by parcel, including parcel APN, site inventory status, zoning designation, general plan designation, utilities constraints, natural resources constraints, lot acreage, density allowance, and unit capacity can be found in Appendix A.

Table 4-3: Total Residential Vacant Site Inventory

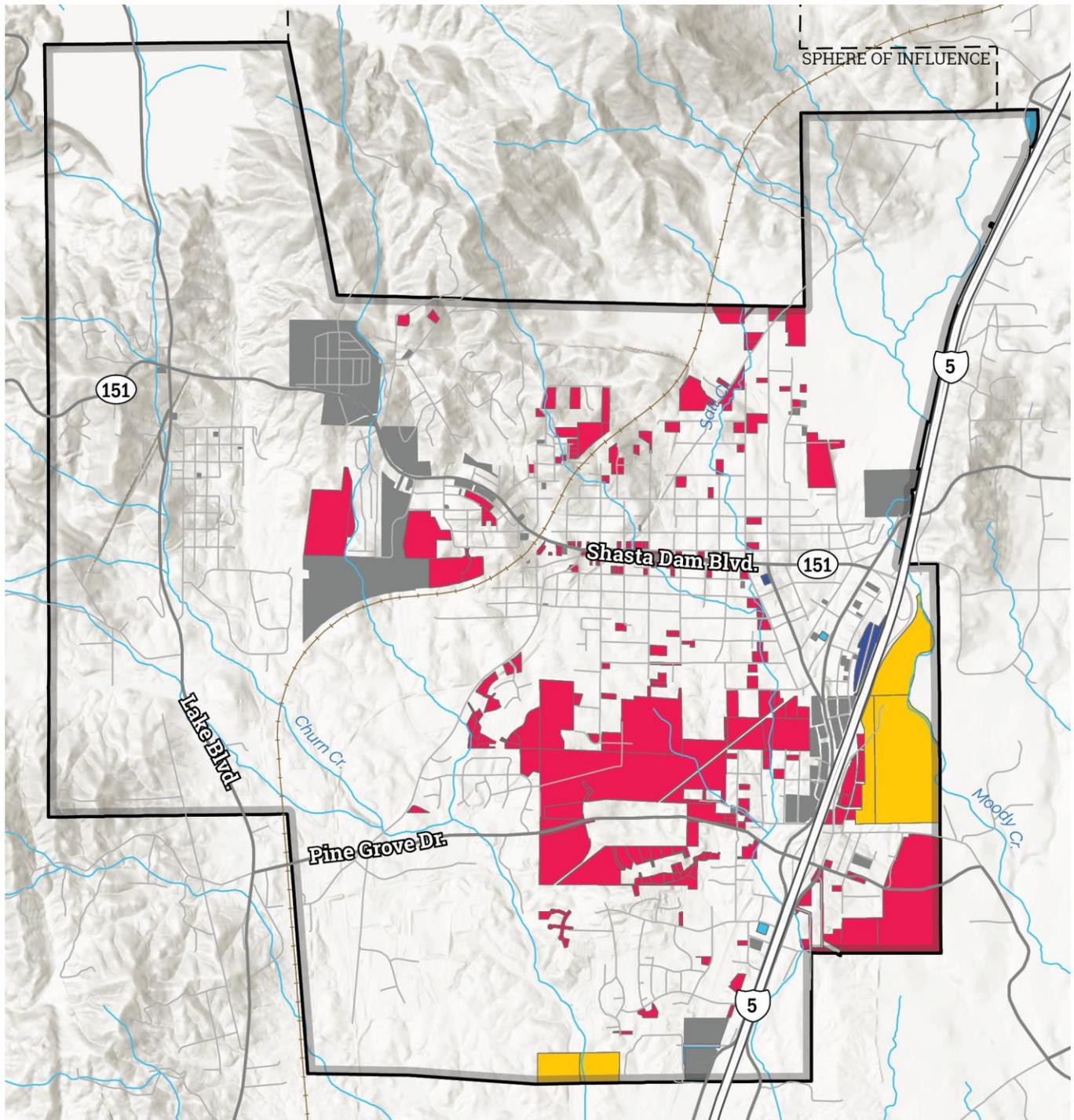
	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total
Site Count	3	2	202	7	214
Total Development Potential Acreage	4.9	4.3	558.9	213.9	782.0
Total Residential Unit Capacity	85	67	1,415	191	1,758

In comparison to the 2020-2028 housing goal, the total residential unit capacity across vacant sites in the city will fulfill the housing goal. Table 4-4 summarizes the housing unit capacity surplus in each income category as identified in the vacant sites inventory in Appendix A.

Figure 4-3 portrays the vacant site inventory by income level. Sites used in the City of Shasta Lake's prior site inventory are colored grey and are not included in the current site inventory or any unit capacity summary calculations.

Table 4-4: Vacant Site Inventory Totals

	Very Low Income	Low Income	Moderate Income	Above- Moderate Income	Total Units
2019-2028 Housing Goal	26	39	0	101	166
Total Residential Unit Capacity	85	67	1,415	191	1,758
Housing Capacity Deficit/Surplus	59	28	1,415	90	1,592



— City of Shasta Lake

Vacant Sites Inventory

- Very Low Income
- Low Income
- Moderate Income
- Above-Moderate Income



Vacant Sites used in Prior Vacant Land Inventory

Not used in current inventory or unit capacity calculations

**Vacant Site Inventory
City of Shasta Lake**

Figure 4-3: Vacant Sites by Income Level

4.1.2 RESIDENTIAL HOLDING CAPACITY COMPARED TO RHNA

As shown in Table 4-5, Shasta Lake's capacity in the very low, low, moderate, and above-moderate income categories for residential housing units exceeds its RHNA by 1,592ss units and there is surplus capacity in all income categories.

Table 4-5: Total Housing Capacity Surplus

	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total Units
Residential Housing Needs					
2019-2028 RHNA (Baseline)	56	39	42	101	238
Shasta Lake Units Built in 2019	30	0	42	0	72
2020-2028 Housing Goal	26	39	0	101	166
Residential Holding Capacity					
Vacant Site Inventory	85	67	1,415	191	1,758
Total Deficit (-) / Surplus (+)					
Total Surplus	+59	+28	+1,415	+90	+1,592

4.1.3 DENSITIES BUILT BELOW SITES INVENTORY IN PRIOR PLANNING PERIOD

An analysis of housing production for the 2014-2019 time period indicates that there were 208 residential units built or approved during that time period. Of these, 178 units were single family homes, and 30 were apartment units. None of this construction affected the densities identified in 2014-2019 sites inventory. There was no construction during the 2014-2019 time period that requested a lesser density than identified in the 2014-2019 sites inventory, as explained below. All of the single-family homes were built within single-family zoning districts on individual lots. The majority of these sites were located in previously approved subdivision and were not included in the 2014-2019 sites inventory. Development of these sites did not reduce the projected 2014-2019 sites inventory densities. For those few single-family homes that were built on scattered individual small lots, these homes were built at densities allowed in the City's General Plan. The development of these single-family homes did not reduce the residential densities provided in the 2014-2019 sites inventory.

4.2 Inventory of Local, State, and Federal Housing and Financing Programs

HCD manages the greatest number of funding sources available to the City of Shasta Lake. While HUD direct grants/loans, USDA and CalHFA can also provide funding for projects in the City of Shasta Lake. HCD directed funding is the most accessible for the City.



This section describes State, Federal, and private funding sources. Due to the high cost of development and the competition for funding sources, it is generally necessary to leverage several funding sources to construct an affordable housing project

4.2.1 HOUSING FUNDING SOURCES

4.2.1.1 Low-Income Tax Credits (LIHTC)

The Low-Income Housing Tax Credit (LIHTC) is the most important resource for creating affordable housing in the country today. The LIHTC program was created in 1986 and provides tax incentives to finance the construction and rehabilitation of low-income affordable rental housing. LIHTC are allocated on a competitive basis.

The program has either a 9 percent or 4 percent income tax credit over a 10-year period to the housing developer to help leverage the private costs of construction and rehabilitation of affordable housing units. The 4 percent tax credit is a 30 percent subsidy to cover new construction that uses additional subsidies or the acquisition cost of existing buildings. The 9 percent tax credit is a 70 percent subsidy to support new construction without any additional Federal subsidies.

Because the amount of credit available to the owner often exceeds the amount the owner can use, private investors frequently participate in the LIHTC project through a syndication process and receive federal tax credits in return for an up-front investment.

4.2.1.2 Community Development Block Grant (CDBG)

The purpose of the CDBG Program is to provide adequate housing, a suitable living environment, and expanded economic opportunities, particularly for persons of low- and moderate-income. CDBG funds may be used for a wide range of community development activities serving low-income households, including acquisition/rehabilitation, homebuyer assistance, community facilities, infrastructure in support of new affordable housing, economic development, and neighborhood revitalization. Because Shasta Lake has a population under 200,000, the City does not qualify as an entitlement community to receive CDBG funding directly from HUD. Consequently, the City applies for State-administered CDBG program funds on a competitive basis.

4.2.1.3 Home Investment Partnership Act (HOME Program)

The HOME Program is a Federal housing program that provides grants to States and localities to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. Although Shasta Lake is not eligible to receive HOME funds directly from HUD, the City can apply for program funds made available by the State.

4.2.1.4 Affordable Housing and Sustainable Communities (AHSC)

The Affordable Housing and Sustainable Communities (AHSC) program is administered by the Strategic Growth Council and implemented by HCD. The AHSC program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas

(GHG) emissions. Funding for the AHSC program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

The AHSC Program provides grants and/or loans, or any combination thereof, to achieve GHG emissions reductions and benefit disadvantaged communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation resulting in fewer vehicle miles traveled through shortened or reduced trip length or mode shift from single occupancy vehicle (SOV) use to transit, bicycling, or walking.

4.2.1.5 Multifamily Housing Program

The Multifamily Housing Program (MHP) assists the construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. MHP funds are eligible to local public entities, for-profit and nonprofit corporations, corporations, and private individuals.

MHP funds are in the form of a deferred payment loan with a 55-year term; 3 percent simple interest on unpaid principal balance, except under certain conditions. Payments at 0.42 percent are due annually with the balance of principal and interest due and payable upon completion of loan term.

4.2.1.6 Housing Choice Voucher Program (formerly Section 8)

The Housing Choice Voucher (HCV) program, formerly Section 8 rental assistance program, places the choice of housing in the hands of the individual family. A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. A housing subsidy is paid to the landlord directly by the public housing agency on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

The Shasta County Housing Authority administers the HCV program for the unincorporated areas of the county, the cities of Shasta Lake and Anderson, and the counties of Modoc, Siskiyou, and Trinity. Eligible households are those whose incomes are 50 percent or less than the county's median income based on household size. The County currently has 66 households participating in the program.

4.2.1.7 Homebuyer Program (HP)

The City offers the Homebuyer Program (HP) to promote homeownership for low-income, first-time homebuyers. Assistance is in the form of a deferred loan (second mortgage), due and payable when the property is sold, transferred, or at the end of the loan term. Eligible households are those whose annual income does not exceed 80% of the Area Median Income (AMI), adjusted by household size, based on the annual HCD income limits.

4.2.1.8 CalHome

CalHome provides grants to local public agencies and nonprofit corporations to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.



4.2.1.9 California Emergency Solutions and Housing (CESH)

The CESH Program provides grant funds to eligible applicants for eligible activities to assist persons experiencing or at-risk of homelessness. Eligible applicants are Administrative Entities (AEs) (local governments, non-profit organizations, or unified funding agencies) designated by the Continuum of Care (CoC) to administer CESH funds in their service area. The California Department of Housing and Community Development (HCD) administers the CESH Program with funding from the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017). HCD expects to administer CESH funding in two rounds with the first NOFA released August 2018 and the second NOFA expected early 2019.

4.2.1.10 Emergency Solutions Grants Program (ESG)

ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. ESG funds can be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing permanent housing. Funds are available in California communities that do not receive ESG funding directly from the U.S. Department of Housing and Urban Development. Funding is announced annually through a Notice of Funding Availability.

4.2.1.11 Golden State Acquisition Fund (GSAF)

GSAF was seeded with \$23 million from the Department's Affordable Housing Innovation Fund. Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of \$13,950,000. Funds are made available over the counter. Contact a fund manager for more information.

4.2.1.12 Housing for a Healthy California (HHC)

HHC provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The Department will also use a portion of moneys collected in calendar year 2018 and deposited into the Building Homes and Jobs Trust Fund to provide funding through grants to counties for capital and operating assistance. Funds will be announced through a Notice of Funding Availability.

4.2.1.13 Housing-Related Parks Program

The Housing-Related Parks Program funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very low- and low-income households. Grant funds are made available to local jurisdictions.

4.2.1.14 Infill Infrastructure Grant Program (IIG)

IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process.

4.2.1.15 Joe Serna, Jr., Farmworker Housing Grant (FWHG)

FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.

4.2.1.16 Local Early Action Planning (LEAP) Grants

The Local Early Action Planning (LEAP) program assist cities and counties to plan for housing through providing over-the-counter, non-competitive planning grants.

4.2.1.17 Local Housing Trust Fund Program (LHTF)

Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds matches local housing trust funds as downpayment assistance to first-time homebuyers.

4.2.1.18 Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP)

MPRRP makes short- and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic Notice of Funding Availability. NOTE: Currently, MPRROP is accepting applications on an over-the-counter basis.

4.2.1.19 National Housing Trust Fund

National Housing Trust Fund is a permanent federal program with dedicated source(s) of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households (ELI households, with incomes of 30 percent of area median or less). This year California is receiving approximately \$10.1 Million for the program. Subscribe to the Multifamily Housing Programs e-mail list to receive notification of their availability. Funds will be made available through a competitive process and will be announced through a Notice of Funding Availability.

4.2.1.20 No Place Like Home

The No Place Like Home Program will have \$2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.

4.2.1.21 Pet Assistance and Support (PAS) Program

Pet Assistance and Support provides funds to homeless shelters for shelter, food and basic veterinary services for pets owned by individuals experiencing homelessness.



4.2.1.22 Predevelopment Loan Program (PDLP)

PDLP makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic Notice of Funding Availability. Eligible applicants include local government agencies, non-profit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are non-profit mutual or public benefit corporations.

4.2.1.23 Regional Early Action Planning (REAP) Grants

The Regional Early Action Planning (REAP) program helps council of governments (COGs) and other regional entities collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation (RHNA).

4.2.1.24 SB 2 Planning Grants Program

The SB 2 Planning Grants program provides one-time funding and technical assistance to all eligible local governments in California to adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production. Eligible activities include updating a variety of planning documents and processes such as general plans and zoning ordinances, conducting environmental analyses, and process improvements that expedite local planning and permitting. The planning grants program is funded through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017). HCD intends on releasing the NOFA in March of 2019.

4.2.1.25 Section 811 Project Rental Assistance

Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from the U.S. Department of Housing and Urban Development (HUD) through a collaborative partnership among the California Housing Finance Agency (CalHFA), Department of Health Care Services (DHCS), Department of Housing and Community Development (HCD), Department of Developmental Services (DDS) and California Tax Credit Allocation Committee (TCAC). Opportunities to apply for this project-based assistance are through a Notice of Funding Availability published by CalHFA. NOTE: Currently, funds are available on an over-the-counter basis.

4.2.1.26 Supportive Housing Multifamily Housing Program (SHMHP)

SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.

4.2.1.27 Transit Oriented Development Housing Program (TOD)

The TOD program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Eligible applicants include cities, cities and counties, transit agencies, developers, and redevelopment agencies. Applications are accepted in response to a periodic Notice of Funding Availability.

4.2.1.28 Veterans Housing and Homelessness Prevention Program (VHHP)

VHHP makes long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families. Funds are made available to sponsors who are for-profit or nonprofit corporations and public agencies. Availability of funds is announced annually through a Notice of Funding Availability.

4.2.2 UTILITIES

4.2.2.1 Dry Utilities

The City coordinates with dry utilities providers during project entitlement and building permit process to assure the provision of these utilities. Dry utilities include City of Shasta Lake for electric, PG&E for natural gas, AT&T, Spectrum, Comcast/Xfinity for cable TV and internet, HughesNet, Direct TV, Dish Network and Spectrum for satellite service. The city revises this coordination, as necessary, when new or discounted services are established.

4.2.3 PRESERVING ASSISTED HOUSING PROJECTS

This section identifies publicly assisted rental housing in Shasta Lake and evaluates the potential of such housing to convert to uses other than low-income residential within 10 years of the beginning of the housing element planning period (April 15, 2020 through April 15, 2030). As shown in Table 4-6, there are two Federally subsidized complexes providing 97 assisted rental housing units in Shasta Lake. Currently (January 2020) neither of these complexes are at risk of converting to market rate within this Housing Element timeframe.

Because there are no subsidized units at risk of conversion during the housing element planning period, this document does not analyze the costs to replace the at-risk units.

Table 4-6. Assisted Rental Housing Projects

Property	Units with Subsidy	Target Population	Subsidy	Loan Expiration	Risk Assessment
Valley Ridge Senior Apartments	38	Seniors, Low-income	LIHTC, USDA	2046	Low
Tara Hills Garden Apartments	59	Low-income	LIHTC	2053	Low
Total Subsidized Units	97				

Source: HCD 6th Housing Element Data Package, 2019.

4.3 Energy Conservation Opportunities

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash



reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in Shasta County, and examples of effective programs used by other jurisdictions.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. Local governments through the building permit process enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made.

The 2019 Building Energy Efficiency Standards went into effect on January 1, 2020. For the first time, the 2019 standards require solar photovoltaic systems for new homes. These standards also encourage demand responsive technologies including battery storage and heat pump water heaters and improve the building's thermal envelope through high performance attics, walls and windows to improve comfort and energy savings. In nonresidential buildings, the standards update indoor and outdoor lighting making maximum use of LED technology.

Shasta Lake enforces the provisions of Title 24 of the California Administrative Code through reference to all relevant appendices and amendments as adopted by the State. The City does not have any additional energy conservation standards in place.

Additionally, the City manages a comprehensive energy and efficiency incentive program for residential & commercial customers focusing on peak load reduction and energy conservation, including the following:

- **Energy Efficiency Hotline/Program Overview:** A toll free line is available for customers to answer questions and provide information on energy efficiency and energy savings-related matters.
- **Free Energy Audits:** On-site energy audits by Shasta Lake energy specialists are available to residential customers. Energy efficiency measures are recommended based on each audit and the City personnel follow up with additional visits to answer questions and make additional recommendations.
- **Rebate Program:** Comprehensive technical support and incentives to facilitate installation of higher efficiency cooling and refrigeration equipment, envelope measures, appliances, weatherization, and lighting.
- **Kill a Watt Power Meter:** Residents can check out a P3 Kill a Watt power meters for no charge and for up to 15 days. These meters will help display the total consumption of 120-volt appliances, to help residents understand which appliances in their homes consume the most energy.

SECTION 5. POTENTIAL HOUSING CONSTRAINTS

State housing law requires the City to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Because local governmental actions can restrict residential development and increase the cost of housing, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Cal. Gov't Code § 65583(c)(3)).

5.1 Potential Governmental Constraints

Federal, State, and local government policies and regulations can positively or negatively impact the availability and affordability of housing. Local governments have little or no influence on the national economy or the Federal monetary policies that influence it. Yet these two factors have significant impacts on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the housing element's purpose is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production. The analysis in this section does not include Federal or State policies or regulations that local government actions cannot impact.

This section reviews Shasta Lake's primary policies and regulations that affect residential development and housing affordability through land use controls, development processing procedures and fees, impact fees, on- and off-site improvement requirements, and building and housing codes and enforcement. This section discusses these standards and assesses whether any serve as a constraint to affordable housing development.

5.1.1 GENERAL PLAN AND ZONING

Land use controls guide local growth and development. The Shasta Lake General Plan, Mountain Gate at Shasta Area Plan, and Zoning Plan establish the amount and distribution of land allocated for different uses. The following discussion focuses on their general intent and their impact on housing production.

5.1.1.1 General Plan Land Use Designations

Shasta Lake is in the process of completing a comprehensive General Plan update. Information in this report is based on the existing General Plan that the City adopted in June 1999. The Land Use Element sets forth the City's policies for guiding local development. As summarized in Table 5-1, the Land Use Element establishes seven land use designations that allow residential development.



Table 5-1: 1999 General Plan Land Use Designations Permitting Residential Use

General Plan Designation	Description	Dwelling Units Per Acre
Rural Residential B (RB)	Provides living environments receiving no urban services and located in areas characterized by one of more of the following conditions: severe limitations on septic tank and leachfield use, uncertain long-term availability of water, proximity to lands categorized as public or timber, extreme wildland fire hazard, and inaccessibility via publicly maintained roads.	1 du/5 ac
Rural Residential A (RA)	Provides living environments receiving no or only some urban services.	1 du/2 ac
Suburban Residential (SR)	Provides urban services but characterized by lower population densities.	3 du/ac
Urban Residential (UR)	Provides living environments receiving a full range of urban services.	10 du/ac
Urban Residential High (URH)	Provides high density living and office commercial environments, or a combination thereof, receiving a full range of urban services.	20 du/ac
Mixed Use (MU)	Provides for residential, commercial, industrial and recreation uses integrated in a master planned designed fashion with a full complement of services, facilities and utilities. Applied primarily to vacant lands in excess of 200 acres held under single ownership.	varies
Village Center Mixed Use (VC)	Provides for a mix of commercial and residential uses at primary nodes of both pedestrian and automobile activity. These areas have a traditional "Main Street" feel, street activity and street-oriented buildings. Mixed-use development may include both uses in a single building with commercial on the ground floor or residential, office and retail uses can be developed in close proximity with compatible character.	6-15 du/ac

Source: City of Shasta Lake 1999 General Plan.

5.1.2 DENSITY

Density varies throughout the city based on the underlying zoning district. Table 5-2 shows the consistency between General Plan land use designations allowing residential uses and zoning districts.

Table 5-2: Consistency Between General Plan and Zoning Plan

Zoning Plan	1999 General Plan Land Use Designations					
	Rural Residential B (RB)	Rural Residential A (RA)	Suburban Residential (SR)	Urban Residential (UR)	Urban Residential High (URH)	Mixed Use (MU)
Rural Residential (R-R)		X				
Interim Residential (I-R)			X	X		
One-Family Residential (R-1)			X	X		
One-Family Mobile Home (R-M)			X	X		
Two-Family Residential (R-2)				X		
Multiple-Family Residential (R-3)				X	X	
Multiple-Family Residential– Office (R-4)				X	X	
Mobile Home Park (MHP)	X	X	X	X	X	
City Center Commercial (CC)						
Mixed Use (MU)						
Local Convenience Center (C-1)		X	X	X		X
Community Commercial (C-2)						X

Source: City of Shasta Lake 1999 General Plan



5.1.3 ZONING DISTRICTS

The following discussion reviews the types and densities of housing permitted and relevant development standards in the City of Shasta Lake Zoning Plan.

5.1.3.1 Residential Districts and Permitting

The City of Shasta Lake Zoning Plan has nine residential districts: Rural Residential (R-R), Interim Residential (I-R), One-Family Residential (R-1), One-Family Mobile Home (R-M), Two-Family Residential (R-2), Multiple-Family Residential (R-3), Multiple-Family Residential— Office (R-4), Mobile Home (T), and Mobile Home Park (MHP). There are also five non-residential zoning districts that allow residential uses. Table 5-3 shows minimum lot area and residential densities allowed in each zoning district that allows residential uses. Shasta Lake's zoning districts provide a range of housing densities that allow a variety of housing types, including detached single family homes, duplexes, and multifamily developments up to 30 units per acre.

Table 5-3: Zoning Districts Permitting Residential Use

Zoning District	Purpose	Min. Residential Lot Area ¹	Max. Residential Density (units/acre)	Parking Spaces per DU
Rural Residential (R-R)	Provide rural residential living environments, usually located in and around rural communities, town centers and urban centers.	2 ac	1 du/2 ac Parcels with more than a 30 percent slope: 1 du/10 ac	2
Interim Residential (I-R)	Applies to rural or suburban residential areas, on an interim basis, where it is apparent that more intensive suburban or urban development is imminent or will occur when urban services become available	5 ac	1 du/5 ac	2
One-Family Residential (R-1)	Provides for fully serviced, urban-sized lots used exclusively for one-family residences and selected related uses.	Interior lot: 6,000 SF Corner Lot: 7,000 SF	Interior lot: 7 du/ac Corner Lot: 6 du/ac	2
One-Family Mobile Home (R-M)	Provides fully-serviced, urban-sized lots for mobile homes and one-family residences, and selected related uses.	Interior lot: 6,000 SF Corner Lot: 7,000 SF	Interior lot: 7 du/ac Corner Lot: 6 du/ac	2

Zoning District	Purpose	Min. Residential Lot Area ¹	Max. Residential Density (units/acre)	Parking Spaces per DU
Two-Family Residential (R-2)	Provides fully serviced urban-sized lots for either one-family or two-family (duplex) residences and selected related uses.	Interior lot: 6,000 SF Corner Lot: 7,000 SF	Interior lot: 14 du/ac Corner Lot: 12 du/ac	1.5/one bedroom/studio; 2/2+ bedrooms; + 1 guest space/ 5 units and 1 RV space /10 units.
Multiple-Family Residential (R-3)	Provides for higher density residential development in areas which have the services and facilities necessary for higher density residential uses.	8,000 SF	20 du/ac	1.5/one bedroom/studio; 2/2+ bedrooms; + 1 guest space/ 5 units and 1 RV space /10 units.
Multiple-Family Residential– Office (R-4)	Encourages the assembly of existing small lots for the purpose of redevelopment, in accordance with the provisions of the redevelopment plan; encourages the development of new multiple-family residential and/or office uses together with facilities and services appurtenant thereto; and establishes site development standards which provide for visually appealing development, protect property values, and protect the integrity of residential areas adjacent to the district.	1 ac	30 du/ac	Same as R-3



Zoning District	Purpose	Min. Residential Lot Area ¹	Max. Residential Density (units/acre)	Parking Spaces per DU
Mobile Home (T) <i>May be combined with Habitat protection (HP), Rural residential (R-R), or Interim rural (I-R) as primary districts</i>	Combines with selected principal districts to provide areas where mobile homes may be located in addition to uses otherwise permitted by the principal district.			Same as underlying district
Mobile Home Park (MHP)	Provides for the coordinated development and maintenance of mobile home parks.	1 ac	Varies based on General Plan land use designation	2/unit (tandem parking permitted); + 1 guest space /4 units and 1 RV space/5 units
City Center Commercial (CC) <i>Allows residential with a CUP</i>	Provides for municipal and social services integrated with recreation, open space and commercial uses in the acknowledged physical center of the city.	10,000 SF	20 du/ac	2 for SF; same as R-3 for MF
Village Commercial (VC) <i>Allows multifamily res with an AP</i>	Provides for a variety of public, commercial, and residential uses, emphasizing rehabilitation and in-fill to create a pedestrian-oriented "village."	10,000 SF	20 du/ac	Same as R-3
Mixed Use (MU) <i>Requires a permit: One-family residence, or a mobile home</i>	Provides for a variety of residential, commercial and light industrial uses that will not cause odors, noise, visual or other adverse impacts.	10,000 SF	20 du/ac	2 for SF; same as R-3 for MF

Zoning District	Purpose	Min. Residential Lot Area ¹	Max. Residential Density (units/acre)	Parking Spaces per DU
Local Convenience Center (C-1) <i>Requires a permit: A one-family residence, when attached to the main building in which the commercial use exists, and the residence is inhabited by the owner or operator of the commercial use. Any permit required for the commercial use must first be issued</i>	Provides for a limited selection of convenience goods and services to residents in the immediate area. This district allows one-family residence when attached to the main building in which the commercial use exists and the residence is inhabited by the owner or operator of the commercial use.			2
Community Commercial (C-2) <i>Requires a permit: A one-family residence, when attached to the main building in which the commercial use exists, and the residence is inhabited by the owner or operator of the commercial use. Any permit required for the commercial use must first be issued</i>	Provides for a wide range of facilities for the sale of goods and provision of personal services. This district allows one-family residence when attached to the main building in which the commercial use exists, and the residence is inhabited by the owner or operator of the commercial use.			2

Source: City of Shasta Lake Zoning Plan, 2019.



Table 5-4 summarizes the allowed residential uses and applicable permit requirements for the zoning districts. Table 5-5 summarizes the development standards in zoning districts that allow housing.

Table 5-4: Permitted and Conditionally Permitted Residential Uses by Zoning District

Residential Use	R-R	I-R	R-1	R-M	R-2	R-3	R-4	MHP	CC	MU	VC	C-1	C-2
SF-Detached	P	P	P	P	P	AP			CUP	CUP	AP		CUP *
SF-Attached			P	P	P	AP			CUP	CUP	AP	CUP	CUP
2-4 DU					P	P	P		CUP		AP		
5+ DU						P	P		CUP		AP		
Emergency Shelter					CUP	CUP							P
Single-Room Occupancy					P	P	P		AP 2 nd fl.		AP 2 nd fl.		AP 2 nd fl.
Manufactured Homes	P	P	P	P	P	AP			CUP	CUP	AP		CUP *
Mobile-Homes				P				P					
Transitional Housing	P	P	P	P	P	P	P		CUP	CUP	AP	CUP	CUP
Employee/Farmworker Housing ²	P	P	P		CUP	CUP							
Supportive Housing	P	P	P	P	P	P	P		CUP	CUP	AP	CUP	CUP
Accessory Dwelling Unit ³	P	P	P	P	P					CUP			

Source: City of Shasta Lake 2020

² The City does not fully comply with State requirements relating to the allowability of employee housing. Program HE-1.13 in this Housing Element addresses zoning code updates necessary to meet the requirements of Cal. Gov't Codes §§ 17021.5 and 17021.6.

³ The City does not fully comply with State requirements relating to the allowability of accessory dwelling units. Program HE-1.13 in this Housing Element addresses zoning code updates necessary to meet the requirements of Cal. Gov't Codes §§ 17021.5 and 17021.6.

Table 5-5: Development Standards in Zoning Districts Allowing Housing

Zoning District	Bldg Height	Min Lot Size	Lot Width	Min. Yard Setback		
				Front	Side	Rear
Rural Residential (R-R)	35'	2 ac	None	30'	30'	30'
Interim Residential (I-R)	30'	5 ac	None	30'	30'	30'
One-Family Residential (R-1)	30'	Interior: 6,000 SF Corner: 7,000 SF	None	20'	5' & 12'	15'
One-Family Mobile Home (R-M)	30'	Interior: 6,000 SF Corner: 7,000 SF	None	20'	12'	15'
Two-Family Residential (R-2)	30'	Interior: 6,000 SF Corner: 7,000 SF	None	20'	5' & 12'	15'
Multiple-Family Residential (R-3)	45'	8,000 SF	Interior: 75' Corner: 80'	20'	5' & 12'	10'
Multiple-Family Residential– Office (R-4)	45'	1 ac	150'	20'	5' per story	20'
Mobile Home Park (MHP)	30'	1 ac	None	10'	5' & 12'	None
City Center Commercial (CC)	30'	10,000 SF	Interior: 65' Corner: 75'	Single Family: See R-1 Multifamily: See R-3		
Mixed Use (MU)	35' except within 40' of a res. district: 20'	1 ac	None	20'	15'	20'
Village Commercial (VC)	Abutting Non- Residential: 40'. Abutting Residential: 30'	10,000 SF	Interior: 65' Corner: 75'	20'	5' & 12'	10'
Local Convenience Center (C-1)	20'	10,000 SF	Interior: 65' Corner: 75'	10'	15'	15'
Community Commercial (C-2)	40'	10,000 SF	Interior: 65' Corner: 75'	10'	15'	15'

Source: City of Shasta Lake Zoning Plan, 2019.

5.1.4 PROVISIONS FOR A VARIETY OF HOUSING TYPES

State housing element law (Cal. Gov't Code §§ 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will "facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile/modular homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing." This section discusses the relevant regulations that govern the development of these types of housing.

5.1.4.1 Accessory Dwelling Units

The State has been increasingly focusing on facilitating accessory dwelling unit (ADU) production as a key approach to quickly and affordably increase housing supply, while maintaining neighborhood character. ADUs, also called granny flats, in-law units, backyard cottages, secondary units, and more, are small living units, including a kitchen and bathroom, on a property with a single-family home. ADUs are a unique opportunity to address a variety of housing needs because they provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. The 2017 Housing Package included several bills that focused on ADUs:

SB 1069, effective January 1, 2017, reduced parking requirements to one space per bedroom or unit. SB 1069 also prohibits parking requirements if the ADU meets any of the following:

- Is within an architecturally and historically significant historic district.
- Is part of an existing primary residence or an existing accessory structure.
- Is in an area where on-street parking permits are required, but not offered to the occupant of the ADU.
- Is located within one block of a car share area.

SB 1069 provides that fire sprinklers shall not be required in an accessory unit if they are not required in the primary residence.

AB 2406 defines junior accessory dwelling units (JADUs) to be a unit that cannot exceed 500 square feet and must be completely contained within the space of an existing residential structure.

AB 881 revised the definition of an ADU to additionally require an accessory dwelling unit be located on a lot with a proposed or existing primary residence in order for the provisions described above to apply.

"Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

- An efficiency unit, as defined in Cal. Health & Safety Code § 17958.1
- A manufactured home, as defined in Cal. Health & Safety Code § 18007.

In October 2019, Governor Newsom signed a package of 18 bills to boost housing production, four of which, AB 68, AB 881, SB 13, and AB 671, focus on easing construction of ADUs. Key changes from these bills, effective Jan. 1, 2020, include the following:

- **Local government action:** Nullifies and voids the City's ADU ordinance if it does not fully comply with current State law requirements. Requires housing elements to encourage affordable ADU rentals.
- **ADU allowances on residential lots:** Allows a junior accessory dwelling unit (JADU) and either a converted ADU or a detached ADU on single-family lots. Allows up to two ADUs on lots with an existing multifamily dwelling. Allows multiple ADUs within the portions of an existing multifamily dwelling structure.
- **Size regulations:** Decreases the minimum size to 220 square feet, or as low as 150 square feet if the City adopts a lower efficiency-unit standard by ordinance. Increases the maximum size to at least 850 square feet for attached and detached studio and one-bedroom ADUs and at least 1,000 square feet for two or more bedrooms. Allows converted ADUs to expand by up to 150 square feet of the existing structure for ingress and egress. Limits attached ADUs to 50 percent of the existing primary dwelling.
- **Setback requirements:** Establishes the maximum required side or rear setback to 4 feet. Eliminates minimum lot size. Eliminates setback requirements for existing nonconforming structures, or any new structure in the same place and with the same dimensions as an existing structure.
- **Parking requirements:** Eliminates replacement parking requirements when a garage is converted to an ADU. Eliminates ADU parking requirements within a 1/2 mile of public transit. ("Public transit" includes any bus stop.)
- **Streamlined review:** Requires ministerial approval for compliant ADU and junior ADU applications within 60 days of receipt.
- **Fees:** Prohibits impact fees for ADUs smaller than 750 square feet; and for ADUs of 750 square feet or more are limited to an amount proportional to the square footage of the primary dwelling unit. Limits whether utility providers can charge connection fees and capacity charges.
- **No owner-occupancy requirements for five years:** Exempts ADUs from owner-occupancy requirements until Jan. 1, 2025.
- **No short-term rentals:** Prohibits short-term rentals of ADUs.

The City does not fully comply with recent changes to ADU laws. There is a program in the Housing Element for the City to update the Zoning Plan to include updated zoning provisions to comply with State law requirements for accessory dwelling units.

5.1.4.2 Manufactured Homes in Residential Zones

Manufactured housing can serve as an alternative form of affordable housing. Cal. Gov't Code §§ 65852.3 and 65852.4 specify that a jurisdiction must allow the installation of manufactured homes on a foundation on all "lots zoned for conventional single-family residential dwellings." Except for architectural requirements, local governments are only allowed to "subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject." The architectural requirements are limited to roof overhang, roofing material, and siding material.

Local jurisdictions are allowed to make exceptions to manufactured home siting provisions if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Cal. Gov't Code § 37361.



The City complies with State law. According to Zoning Plan Section 17.84.090, the City allows manufactured homes on permanent foundations in all zoning districts that permit single-family residences subject to the same development standards as conventional single-family dwellings.

5.1.4.3 Mobile Home Parks

Cal. Gov't Code § 65852.7 specifies that mobile home parks shall be allowed on "all land planned and zoned for residential land use." However, local jurisdictions are allowed to require use permits for mobile home parks.

The Zoning Plan includes the Mobile Home Park (MHP) district to provide for the coordinated development and maintenance of mobile home parks. This district is consistent with all residential general plan designations, provided the residential densities of the applicable general plan designation are met.

The Zoning Plan also has a Mobile Home (T) combining district to provide areas where mobile homes may be located in addition to uses otherwise permitted by the principal district. The T district may be combined with the following primary districts: Habitat protection (HP), Rural residential (R-R), or Interim rural (I-R).

The City does not fully comply with the requirements adopted in 1981 that requires mobile home parks be allowed within all residential zones, either by right or by discretionary review. There is a program in the Housing Element for the City to update the Zoning Plan to include updated zoning provisions to comply with State law requirements for the allowability of mobile home parks.

5.1.4.4 Housing for Employees

The Employee Housing Act (EHA) (Cal. Gov't Code § 17021.5) establishes the standards for the construction, maintenance, use, and occupancy of living quarters, called employee housing. Employee housing is defined by the EHA as privately-owned housing that meets the following:

- Living quarters provided in connection with any work, whether or not rent is involved.
- Housing in a rural area that is:
 - Provided by someone who is not an agricultural employer, and
 - Provided for agricultural workers employed by any agricultural employer.

The EHA requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. HCD indicates that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, motel, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone. Additionally, under Cal. Gov't Code §§ 17021.6 any zone where agriculture is an allowed use, employee housing containing up to 36 beds and 12 units must be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

The City does not fully comply with the requirements relating to the allowability of employee housing. There is a program in the Housing Element (Program HE 1.13) for the City to update the Zoning Plan to include updated zoning provisions to comply with State law requirements for the allowability of employee housing for six or fewer persons where single family uses are permitted, and approved in the same way that single family uses are allowed, whether permitted or requiring an administrative permit or conditional use permit (Cal. Gov't Code § 17021.5); and in agricultural zones (up to 36 bed/12 units) in accordance with Cal. Gov't Code § 17021.6.

5.1.4.5 Emergency Shelters, Transitional Housing, Supportive Housing, and Other Group Living

SB 2, in effect as of January 2008, amended State housing law (Cal. Gov't Code §§ 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The law also requires jurisdictions to allow transitional and supportive housing all zones allowing residential uses subject to the same requirements of other residential uses in the zones.

5.1.4.5.1 EMERGENCY SHELTERS

Cal. Health & Safety Code § 50801 defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

State law requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The City must identify a zone or zones where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified have to have land available to accommodate an emergency shelter.

The Zoning Plan is consistent with State law and allows emergency shelters in the C-2 district. The C-2 zone accounts for 62.4 acres within the City. C-2 districts are centered on major commercial corridors served by public transit, including along Shasta Dam Boulevard, Cascade Boulevard, and the intersection of Shasta Dam and Lake. More than 120 C-2 parcels are vacant (37.95 acres). Current uses in C-2 zones include retail, banking, grocery and food service, and a variety of service industries. Uses immediately adjacent to C-2 districts include churches, parks, and residential homes.

5.1.4.5.2 TRANSITIONAL AND SUPPORTIVE HOUSING

State law (Cal. Gov't Code § 65583) requires cities and counties to consider transitional and supportive housing as residential uses allowed in all zones that allow residential uses and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter to permanent housing. State law defines "transitional housing" as:

Housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as



possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing.

The State defines "supportive housing" as:

Housing with no limit on length of stay, that is occupied by the target population, 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.

Additionally, the State defines the "target population" as:

Persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.

The Zoning Plan is consistent with State law and allows both Transitional (§ 17.81.140) and Supportive Housing (§ 17.81.130) subject to only those restrictions that apply to other residential dwellings in each zone.

Further, Government Code Section 65560 et. seq. requires that local jurisdictions allow "low barrier navigation centers" by right in areas zoned for mixed use and in non-residential zones permitting multifamily residential uses, if they meet the requirements specified in Government Code Section 65662. A "Low Barrier Navigation Center" is a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low Barrier" means best practices to reduce barriers to entry such as allowing pets; storage of possessions; and privacy. The Housing Element includes a program to update the Zoning Plan to allow low barrier navigation centers by right in areas zoned for mixed use as well as nonresidential zones permitting multifamily uses.

5.1.4.5.3 BUILDING CODES AND ENFORCEMENT

Building codes and their enforcement influence the style, quality, size, and costs of residential development. Such codes can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, buildings codes and their enforcement act can as a constraint on the supply of housing and its affordability.

The City of Shasta Lake Building Division has primary responsibility for plan review and field inspections to enforce the California Building Standards Code. The City has adopted the Building Code and has not adopted local amendments. The Building Code determines the minimum residential construction requirements throughout California. The County has also adopted the Uniform Housing Code as published by the International Conference of Building Officials. The Uniform Housing Code regulates and controls the use, occupancy, location, and maintenance of all residential buildings and structures.

The Shasta Lake Fire Protection District (SLFPD) reviews all building plans for new construction for conformity with the California Fire Code prior to submittal of the plans and building permit application to the City. The City and SLFPD collaborate on code enforcement issues.

The City coordinates with the Shasta County Environmental Health Department (EHD), which acts as the Local Enforcement Agency (LEA) for the City. EHD issues septic tank permits, restaurant clearances and monitors business plans for hazardous waste generated by uses.

The Code Enforcement Division addresses concerns about unsafe, unhealthy, or unsightly conditions in homes. As with most jurisdictions, the Code Enforcement Division responds to code enforcement problems largely on a complaint basis. The City's first step with all code enforcement actions is to seek to work with the property owner on achieving compliance, rather than austere enforcement. Although, administrative citations are not currently (2020) required to include information regarding resources available to the homeowner to correct the cited issue(s), this housing element includes an implementation program to update the Chapter 1.17 of the Municipal Code to require the enforcement officer to provide this information.

The City building codes are consistent with the codes used in other jurisdictions throughout California, and do not negatively impact the construction of affordable housing. The City strives to balance ensuring that housing is safe and avoiding the potential loss of affordable housing units through unnecessarily strict enforcement practices.

5.1.4.5.4 DESIGN REVIEW

Design review requirements are a tool for jurisdictions to promote quality architectural design, site planning, and landscaping. This process provides the City with additional oversight to ensure that a project meets existing policies and aesthetic, site-specific, and structural considerations. Design review requirements can sometimes increase the cost of housing, particularly those that require additional costly features be provided in a multifamily housing development.

The City has a Design Review (DR) district, which can be combined with any principal district. New development in a DR district is subject to a Use Permit, which requires a Public Hearing before the Planning Commission extending the time necessary for project approval.

SB 35 Project Streamlining. SB 35 mandates that when jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income), these jurisdictions are subject to the streamlined ministerial approval process for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability. The City does not currently have a streamlined ministerial process in place for SB 35 qualified projects but has included an implementation program to establish clear objective design and development standards for mixed use and multi-family housing projects regardless of SB 35 eligibility.. Once the objective design standards are adopted, multifamily and mixed-use projects will be allowed by right and approved through a ministerial, staff-level review process.

5.1.4.5.5 PROCESSING AND PERMIT PROCEDURES

Uncertainty and delays in processing the various permits and applications that are necessary for residential development can add significantly to housing costs, and further, deter a developer from pursuing a project in the city. The development review and permitting process ensures that new residential projects develop in an orderly manner, consistent with the General Plan and the Zoning Plan. The City's permitting process includes the following levels:

- **Ministerial review.** City staff is authorized to approve site plans and improvement plans based on completion of project requirements for individual single-family homes and accessory dwelling units. Staff also approves lot line adjustments and encroachment permits administratively.
- **Administrative review.** First, City staff review all applications for completeness and compliance with requirements and procedures. Then, City staff prepare a report, which includes any recommended conditions of approval. Next, the Development Services Director or his or her designee consider approval of the application after the application is accepted as complete. The Zoning Plan includes several project types that are allowed pursuant to a Director-issued administrative permit.
- **Discretionary review.** First, City staff review all applications for completeness and compliance with requirements and procedures. Then, City staff prepare a report, which includes any recommended conditions of approval. The Planning Commission reviews the application during a public hearing and may approve, conditionally approve, or deny approval of the application by resolution, as defined by Chapter 17.92 of the Zoning Plan. The resolution must clearly describe the uses permitted, all conditions of approval, and which conditions, if any, must be met prior to use of the use permit. Findings include that the establishment, maintenance or operation of the use, building or facilities applied for will not, under the circumstances of the particular use, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city; provided, if any proposed use, building or facility is necessary for the public health, safety or general welfare, the findings shall so state. The planning commission may require security it deems reasonably necessary to ensure compliance with any conditions imposed. In addition to these findings, the planning commission shall also find proposed uses within Design Review (DR) districts to be compatible with the purposes of Chapter 17.78 of the Zoning Plan. In addition to establishing clear and objective design standards for mixed use and multi-family housing projects, the City intends to revise Chapters 17.92 (Applications and Procedures) and 17.78 (Design Review District) to remove barriers to housing production created in the review process.
 - *Appeal.* Any interested person may appeal a decision of the planning commission to approve, conditionally approve or deny an application for a variance or use permit, or to amend or add conditions, or to revoke a variance or use permit by filing a notice of appeal with the city clerk within five calendar days of the decision. The City Council will then consider the matter during a public hearing.

Table 5-6 summarizes typical processing procedures by project type.

Table 5-6: Typical Processing Procedures by Project Type

	Single Family Unit	Subdivision	MFD (6 or fewer units / less than 5 acres)	MFD (7 or more units or over 5 acres – or in Design Review Overlay Zone)
List of Typical Approval Requirements	Site Plan Review TAC Review Building Plan Check	<ul style="list-style-type: none"> •Application submitted •TAC review and comments •Review by public agencies •Initial Environmental Study; •Negative Declaration; Mitigated Negative Declaration •Public review period Staff report preparation and conditions of approval •Planning Commission public hearing 	<ul style="list-style-type: none"> •Application submitted •TAC review and comments •Building plan check •Discretionary review where required 	<ul style="list-style-type: none"> •Application submitted •TAC review and comments •Review by public agencies •Public review period •Preparation of staff report and conditions of approval •Planning Commission public hearing
Est. Processing Time	4 weeks	3 – 6 months for Parcel Maps 6 months – 1 year for Subdivisions	2 months	3 – 6 months

Source: City of Shasta Lake, 2020

The time required to process a project varies greatly and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process, including satisfying the requirements of the California Environmental Quality Act (CEQA). Further, complex, larger projects may require multiple discretionary permits, which are typically processed concurrently.

Table 5-7 outlines the typical processing timeframes in 2019.

The City continually seeks methods to improve the permitting process to increase efficiency and better serve the development community. City staff work with applicants to promote quality projects and to meet timelines. Processing times vary with staff workload, but have decreased significantly since the last housing element cycle. Processing and permit procedures do not constitute a development constraint in Shasta Lake.

Table 5-7: Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Ministerial Review	1-3 weeks
Director-Issued Administrative Permit	1-3 weeks
Conditional Use Permit	2-5 months
General Plan Amendment	3-6 months
Zone Change	3-5 months
Site Plan Review (Technical Advisory Committee)	1-3 weeks



Type of Approval or Permit	Typical Processing Time
Architectural/Design Review (Planning Commission)	1-4 months
Subdivision (more than 4 parcels) Maps	4 months - 1 year
Parcel Maps	2-5 months
Variance	3 months
Grading/Improvement Plan	1-3 months
Initial Environmental Study	1-3 months
Environmental Impact Report	1 year

Source: City of Shasta Lake, 2019

5.1.4.5.6 BUILDING PERMIT AND INFRASTRUCTURE IMPACT FEES

The City assesses impact fees for new construction and reconstruction/re-establishment of units not used in the last three years in accordance with Cal. Gov't Code §§ 66000-66025. The City collects fees to help cover the costs of permit processing, environmental review, building inspections, and capital improvements. These fees are generally assessed based on the property valuation or square footage of a residential development. The City completed Master Plans to identify needed infrastructure improvements throughout the city and impact fee studies to determine fair share contributions to fund these improvements.

The 2014-19 Housing Element included Policy H-P-17 to focus on ensuring that the development impact fee structure did not unnecessarily constrain production of affordable infill development and multifamily housing, and where such a constraint was identified, to waive or reduce fees as part of an incentive package. The Housing Element also included Program HE 3.3: Impact Fees for Affordable Housing to waive impact fees for affordable housing developments that include long-term affordability of at least 30 years. Further, Zoning Program Chapter 17.81 states that the City shall grant priority to affordable housing projects for water and sewer allocations.

Table 5-8 shows the major application-related fees for development in Shasta Lake.

Table 5-8: Major Fees Associated with New Housing Development

Type of Fee	Fee Amount
Zone Change (1 acre or less)	\$3,487
Use Permit (1 – 1,000 square feet)	\$890
Use Permit (Over 1,000 square feet)	\$1,244
Environmental Impact Report (EIR) Review (Less than 5 acres)* *Plus 100% of Consultant's cost	\$4,666*
Site Development Permit Design Review	\$472
General Plan Amendment (1 acre or less)	\$5,032
Plan Check Fee	Included in Building Permit Fee
Building Permit Fee	See Table 39 on the following page
General Plan Maintenance Fee	0.1842% of project valuation

Type of Fee	Fee Amount
Information Technology Fee	0.1789% of project valuation
SMIP State Mandated Fee (Valuation more than \$3,850)	Value X \$0.00013
CBSC State Mandated Fee (Valuation \$75,001 – \$100,000)**	\$4**
** Add \$1 for each \$25,000 range above \$100,000	
Encroachment Permit	\$110
Water Capacity Charge – 1" meter for fire sprinkler requirement	\$5,367
Water Service Connection and Meter Charge – 1" Meter and 1" Service	\$2,487
Sewer Collection System	\$5,350
Sewer Connection Permit	\$60
Park and Recreation Facilities Impact Fee	Single family unit : \$1,589 Multifamily unit : \$1,445
Transportation System Impact Fee	Single family unit : \$680.90 Multifamily unit : \$1,182.48

Source: City of Shasta Lake, 2019

Table 5-9 shows typical building permit fees for new residential construction based on square footage.

Table 5-9: Building Permit Fees

Size of Home (Square Feet)	Building Permit Fee
1 – 600	\$1,495
601 – 1,200	\$1,608
1,201 – 1,400	\$1,681
1,401 – 1,800	\$1,803
1,801 – 2,000	\$1,876
2,001 – 2,400	\$2,050
2,401 – 2,600	\$2,120
2,601 – 3,000	\$2,245
3,001 – 3,200	\$2,316
3,201 – 3,600	\$2,440
Each additional 200 square feet	\$191

Source: City of Shasta Lake, 2019

Table 5-10 compares typical building, development, and school fees for single-family and multifamily dwellings. These fees are in line with other cities in the region. Depending on housing unit size and type, it is estimated City and school district fees amount to between ten and thirteen percent of the total cost of each moderate and above- moderate housing unit. However, improvements funded by these fees are deemed necessary to maintain the health, safety, and quality of life desired by City residents, and the City has determined its fee structure does not represent a constraint on overall development that is dissimilar to other jurisdictions in California.



Current permit and impact fees pose a constraint however for low, very low, and extremely low-income housing units. In the last housing element cycle the City completed an implementation program aimed at reducing fees for affordable housing development. Rather than limit fee reductions to affordable housing developments, the City Council approved a 50% reduction of impact fees for all residential projects and implemented the new fee structure for water and wastewater utility charges in 2018. Additionally, this Housing Element includes a program to seek Federal, State, and local funding sources to meet new construction and rehabilitation needs of extremely low-, very low-, low-, and moderate-income households.

Table 5-10: Typical Impact, Development, and School Fees

Fee Description	1,500 sq. ft. w/ 480 sq.ft. garage	Four-Plex with 800 Square Foot Units
Building Permit Fees		
Building	\$1,137.00	\$1,404.00
Plan Check	\$739.00	\$912.00
Encroachment	\$112.00	\$112.00
SMIP Fee	\$26.89	\$50.34
CBSC Fee	\$9.00	\$16.00
General Plan Maintenance	\$381.06	\$713.29
Information Technology Fee	\$370.10	\$452.00
Subtotal	\$2,775.05	\$3,659.63
Development Impact Fees		
Water Capacity	\$5,367.00	\$26,835.00*
Water Meter	\$2,487.00	\$2,500.00**
Sewer Collection	\$5,350.00	\$21,400.00
Sewer Treatment		
Sewer Connection	\$60.00	\$76.00
Sewer Tap		\$82.76
Electric	\$4,323.00	
Parks & Recreation	\$1,589.00	\$5,780.00
Transportation Impact	\$1,680.90	\$4,729.92
Subtotal	\$20,856.90	\$61,403.68
School District	\$5,685.00	\$12,128.00
Total	\$29,316.95	\$77,191.31

Source: Development Services Department

NOTE: School Fees are calculated using a 3.20/sqft fee.

*Water Distribution Main Charge (SLMC 13.08.031) – \$5,367 x meter hydraulic capacity ratio (\$5,367 x 5(1.5 inch water meter) = \$26,835). This is variable depending on meter size. Water Distribution Main Charge - The water distribution main charge shall be sixteen dollars (\$16.00) per fronting foot of the parcel. When the main does not and will not run tSShe entire front of the property, the fee shall be charged for a minimum of sixty (60) feet.

**Water Service Connection and Meter Charge – actual cost per size

5.1.4.6 Parking

Because parking often requires large amounts of land, parking requirements are one of the development standards that can most negatively impact the development of affordable housing. Parking requirements increase the cost of development, limiting the funds available for providing housing. The City's parking requirements for residential districts vary by housing type, the number of units, and parking needs.

AB 744 Planning and Zoning: Density Bonus went into effect on January 1, 2016 to reduce parking standards for affordable housing, senior housing, and special needs housing projects. Affordable housing projects that claim a density bonus can request the reduced parking requirement of 0.5 spaces per unit if the project is located near public transit, or if the project serves seniors and has access to public transit. Special needs housing projects that are entirely affordable to lower-income households can request the reduced parking requirement of 0.3 spaces per unit. When local parking requirements are higher, the statewide parking standards supersede the local requirements.

The State passed AB 1763 in October 2019, which expands concessions under the existing Density Bonus Law by eliminating vehicular parking requirements for a development that consists solely of rental units.

Along with AB 1763, the State also passed AB 881 and SB 13, which removed impediments to ADU production by prohibiting requirements for replacement of off-street parking spaces when a garage, carport, or covered parking structure is demolished or converted for ADU construction. SB 13 also prohibits the City from imposing parking standards on an ADU that is located within one-half mile walking distance of public transit. Because there is limited public transportation service in Shasta Lake, AB 744 and SB 13 parking standards apply to limited circumstances.

Because most Shasta Lake residents depend on private automobiles, the City needs to continue considering parking requirements to ensure adequate parking. Further, because of proximity to Shasta Lake, for many single-family units also provided on-site for recreational vehicles, boats, and other watercrafts.

The City's parking standards are similar to those in similar jurisdictions, and therefore do not represent an unreasonable development constraint. Single-family zones require two parking spaces per unit, while multifamily zones require 1.5 parking spaces per one-bedroom or studio unit (two parking spaces per unit for two or more bedroom units) plus one guest parking space for each five units, and one recreational vehicle parking space for each 10 units. Additionally, land costs are not as high in Shasta Lake as they are in other parts of the state, so the cost of land dedicated to parking is not as much of a concern in the city as it is elsewhere in California. Notably, the City offers reduced parking standards as an incentive for affordable housing.

5.1.4.7 Construction Standards for Street, and Sidewalk Standards

Onerous standards regarding streets, sidewalks, and curbs can create obstacles to housing production. The City of Shasta Lake uses the City of Redding Construction Standards, which outline minimum standards as follows:

- Street width (collector, local, cul-de-sac, and alley): 10 feet
- Sidewalk width: 3 feet
- Curb height: 6 inches



- Curb width: 6 inches
- Curb type: vertical only

The City's construction standards regarding streets, sidewalks, and curbs do not impose a constraint to housing development.

5.1.4.8 Non-Conforming Structures/Lots Requirements

There are many non-conforming lots and structures in the city, which were lawful when they were originally constructed but do not conform to current development standards or the Zoning Plan. Many lots are 4,000 square feet or less, and therefore do not meet current minimum lot size standards, including required setbacks. In addition, the Summit City area of Shasta Lake lacks public sewer, and extension of sewer to the area would be cost prohibitive for a private development. The Zoning Plan allows these substandard lots, which contain less area than is currently required, if all other development standards of the zone district are met or the City approves a variance.

Additionally, many non-conforming structures were constructed during the 1930s to 1940s, with a few during the 1950s, which were intended only as temporary housing for workers constructing Shasta Dam. Table 2-13 describes the age of the city's housing stock. If these structures/buildings had been built to Code and maintained through the years, they could have been a source of housing available for rehabilitation. However, this is generally not the case with many of the structures as they have been identified as code enforcement cases.

The Nonconforming Uses section of the Zoning Plan is restrictive in that only a minimal amount of maintenance and repairs can be made to any non-conforming structure, and no structural alterations can be made. The cost of maintenance and repairs cannot exceed 25 percent of the current appraised value of the structure. These provisions have functioned to limited property owners' who would otherwise bring such structures up to Code.

The City's Zoning Plan, while simple, restricts the use of nonconforming properties or buildings with the single goal of providing for their elimination or immediate compliance with current zoning standards. In 2019, the City addressed this constraint by revising the ordinance to facilitate housing by:

- providing clear definitions and direction on dealing with nonconforming uses of property, non-conforming buildings, non-conforming sites and parcels;
- establishing that investments made in developed property can be substantial, and that continuation or improvement of certain nonconforming uses or sites may be desirable if it can be assured that the use of the property or structure does not negatively impact adjacent properties;
- providing an opportunity for limited improvement or changes in use of nonconforming structures or properties to reduce the blighting influence that may occur if properties are not allowed to be used for their originally designed purposes;
- allowing minor modifications to non-conforming structures or properties with issuance of an Administrative permit; and
- providing greater flexibility for the rebuilding of non-conforming multiple-family residential developments that are damaged or destroyed by calamity.

5.1.4.9 On- and Off-Site Improvements

The City continues to pursue grant funding and low-interest rate loans to provide infrastructure and complete capital projects. However, there are still gaps in sidewalks and pavements, and areas in the city without adequate water and sewer services. Inadequate or missing infrastructure in the city has led developers to consider other communities because they recognize that infrastructure improvements would be required as part of the process.

Title 16 of the Municipal Code provides the requirements for site improvements and infrastructure for subdivisions. Chapter 17.84 in the Zoning Plan describes general development standards for new commercial, industrial, and public development projects. All new construction of residential, commercial or industrial buildings must have primary access from an existing paved street.

The City's on- and off-site improvement requirements are common throughout Shasta County and are not a significant constraint to the production of housing. These standards allow for a variety of methods for water and sewer services, allowing site-specific considerations to dictate the appropriate infrastructure needs of the development.

5.1.4.10 Density Bonus

A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. State law requires local governments to grant a density bonus and other incentives or concessions to developers who agree to provide a specified percentage of housing units for lower-income households as part of an approved development.

The State revised the law in October 2019 by enacting AB 1763, which amended Government Code Section 65915, to enhance affordable housing development incentives. Under this bill, housing development with 100 percent of the total units for lower-income households, 20 percent of which can be for moderate-income households, are eligible to receive four incentives or concessions. Additionally, if the development is within ½ mile of a major transit stop, then it can receive a height increase of up to three additional stories or 33 feet.

For a development that consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in specified law, and that is a special needs housing development, as defined, existing law limits that vehicular parking ratio to 0.3 spaces per unit. The magnitude of the incentive depends on the total share of development that is designated affordable. Additionally, State law provides density bonuses to projects that donate land for residential use. The donated land must satisfy all of the following requirements:

- The land must have general plan and zoning designations which allow the construction of very low-income affordable units as a minimum of 10 percent of the units in the residential development;
- The land must be a minimum of 1 acre in size or large enough to allow development of at least 40 units; and
- The land must be served by public facilities and infrastructure.

Section 17.81.050 in the Municipal Code describes density bonus procedures in the city. The City references Cal. Gov't Code §§ 65915–65919 and subsequent amendments to ensure consistency with



the most recent changes to State law. Additionally, the City's 2014-2019 Housing Element includes Policy H-P-2, which states: "The City shall grant residential density bonuses consistent with State law for projects that reserve units for low- and/or moderate-income households and meet affordability longevity requirements." The City has adopted neither an inclusionary ordinance nor a short-term rental ordinance.

5.1.4.11 Housing for Persons with Special Needs

5.1.4.11.1 DEVELOPMENT, MAINTENANCE, AND IMPROVEMENT OF HOUSING FOR PERSONS WITH DISABILITIES

State housing element law requires jurisdictions to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. In accordance with SB 520 (Chapter 671), the City has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities.

The City has adopted the California Building Code as published by the International Code Council together with all relevant appendices and amendments. The City has not adopted any local amendments to the Code that may diminish the ability to accommodate housing development for persons with disabilities.

5.1.4.11.2 REASONABLE ACCOMMODATION

The City adopted reasonable accommodation procedures, which are incorporated into the Affordable Housing chapter of the Zoning Plan. It focuses on ensuring equal access under the Federal Fair Housing Act and the California Fair Employment and Housing Act with respect to zoning and other land use regulations, policies, and procedures. The procedure outlines the process for requesting reasonable accommodation, including identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provision for relief from certain land-use, zoning, or building regulations that may constrain housing for persons with disabilities.

5.1.4.11.3 GROUP HOMES

The Zoning Plan defines "Group foster home" as:

... a state or county authorized, certified or licensed foster care facility, serving more than six mentally disordered or otherwise handicapped persons or dependent or neglected children, which provides care on a twenty-four (24) hour basis; or such a facility, serving more than six children or adults, which is licensed by the state or county or certified by a state-licensed child placement agency and is institutional or medical in nature.

Group foster homes, as defined above, are allowed in the I-R, R-R, R-2 and R-3 zoning districts pursuant to issuance of a use permit. Parking requirements for a group home are the same as for multi-family residential uses. The current code does not include separation distance requirements for special needs

housing developments. Licensed residential care facilities with fewer than six persons are allowed outright in single-family zone districts.

5.1.4.11.4 DEFINITION OF FAMILY

The Zoning Plan defines "family" as:

... one or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. "Family" does not include a fraternal, religious, social or business group. "Family" shall be deemed to include domestic servants employed by a family.

This definition eliminates any potential constraints to the use of a single-"family" dwelling unit as a community care facility, emergency or transitional housing, residential care facility, group home, or other special needs housing.

5.1.5 ADDITIONAL PLANS

The following discussion addresses additional City plans with policies and programs that have an impact on housing production.

5.1.5.1 Tree Conservation Ordinance

The City's Tree Conservation Ordinance serves to promote the conservation of a healthy tree population and to maintain and enhance tree canopy throughout the community through the preservation of existing native and nonnative trees where feasible; the replacement or transplanting of trees removed where appropriate; and the planting of new trees in locations, number, and kind compatible with local conditions. Although trees are recognized as important to the general well-being of the citizens of the city, the City is currently (2020) in the process of amending the ordinance to balance housing production requirements and tree conservation.

5.1.5.2 Hillside Grading Ordinance

The Hillside Grading Ordinance serves to safeguard life, health, property, the environment, and the public welfare by regulating clearing and grading on private and public property and providing standards and design criteria implementing stormwater best management practices to control water pollution and erosion during all construction activities for all development. The Ordinance sets rules and regulations to control excavation, grading, earthwork construction, and development on hillsides and along ridgelines in Shasta Lake. In an effort to address constraints to housing development, the City is currently (2020) in the process of amending the ordinance to allow staff-level review and approval without the need for Planning Commission review.



5.1.6 POTENTIAL NON-GOVERNMENTAL CONSTRAINTS

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing are environmental constraints and development costs.

5.1.6.1 Environmental Constraints

5.1.6.1.1 TOPOGRAPHY

City topography varies significantly, with slopes ranging from zero percent to in excess of 30 percent. In 2007, the City adopted a Grading, Erosion Control, and Hillside Development Ordinance, which addresses how the City regulates clearing and grading, as well as standards and design criteria for controlling water pollution and erosion during construction. The City does not allow extensive development or grading on slopes of 30 percent or greater. The City also limits grading on natural slopes of 20 to 30 percent to construction and installation of roads, driveways, utilities, garage pads, and other limited pad grading.

5.1.6.1.2 FLOODPLAIN

The City of Shasta Lake is near Shasta Lake and the Shasta Dam. FEMA has identified several creeks within the city with a 1 percent to 0.2 percent annual chance flood hazard (100- to 500-year floodplain). The City has adopted floodplain management regulations, which are included in the Municipal Code. The City requires all new residential construction or substantial improvements in areas of special flood hazards must have the lowest floor, including basement, be elevated at least one foot above the base flood elevation.

5.1.6.2 Development Costs

5.1.6.2.1 LAND COSTS

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. Land acquisition costs can account for over half of the final sales price of new homes in very small developments and in areas where land is scarce. The price of land varies based on numerous factors, including location, terrain, availability of infrastructure and utilities, soil type, development type, and required improvements.

Land costs in Shasta Lake are significantly lower other cities in the area, and across the state. Because Shasta Lake has acted as a bedroom community to Redding (south of Shasta Lake), in the last few years much activity on infill lots has occurred from individual contractors and small developers buying a few small lots and then building on them for re-sale purposes.

Based on a search of undeveloped lots and land in Shasta Lake using Zillow.com, the average cost per acre for residential lots was approximately \$105,000. Table 5-11 shows the 15 undeveloped lots that were listed on December 2, 2019 that included the parcel size, which were the basis for deriving the average cost. It is important to note that the average is based on a limited sample size during a single point in time.

Table 5-11: Land Costs per Acre

Area	Area (ac)	Price	Cost per Acre
Pine Grove Ave	196.00	\$1,495,000	\$7,628
Shasta Park Dr	10.92	\$69,900	\$6,401
4041 La Mesa Ave	0.13	\$32,500	\$250,035
Cottage	0.99	\$33,000	\$33,333
2319 Ostling Ave	0.50	\$59,900	\$119,800
13670 Shasta St	0.18	\$27,000	\$150,015
2235 Montana Ave	20.00	\$275,000	\$13,750
2005 Elizabeth St	0.21	\$37,000	\$176,202
1120 North Blvd, Lot 7	0.20	\$21,900	\$109,500
Coeur D Alene Ave	4.70	\$99,500	\$21,170
Black Canyon Rd	3.97	\$40,000	\$10,076
4460 Risstay Way	0.46	\$159,000	\$345,652
1120 North Blvd, Lot 5	0.20	\$22,900	\$114,500
Shasta Dam Blvd	0.67	\$69,000	\$102,985
1868 Parallel St	0.35	\$40,000	\$114,286
Average Cost per Acre			\$105,022

Source: Zillow.com, December 2, 2019

5.1.6.3 Construction Costs

Construction costs vary widely depending on the type, size, location, design, and amenities of the development. "Entry-level" homes have far fewer amenities than other higher-priced custom homes. According to HomeGuide.com, a nationwide average cost to build an entry-level, 2,000 square foot home is \$178,000, or \$89 per square foot.

High construction costs coupled with high land costs make it difficult for private sector developers to provide housing for lower-income residents. However, even with lower land and labor costs in Shasta Lake, lower wages and higher unemployment rates make market-rate housing unaffordable. Limited subsidies, incentives, and other types of financial assistance are available to private sector developers to bridge the gap between actual costs of development and the sale price of affordable housing.

5.1.6.4 Labor Costs and Prevailing Wage

Labor costs also factor heavily into the total cost of housing production. The cost of labor for a particular construction trade can vary significantly by metropolitan area and is typically beyond the control of local government. The competition for labor and materials during the housing boom of the mid-2000s caused an increase in labor and material costs. Construction costs dropped sharply during the Recession of the late 2000s, however they have since spiked by 23.6 percent (nationwide average between 2004 to 2018) because of rising labor costs. These labor costs have risen significantly, in part, because the lack of employment opportunities during the Recession forced construction workers to pursue other careers and there was not a draw for new workers to enter the trade. Labor costs are generally lower in the Northern California compared to urban or coastal markets.



When private development projects receive government subsidies they are classified as “public works” projects. Any public works project must pay workers the “prevailing wage”—the minimum wage rates payable to construction workers who are employed on public works projects in California. The hourly work rates are published quarterly by the California Department of Industrial Relations (DIR). For projects that receive assistance from local or state governments, the State requires the payment of prevailing wages which can have a significant effect on overall development costs. In general, prevailing wage requirements have caused labor costs to increase anywhere from 5 to 30 percent in urban areas and up to 40 percent in rural areas.

5.1.6.5 Availability of Financing

Financing has historically been available for credit-worthy projects, with interest rates determined largely by the monetary policy of the Federal Reserve Board. Beginning in the 1990s rising housing values and a growing housing industry boosted investor and homebuyer portfolios and contributed to a sense of security that encouraged continued investment in the housing market. Alternative mortgage products increased the number of homebuyers, especially investors who purchased single family homes as non-primary residences. Virtually every business or profession related to homes sales, construction, mortgages, and titles had increased business opportunities during this period.

Availability of financing shifted with the mortgage banking crisis that began in 2008. The crisis was the result of alternative or “creative” mortgage products such as graduated payment mortgages, variable and adjustable rate mortgages, interest-only loans, “stated income” loans with no income verification, and zero down payment loans allowed consumers to purchase high-priced housing without the qualifications required by traditional loans, such as sufficient income level. These mortgage products increased homeownership rates.

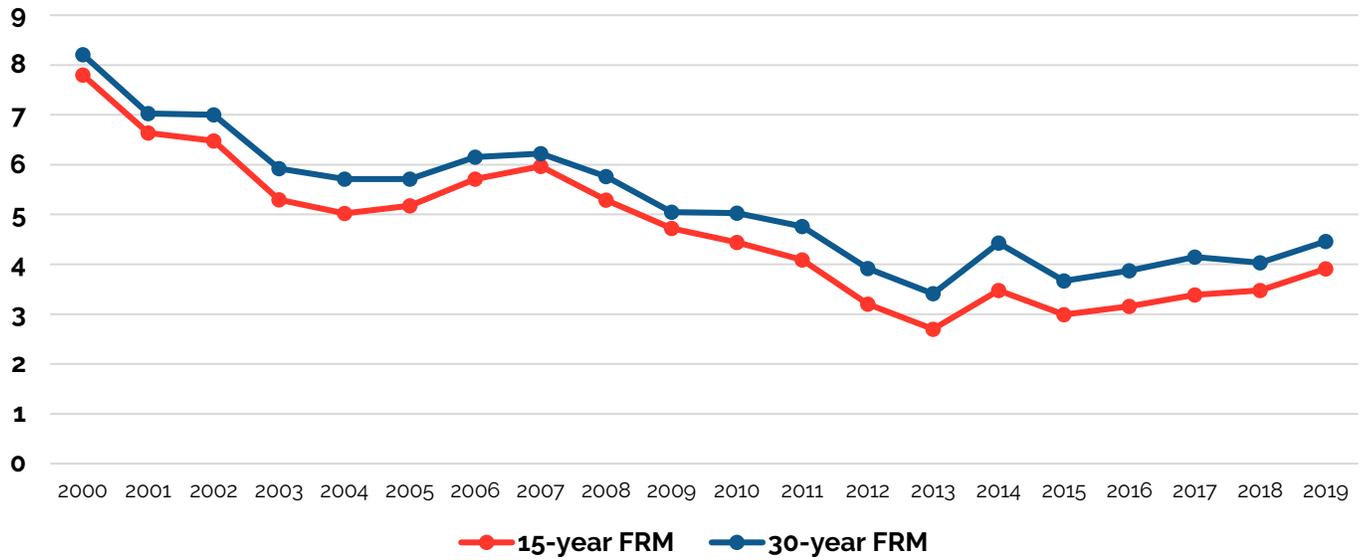
The subprime mortgage crisis precipitated when borrowers who purchased homes found that they owed more on their homes than their homes are worth. The mortgage market collapse also impacted borrowers with “jumbo” loans, relatively large loans that are not Federally backed. Resets of interest rates and mortgage payments in the subprime mortgage market resulted in huge waves of foreclosures.

In response to the financial crisis, the U.S. government passed the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) to tighten lending standards on subprime loans. The Dodd-Frank Act set the requirements for a “qualified mortgage” to insure safe lending practices through regulation of loan interest rates, equity ratio, fees and points, structure, and borrower debt-to-equity ratio. However, it is important to note that the U.S. Congress passed the Economic Growth, Regulatory Relief, and Consumer Protection Act in 2018, which rolled back significant portions of the Dodd-Frank Act. As the economy improves, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008.

Mortgage rates have continued to decrease nationwide after 2007, hitting a historic low in 2013. Since 2015, they have risen steadily and were 3.91 for 15-year FRMs and 4.46 for 3-year FRMs in 2019 (see Figure 5-1 below). When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.



Figure 5-1: Historic Mortgage Rates



Notes: FRM- Fixed Rate Mortgage; data is for January of each month.

Source: Freddie Mac Primary Mortgage Market Survey, 2



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SECTION 6. EVALUATION

The following section reviews and evaluates the City's progress in implementing the 2014-2019 Housing Element. It reviews the results and effectiveness of programs for the previous Housing Element planning period and contains recommendations for program changes to address current and projected needs and State requirements between 2020 and 2028.

Table 6-1. Evaluation of 2014-2019 Housing Element Implementation Programs

Program	Progress	Evaluation	Continue/ Modify/ Delete
Goal 1: Adequate Land for a Balanced Range of Housing			
HE 1.1: Vacant Land Inventory to Accommodate Future Housing Needs The City shall take the completed land inventory for the City, update it with the few parcels created during the last planning period, and integrate it with the City's GIS system. A process will be developed to provide for updates to both the inventory and the GIS layers that relate to the inventory (including infrastructure) on a regular basis. Information will be assembled in a form useful for marketing the properties for affordable housing.	Ongoing	As part of the completion of the General Plan Update and the 2020-2028 Housing Element Update, Staff updated the vacant land inventory in GIS. Additionally, the City of Shasta Lake has budgeted a full-time GIS Coordinator.	Modify
HE 1.2: Infill Strategic Plan The City will complete the Infill Strategic Report and use it to help establish programs for which the City and the Redevelopment Agency's Successor Agency or the Shasta Lake Housing Authority, will seek funding. This will also assist in setting up a Capital Improvement Plan (CIP), which the City has not established.	Ongoing	As part of the completion of the General Plan Update and the 2020-2028 Housing Element Update, Staff updated the vacant land inventory in GIS. Additionally, the City of Shasta Lake has budgeted a full-time GIS Coordinator.	Delete
HE 1.3: Scattered Site Development The City will map the single vacant lots, their sizes, and other characteristics. If appropriate, the City will seek funding or encourage others to do so. Local builders/developers will be contacted to engage their interest.	Ongoing	As part of the completion of the General Plan Update and the 2020-2028 Housing Element Update, Staff updated the vacant land inventory in GIS. Additionally, the City of Shasta Lake has budgeted a full-time GIS Coordinator.	Modify



Program	Progress	Evaluation	Continue/ Modify/ Delete
<p>HE 1.4: Non-Conforming Structures and Uses After the completion of the infill report and the site inventory, the City will complete a review of the existing ordinance in relation to use of vacant and underutilized sites. Based on the review the City will modify the Zoning Ordinance to reflect the findings of the review.</p>	Completed	<p>The City revised the Non-Conforming Uses, Structures, Sites and Parcels ordinance in 2019. The City is in the process of completing a comprehensive General Plan Update that is scheduled to be completed in 2020-2021. The City is deferring review of the Zoning Ordinance to follow completion of the GPU.</p>	Modify
<p>HE 1.5: Multi-Family Property Development Project Identification Identification of multi-family properties with issues for development. Post identification, staff will look to match potential funding available for infrastructure or financing.</p>	Ongoing	<p>Staff has been working with the Community Revitalization and Development Corporation (CRDC) and Michaels Organization to explore potential for a future multifamily development project on Morning Star/Cascade Blvd. Although because the Michaels Organization has had significant staff changes, the project has been on hold. The City continues to seek another developer.</p>	Modify



Program	Progress	Evaluation	Continue/ Modify/ Delete
<p>HE 1.6: Pursue State and Federal Funding Complete a report to the City Manager and City Council addressing potential sources of funding to help fund city needs and prioritize use of City or grant funds for projects. The City shall pursue appropriate State and Federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of low- and moderate-income households. The City shall periodically update and review available housing programs to identify appropriate funding sources to meet the City of Shasta Lake's housing needs.</p>	Ongoing	Each year, the City of Shasta Lake applies for State and Federal funding to support housing and public infrastructure, including CDBG, FEMA, and HOME funds.	Modify
<p>HE 1.7: Establish Design Standards-Mixed Use and Multi-Family The City will complete the design review project in the next fiscal year (2015/16) subsequent to the Land Use Element update. Workshops for public input will occur in the fall of 2014 with preliminary recommendations for ordinance amendments approved by City Council in 2015/16. The Planning Commission and City Council will review final draft design standards 2015/16. Once design standards are adopted, allowed uses such as (residential, commercial, and mixed use) would no longer have to obtain a Conditional Use Permit from the Planning Commission.</p>	Not completed	The City is in the process of completing a comprehensive General Plan Update that is scheduled to be completed in 2020-2021. The City is deferring until the updated Land Use Element is complete. Staff will also review this goal and the goals of the State to streamline affordable housing projects. A focus of this effort will be ensuring that updated design standards do not escalate the cost of construction for affordable housing, or cause delay or cancellation of projects.	Modify



Program	Progress	Evaluation	Continue/ Modify/ Delete
<p>HE 1.8: Development Agreements The City will adopt a development agreement where necessary that meets State law and provides for the city's interests in promoting quality land use development, and if applicable, long term affordability.</p>	Not completed	The City has reserved a section in the Affordable Housing Chapter of the Zoning Plan for Development Agreements. The City will complete this effort as part of the Land Use Element/General Plan Update in 2020-2021.	Modify
<p>HE 1.9: Homebuyer Assistance Agency staff will provide data on an annual basis as part of the Annual Housing Authority Report detailing the delivery of homebuyer assistance loans. Report will include analysis of income level participation and recommendations for ensuring all eligible income levels are being served.</p>	Ongoing	The City was awarded \$450,000 in HOME funds in 2018 for the First-time Homebuyer (FTHB) Program and continues to submit applications for these competitive funds on an annual basis. The City also uses Program Income received from HOME, CalHOME, and RDA payoffs for the FTHB Program.	Modify
<p>HE 1.10: Collaboration with Affordable Housing Providers The City will continue to seek out affordable housing partners. One-on-one discussions about how to access funding will be undertaken.</p>	Ongoing	The City has been collaborating with a variety of affordable housing developers. The City is working with Veterans Resource Development Center (VRDC) on the construction of a 30-unit low-income transitional facility. The City has reached out to CHIP regarding a City-owned 2-acre parcel for a potential single-family infill project. The City continues to search for a developer for the potential multifamily project near Cascade/Morning Star.	Continue



Program	Progress	Evaluation	Continue/ Modify/ Delete
<p>HE 1.11: Revision of the R-3 and R-4 Zoning Districts to Increase Densities</p> <p>The City will review with affordable housing developers their ability to pay for infrastructure and what densities allow them to maintain the 20-55 year affordability required when installing affordable housing. The City will increase densities for the zones but also will look at particular areas for re-zoning to determine what existing sites can accommodate those densities and be compatible with surrounding neighborhoods.</p> <p>All multi-family residential will be increased to minimum allowable densities of 20 units (Mullin density) per acre. For the R-4 zone, the text will be changed to have allowed mixed uses that can be developed at 30 units be per acre as well. Where mixed uses are allowed, the new design standards may mean that mixed use may become an allowed use (as opposed to requiring a Conditional Use Permit) in some commercial zones. That review will be part of this program. This program was continued because it requires a General Plan Amendment and it is more appropriate to complete with the Land Use Element update.</p>	<p>Completed</p>	<p>The Planning Commission and the City Council approved the zoning and density changes, which went into effect on September 14, 2017.</p>	<p>Delete</p>



Program	Progress	Evaluation	Continue/ Modify/ Delete
<p>HE 1.12: Utility and other Infrastructure Mapping and Verification</p> <p>The City’s utilities were installed in the days of paper, not computer or GIS mapping. Unfortunately an additional issue of as-built maps for some of the utilities not being prepared or retained complicates their use. Updating of the maps with verification will help the identified issues.</p>	Completed	<p>The Public Works and Electric Departments have completed their updates of utility maps. The GIS coordinator has mapped all City Utilities.</p>	Delete
<p>HE 1.13: Address Housing Opportunities and Constraints</p> <p>The City shall evaluate the Zoning portion of the Municipal Code to determine what standards may need revision in order to encourage affordable housing. The revisions may include a change in parking standards, setbacks, height, or ability to use clustering without having to re-zone property to the Planned Development Zone.</p>	Ongoing	<p>The City continues to amend the Zoning Plan to encourage affordable housing development. The City is in the process of amending the non-conforming section of the Municipal Code to provide for life/safety code improvements.</p>	Continue
<p>HE 1.14: Annual Report on Housing Element Implementation</p> <p>The City will complete an Annual Housing Report to submit to HCD consistent with State law.</p>	Ongoing	<p>The City continues to complete the Annual Progress Reports on time each year to remain in compliance with HCD.</p>	Continue

Program	Progress	Evaluation	Continue/ Modify/ Delete
Goal 2: Maintenance, Improvement, Preservation, and Rehabilitation of Housing			
<p>HE 2.1: Housing Rehabilitation (Single-family)</p> <p>To conserve what stock the City has that currently needs substantial rehabilitation, the Agency City will review the Housing Stock Inventory to assess potential rehabilitation needs, identify potential loan applicants, and prepare a program to serve those needs. The City has applied for 2014 CDBG (Community Development Block Grant) funds for rehabilitation of both single-family and multi-family units. This program can be operated with the program proposed for energy efficiency (HE 5.1) to maximize use of funds and accommodation of energy efficient measures lowering the overall operational costs for a home.</p>	Ongoing	The City reviewed prior housing surveys and is in the process of preparing a new survey to evaluate the Housing Stock Inventory.	Modify
<p>HE 2.2: Housing Rehabilitation (Multifamily)</p> <p>The City will address the rehabilitation of multi-family units as a priority when applying for funding.</p>	Ongoing	The City reviewed prior housing surveys and is in the process of preparing a new survey to evaluate the Housing Stock Inventory.	Continue
<p>HE 2.3: Preservation of Affordable Rental Housing</p> <p>The Agency will investigate funding sources for purchase of the units if the owners decide to sell and will research possible owners for the property. The Agency will maintain at least annual contact with the owners of the properties,</p>	Ongoing	The City contacts affordable rental housing property owners each year to identify if they are going to sell the property. The City also assists interested property owners in identifying funding for purchase/rehabilitation.	Delete
<p>HE 2.4: Preservation of Mobile Home Parks</p> <p>The City shall research and prepare a plan should the occasion arise that the parks would be sold.</p>	Not completed	Because of a lack of interest from mobile home park renters and owners, the City has not pursued this activity.	Delete



Program	Progress	Evaluation	Continue/ Modify/ Delete
Goal 3: Adequate Services for Residential Development			
HE 3.1: Local, State, and Federal Funding for Infrastructure The City and Agency will pursue funding for infrastructure that will support infill properties that can be used for affordable housing as a priority.	Ongoing	The City continues to apply for a variety of infrastructure funding and associated projects each year.	Continue
HE 3.2: Wastewater Capacity Improvement The City will continue the process to install a reclaimed water outfall to Churn Creek to include environmental documents, permits, and funding.	Completed	The City completed a \$22 million wastewater treatment plant (WWTP) Upgrade Project.	Delete
HE 3.3: Impact Fees for Affordable Housing Development of a policy to address waiving impact fees for affordable housing that has long term affordability of at least 30 years and review other scenarios.	Completed	City Council approved a 50% reduction of impact fees for residential projects. The City began implementing the new fee structure for water and wastewater utility charges in 2018.	Delete
Goal 4: Balance of Employment and Housing			
HE 4.1: Mixed-Use Development The City will evaluate commercial parcels and structures as part of the update to the General Plan. The evaluation will include identifying parcels/lots, which are most appropriate for mixed uses of commercial and residential.	In process	The City was given a vacant piece of commercial property on Shasta Dam Boulevard and is in the process of pursuing a mixed-use project for the parcel.	Continue
Goal 5: Energy Efficiency			
HE 5.1 Energy Efficiency The City will partner with other agencies as well as using its own resources to provide for weatherization and energy efficient rebates for residential uses. The City's Electric Department is assessing the city's ability to assist residential uses with its resources combined with other resources.	Ongoing	The City's Electric Utility provides rebates for efficiency projects, appliances, and weatherization activities. The City contracts with ESG Consulting on auditing and rebate processing.	Continue

Program	Progress	Evaluation	Continue/ Modify/ Delete
<p>HE 5.2 Subdivision Activity The City will remove the exemption from the Solar Shade Control Act and look for other opportunities to encourage the use of solar facilities by residents.</p>	Not completed	The City has included a program on community or utility-scale solar facilities and is identifying opportunities to increase solar facilities as part of the General Update.	Modify
Goal 6: Equal Housing Opportunity			
<p>HE 6.1: Affordable Housing Chapter Implementation and Tracking The City will track accessory units, transitional and supportive housing, emergency shelter, and reasonable accommodation specifically to watch for issues that can be remedied easily or additional ordinance changes made. A quarterly review with TAC will occur with a summary report annually to be included with the Annual Progress Report</p>	Not completed	The City is preparing the first report as part of the General Plan Update.	Delete or Modify
<p>HE 6.2: Section 8 Rental Assistance The Agency will maintain consistent contact with the Housing Authority in order to maintain data and information about the Section 8 programs. Information will be made readily available to individuals and developer of affordable housing.</p>	In process	The Shasta County Housing Authority manages the Section 8 Housing Choice Voucher Program for the city. The Housing Authority currently issues eight vouchers for Shasta Lake.	Continue



Program	Progress	Evaluation	Continue/ Modify/ Delete
<p>HE 6.3: Equal Housing Opportunity The City shall provide information obtained from the Housing Authority (including brochures, flyers, posters, and similar publications) in public locations throughout the City, including the Development Services Department, Administration Office, library, and the Community Center. In addition, the City shall have such information available on the City’s website and for distribution to churches, developers, non-profit agencies, and others who request it. Information shall be provided in languages other than English where appropriate</p>	Ongoing	The City continues to distribute pamphlets and brochures, and post information online about equal housing opportunity.	Modify

Source: City of Shasta Lake, 2019

SECTION 7. REFERENCES

2012-2016 American Community Survey (ACS)	2-9, 2-30
2013-2017 ACS 5-Year Estimates	2-2, 2-3, 2-4, 2-8, 2-9, 2-10, 2-11, 2-22, 2-27, 2-31
American Labor Market Information System (LMIS)	2-16
California Department of Developmental Services	2-29
California Department of Finance.....	2-1, 2-8
California Employment Development Department.....	2-16
City of Shasta Lake	5-8, 5-17, 5-18, 5-19, 6-10
City of Shasta Lake 1999 General Plan.....	5-2, 5-3
City of Shasta Lake Development Services	3-2
City of Shasta Lake Zoning Plan	5-7, 5-9
Craigslist.org.....	2-18
Department of Housing and Community Development (HCD).....	2-13, 2-14, 3-1
Development Services Department.....	5-20
DOF, Table E-5 Population Estimates for Cities, Counties, and the State	2-28
Freddie Mac Primary Mortgage Market Survey.....	5-29
Good News Rescue Mission	2-21
HCD 6th Housing Element Data Package	2-7, 2-12, 2-30, 4-13
HUD SOCDs, Comprehensive Housing Affordability Strategy	2-32
One Safe Place – Sierra Center	2-21
Shasta County Community Action Agency, 2019 Annual Pit Report	2-20
Shasta Regional Transportation Agency	2-6
SSA, SSI Recipients by State and County,	2-28
U.S. Bureau of Labor Statistics	2-5
U.S. Census Bureau	2-31
U.S. Census of Agriculture	2-24
U.S. Department of Housing and Urban Development.....	2-12, 2-15
U.S. Social Security Administration, 2019 Housing Values.....	2-16
Zillow.com.....	2-17, 2-18, 5-27



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SECTION 8. GLOSSARY

Acre: a unit of land measure equal to 43,650 square feet.

Acresage: Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by Federal, State, or local housing programs.

Assisted Housing Developments: Multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of §65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multifamily rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

At-Risk Housing: Multifamily rental housing that is at risk of losing its status as housing affordable for low- and moderate-income tenants due to the expiration of Federal, State or local agreements.

Below-Market-Rate (BMR): Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

California Department of Housing and Community Development (HCD): The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.



Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as a zoning ordinance.

Contract Rent: The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

Dedication, In lieu of: Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a landowner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multifamily: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single Family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single Family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay; as defined and used in Cal. Health & Safety Code § 508019.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Encourage: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family: One or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. "Family" does not include a fraternal, religious, social or business group. "Family" shall be deemed to include domestic servants employed by a family.

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.



First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Green Building: Any building that is sited, designed, constructed, operated, and maintained for the health and well-being of the occupants, while minimizing impact on the environment.

Gross Rent: Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

Household: All those persons—related or unrelated—who occupy a single housing unit.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation

can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies but vested with broad powers to develop and manage other forms of affordable housing.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30 percent of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Income Category: Four categories are used to classify a household according to income based on the median income for Shasta County. Under state housing statutes, these categories are defined as follows: Extremely-Low (0-30 percent of county median), Very Low (31-50 percent of county median); Low (50-80 percent of county median); Moderate (80-120 percent of county median); and Above Moderate (over 120 percent of county median).

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Large Household: A household with 5 or more members.



Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Low-Income Housing Tax Credits: Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Mean: The average of a range of numbers.

Median: The mid-point in a range of numbers.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate, v.: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-Use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multifamily Dwelling Unit: A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Quantified Objective: The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within an eight-year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower-income use), given the constraints. See *o*.

Redevelop: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional Housing Needs Allocation (RHNA): The Regional Housing Needs Allocation (RHNA) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the Shasta County. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential, Multifamily: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single family: A single dwelling unit on a building site.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.



Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot.

Section 8 Rental Assistance Program: A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seniors: Persons age 65 and older.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Shall: That which is obligatory or necessary.

Should: Signifies a directive to be honored if at all feasible.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subdivision Map Act: Cal. Gov't Code § 66410 *et seq.* vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substandard, Suitable for Rehabilitation: Substandard units which are structurally sound and where the cost of rehabilitation is economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population 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.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transient Occupancy Buildings: Buildings that have an occupancy of 30 days or fewer, such as boarding houses, hospices, hostels, and emergency shelters.

Transitional Housing: Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Universal Design: The creation of products and environments meant to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME, and Section 8, among others.

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.



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Appendix A - Vacant Site Inventory

The following table includes vacant sites only categorized by very low, low, moderate, and above-moderate income levels. Vacant site criteria is detailed in Section 4.1.1.1. Site inventory characteristics are provided in the table below on a per site basis.

This table excludes any parcel APN's utilized in the city's prior site inventory.

Sites in the very low and low income categories less than 0.5 or greater than 10 acres have been excluded from the site inventory as portrayed in Section 4.1.1.1, Figure 4-2.

Appendix Table A-1: Vacant Site Inventory

APN by Income Level	In Prior Site In.	Zoning	General Plan	Utility Constraints	Nat Resource Reduction	Total Lot Acreage	Dev. Potential Lot Acreage	Allowed Density	Unit Capacity
Very Low Income									85
007280002000	NO	R-4	URA	None		0.52	0.41	30	12
075140011000	NO	R-4	URA	None		0.93	0.74	30	22
307240001000	NO	C-2-DR	MU	Sewer Planned	Reduced Area	3.45	1.73	30	51
Low Income									67
007230001000	NO	R-3-DR	URB	None	Reduced Area	3.61	2.89	20	57
007560010000	NO	R-3	UR	None		0.64	0.51	20	10
Moderate Income									1,415
005050017000	NO	VC	UR	None		0.27	0.22	6	1
005060025000	NO	VC	VMU	None		0.14	0.11	15	1
005060053000	NO	VC	VMU	None		0.13	0.11	15	1
005060058000	NO	VC	VMU	None		0.35	0.28	15	4
005060059000	NO	VC	VMU	None		0.24	0.19	15	2
005070002000	NO	CC	VMU	None		0.10	0.08	15	1
005070003000	NO	CC	VMU	None	Reduced Area	0.38	0.31	15	4
005070006000	NO	VC	VMU	None	Reduced Area	0.13	0.10	15	1
005070007000	NO	VC	VMU	None	Reduced Area	0.28	0.22	15	3
005070013000	NO	CC	UR	None	Reduced Area	0.25	0.20	6	1
005090006000	NO	C-2-DR	VMU	None		0.09	0.07	15	1
005090007000	NO	VC	VMU	None		0.50	0.40	15	6
005090019000	NO	VC	VMU	None		0.10	0.08	15	1
005090020000	NO	VC	VMU	None		0.10	0.08	15	1



APN by Income Level	In Prior Site In.	Zoning	General Plan	Utility Constraints	Nat Resource Reduction	Total Lot Acreage	Dev. Potential Lot Acreage	Allowed Density	Unit Capacity
005090052000	NO	R-1	PF	None		0.55	0.44	3	1
005090056000	NO	VC	VMU	None		0.13	0.10	15	1
005090079000	NO	VC	VMU	None		0.46	0.37	15	5
005090093000	NO	VC	VMU	None		0.16	0.13	15	1
005090094000	NO	VC	VMU	None		0.16	0.13	15	1
005090095000	NO	VC	VMU	None		0.36	0.29	15	4
005130007000	NO	R-1	UR	None	Reduced Area	0.79	0.63	3	1
005160012000	NO	R-1	UR	None		0.93	0.74	3	2
005210028000	NO	VC	VMU	None		0.11	0.09	15	1
005210029000	NO	VC	VMU	None		0.17	0.14	15	2
005230001000	NO	VC	VMU	None		0.17	0.13	15	1
005230004000	NO	VC	VMU	None		0.15	0.12	15	1
005230028000	NO	VC	VMU	None		0.24	0.19	15	2
005240006000	NO	VC	VMU	None		0.15	0.12	15	1
005240007000	NO	VC	VMU	None		0.24	0.19	15	2
005240012000	NO	VC	VMU	None	Reduced Area	0.33	0.26	15	3
005240029000	NO	VC	VMU	None		0.12	0.10	15	1
005240030000	NO	VC	VMU	None		0.37	0.29	15	4
005240035000	NO	VC	VMU	None	Reduced Area	0.52	0.42	15	6
005240036000	NO	VC	VMU	None		0.25	0.20	15	2
005250001000	NO	CC	VMU	None		0.17	0.14	15	2
005250002000	NO	CC	VMU	None		0.12	0.10	15	1
005250059000	NO	CC	VMU	None		0.40	0.32	15	4
005250063000	NO	CC	VMU	None		0.34	0.27	15	4
005250065000	NO	CC	VMU	None		0.33	0.27	15	4
005370020000	NO	R-1-B-12	UR	None	Reduced Area	0.50	0.40	3	1
005370045000	NO	R-1-B-12	UR	None		1.01	0.81	3	2
005380008000	NO	R-1-B-12	SR	None		0.50	0.40	3	1
005380024000	NO	R-1-B-12	SR	None	Reduced Area	1.01	0.81	3	2
005380032000	NO	R-1-B-12	SR	None		1.00	0.80	3	2
005400010000	NO	R-1-B-20	UR	None		0.45	0.36	3	1
005410002000	NO	R-1-B-20	SR	None	Reduced Area	2.26	1.81	3	5

APN by Income Level	In Prior Site In.	Zoning	General Plan	Utility Constraints	Nat Resource Reduction	Total Lot Acreage	Dev. Potential Lot Acreage	Allowed Density	Unit Capacity
005410005000	NO	R-1-B-20	SR	None	Reduced Area	1.95	1.56	3	4
005410008000	NO	R-1-B-20	SR	None		2.53	2.02	3	6
005470049000	NO	R-1-B-12	UR	None		0.51	0.41	3	1
005470053000	NO	R-1-B-12	SR	None		3.03	2.43	3	7
005470077000	NO	R-1-B-12	SR	None		1.24	0.99	3	2
005520023000	NO	R-1-B-20	SR	None		0.46	0.37	3	1
005520035000	NO	R-1-B-20	SR	None		2.80	2.24	3	6
005550003000	NO	R-1-B-20	SR	None	Reduced Area	1.42	1.14	3	3
005550004000	NO	R-1-B-20	SR	None	Reduced Area	0.90	0.72	3	2
005560026000	NO	R-1-B-20	SR	None	Reduced Area	7.73	6.19	3	18
005560048000	NO	R-1-B-20	SR	None		0.49	0.39	3	1
005560066000	NO	R-1-B-20	SR	None	Reduced Area	3.53	2.83	3	8
005560067000	NO	R-1-B-20	SR	None	Reduced Area	5.26	4.21	3	12
005570006000	NO	R-1-B-12	SR	None		1.39	1.11	3	3
005590022000	NO	R-1	UR	None		0.75	0.60	3	1
005610001000	NO	R-1	PF	None		0.42	0.34	3	1
005620005000	NO	R-1-B-20	SR	None	Reduced Area	0.66	0.53	3	1
005620039000	NO	R-1-B-20	SR	None		0.45	0.36	3	1
005620052000	NO	R-1-B-20	SR	None		0.47	0.38	3	1
005630015000	NO	R-1-B-20	SR	None		1.53	1.23	3	3
005630035000	NO	R-1-B-20	SR	None		7.13	5.71	3	17
005640027000	NO	R-1	UR	None		0.72	0.57	3	1
005640055000	NO	R-1	UR	None		1.52	1.21	3	3
005650004000	NO	R-1	UR	None	Reduced Area	0.99	0.80	3	2
005650005000	NO	R-1	UR	None	Reduced Area	0.60	0.48	3	1
005660002000	NO	R-1-B-20	SR	None	Reduced Area	2.08	1.66	3	4
005660003000	NO	R-1-B-20	SR	None	Reduced Area	5.50	4.40	3	13
005660004000	NO	R-1-B-20	SR	None		0.82	0.65	3	1



APN by Income Level	In Prior Site In.	Zoning	General Plan	Utility Constraints	Nat Resource Reduction	Total Lot Acreage	Dev. Potential Lot Acreage	Allowed Density	Unit Capacity
005660012000	NO	R-1	UR	None	Reduced Area	0.60	0.48	3	1
005660014000	NO	R-1	SR	None		0.47	0.38	3	1
005660015000	NO	R-1	SR	None		0.47	0.38	3	1
005660016000	NO	R-1	SR	None		0.47	0.37	3	1
005660017000	NO	R-1	SR	None	Reduced Area	0.46	0.37	3	1
005670008000	NO	R-1-B-12	UR	None	Reduced Area	0.52	0.42	3	1
006020007000	NO	R-1-B-10	SR	None	Reduced Area	1.17	0.93	3	2
006020008000	NO	R-1-B-10	SR	None	Reduced Area	0.95	0.76	3	2
006150003000	NO	R-1	UR	None		0.44	0.36	3	1
006160048000	NO	R-1	URB	None	Reduced Area	2.08	1.66	3	4
006240001000	NO	R-1	UR	None	Reduced Area	1.61	1.29	3	3
006320021000	NO	R-1-B-20	SR	None	Reduced Area	0.75	0.60	3	1
006320034000	NO	R-1-B-20	SR	None	Reduced Area	1.18	0.94	3	2
006800015000	NO	MHP	SR	None	Reduced Area	27.09	21.67	7	151
006800017000	NO	MHP	URB	None	Reduced Area	1.83	1.46	7	10
006840029000	NO	C-1-DR	UR	None		0.88	0.70	6	4
006850028000	NO	R-1-B-10	SR	None	Reduced Area	4.66	3.73	3	11
006920043000	NO	R-1-BSM	SR	None		1.13	0.90	3	2
006920044000	NO	R-1-BSM	SR	None	Reduced Area	0.83	0.67	3	1
006920045000	NO	R-1-BSM	SR	None	Reduced Area	2.03	1.63	3	4
006930005000	NO	R-1	UR	None	Reduced Area	15.34	12.27	3	36
006940004000	NO	R-1-BSM	UR	None		1.07	0.86	3	2
006940005000	NO	R-1-BSM	UR	None		0.88	0.70	3	2
006940008000	NO	R-1-BSM	UR	None		0.57	0.45	3	1
006940037000	NO	R-1-BSM	SR	None		0.71	0.57	3	1

APN by Income Level	In Prior Site In.	Zoning	General Plan	Utility Constraints	Nat Resource Reduction	Total Lot Acreage	Dev. Potential Lot Acreage	Allowed Density	Unit Capacity
006950023000	NO	R-1-BSM	SR	None	Reduced Area	6.88	5.50	3	16
006960007000	NO	R-1	UR	None	Reduced Area	9.92	7.94	3	23
006960008000	NO	R-1	UR	None		3.47	2.78	3	8
007010008000	NO	CC	VMU	None		0.44	0.35	15	5
007010009000	NO	CC	VMU	None		0.14	0.12	15	1
007010016000	NO	CC	VMU	None	Reduced Area	0.14	0.11	15	1
007010017000	NO	R-1	UR	None	Reduced Area	0.58	0.46	3	1
007010065000	NO	CC	VMU	None		0.11	0.09	15	1
007010078000	NO	CC	VMU	None	Reduced Area	0.20	0.16	15	2
007010080000	NO	CC	VMU	None	Reduced Area	0.31	0.24	15	3
007010096000	NO	CC	UR	None		0.32	0.26	6	1
007060001000	NO	R-1	UR	None		0.48	0.38	3	1
007070006000	NO	R-1	UR	None	Reduced Area	0.50	0.40	3	1
007070026000	NO	R-1	UR	None	Reduced Area	1.52	1.21	3	3
007070048000	NO	R-1	UR	None	Reduced Area	0.65	0.52	3	1
007140081000	NO	R-1-B-20	MU	Sewer Adjacent	Reduced Area	5.75	2.87	3	8
007140087000	NO	R-1-B-20	MU	None	Reduced Area	5.22	2.61	3	7
007140091000	NO	R-1-B-20	UR	None		0.71	0.57	3	1
007140092000	NO	R-1-B-20	UR	Sewer Adjacent	Reduced Area	13.40	10.72	3	32
007140093000	NO	R-1-B-20	UR	None	Reduced Area	164.15	131.32	6	392
007140094000	NO	R-1-B-12	SR	None	Reduced Area	14.06	11.25	6	33
007140095000	NO	R-1-B-12	SR	None	Reduced Area	5.05	4.04	3	12
007150004000	NO	R-1-B-12	SR	None	Reduced Area	0.47	0.38	3	1



APN by Income Level	In Prior Site In.	Zoning	General Plan	Utility Constraints	Nat Resource Reduction	Total Lot Acreage	Dev. Potential Lot Acreage	Allowed Density	Unit Capacity
007150016000	NO	R-1-B-12	SR	None		0.48	0.38	3	1
007150025000	NO	R-1-B-12	SR	None	Reduced Area	0.49	0.39	3	1
007150028000	NO	R-1-B-12	SR	None	Reduced Area	0.94	0.75	3	2
007150048000	NO	R-1-B-12	SR	None	Reduced Area	0.46	0.36	3	1
007150050000	NO	R-1-BSM	SR	None	Reduced Area	0.48	0.38	3	1
007150053000	NO	R-1-BSM	SR	None	Reduced Area	0.50	0.40	3	1
007160014000	NO	R-1-B-12	SR	None	Reduced Area	0.72	0.57	3	1
007160015000	NO	R-1-B-12	SR	None	Reduced Area	0.76	0.61	3	1
007160020000	NO	R-1-B-12	SR	None	Reduced Area	0.99	0.79	3	2
007170022000	NO	R-1-B-12	SR	None		0.53	0.43	3	1
007180001000	NO	R-1-B-12	MU	Sewer Adjacent		2.00	1.00	3	3
007180002000	NO	R-1-B-12	MU	Sewer Adjacent		1.93	0.96	3	2
007180003000	NO	R-1-B-12	MU	None		0.74	0.37	3	1
007180005000	NO	R-1-B-12	MU	None		1.45	0.73	3	2
007180010000	NO	R-1-B-12	MU	None		0.76	0.38	3	1
007180011000	NO	R-1-B-12	MU	Sewer Adjacent		3.58	1.79	3	5
007180012000	NO	R-1-B-12	MU	Sewer Adjacent		1.01	0.50	3	1
007210002000	NO	R-1-B-12	MU	Sewer Adjacent		0.95	0.47	3	1
007440041000	NO	R-1-B-20	SR	None	Reduced Area	20.44	16.36	3	49
007440043000	NO	R-1-B-20	SR	None		0.76	0.60	3	1
007440048000	NO	R-1-B-20	SR	None		0.68	0.54	3	1
007440051000	NO	R-1-B-20	SR	None		0.78	0.63	3	1
007440058000	NO	R-1-B-20	UR	Sewer Adjacent	Reduced Area	36.67	29.34	3	88
007490018000	NO	R-1-B-12	SR	None	Reduced Area	2.82	2.25	3	6

APN by Income Level	In Prior Site In.	Zoning	General Plan	Utility Constraints	Nat Resource Reduction	Total Lot Acreage	Dev. Potential Lot Acreage	Allowed Density	Unit Capacity
007500001000	NO	R-1	UR	None	Reduced Area	1.22	0.98	3	2
007500007000	NO	R-1-B-12	SR	None	Reduced Area	2.92	2.34	3	7
007500012000	NO	R-1-B-12	SR	None		1.39	1.11	3	3
007500027000	NO	R-1-B-12	SR	None	Reduced Area	2.17	1.73	3	5
007500029000	NO	R-1-B-12	SR	None	Reduced Area	1.62	1.30	6	3
007500030000	NO	R-1-B-12	SR	None	Reduced Area	1.25	1.00	3	3
007520004000	NO	R-1-B-12	SR	None	Reduced Area	11.64	9.31	3	27
007520005000	NO	R-1-B-12	SR	None	Reduced Area	1.10	0.88	3	2
007540008000	NO	R-1	UR	None	Reduced Area	1.22	0.98	3	2
007540017000	NO	R-1	UR	None	Reduced Area	0.65	0.52	3	1
007540041000	NO	R-1	UR	None	Reduced Area	1.15	0.92	3	2
075010009000	NO	R-1-B-12	MU	None	Reduced Area	2.93	1.46	3	4
075010021000	NO	R-1-BSM	MU	None	Reduced Area	2.69	1.34	3	4
075010024000	NO	R-1-B-12	SR	None	Reduced Area	21.10	16.88	3	50
075010026000	NO	R-1-BSM	SR	None	Reduced Area	13.97	11.17	3	33
075110027000	NO	R-1-B-12	UR	None		0.42	0.34	3	1
075130026000	NO	R-1-B-12	UR	None		1.44	1.15	3	3
075130038000	NO	R-1-B-12	UR	None	Reduced Area	0.92	0.73	3	2
075150048000	NO	R-1-BSM	SR	None	Reduced Area	0.85	0.68	3	2
075170001000	NO	R-1-B-12	UR	None	Reduced Area	1.14	0.92	3	2
075190014000	NO	R-1-B-12	UR	None		0.52	0.42	3	1
075190027000	NO	R-1-B-12	UR	None	Reduced Area	0.91	0.73	3	2



APN by Income Level	In Prior Site In.	Zoning	General Plan	Utility Constraints	Nat Resource Reduction	Total Lot Acreage	Dev. Potential Lot Acreage	Allowed Density	Unit Capacity
075200011000	NO	R-1-B-12	UR	None	Reduced Area	0.46	0.37	3	1
075200012000	NO	R-1-B-12	UR	None		0.43	0.34	3	1
075200022000	NO	R-1-B-12	UR	None	Reduced Area	2.25	1.80	3	5
075360074000	NO	R-1-B-12	UR	None		0.43	0.34	3	1
075420001000	NO	C-2-DR	SR	None	Reduced Area	0.44	0.35	3	1
075430023000	NO	R-1-BSM	UR	None		0.67	0.53	3	1
075460021000	NO	R-1-BSM	UR	None	Reduced Area	0.44	0.35	3	1
075500023000	NO	R-1-BSM	UR	None	Reduced Area	0.51	0.41	3	1
075510031000	NO	R-1-BSM	SR	None		0.44	0.35	3	1
075560004000	NO	R-1-BSM	SR	None	Reduced Area	2.16	1.73	3	5
075570013000	NO	R-1-BSM	SR	None		0.47	0.37	3	1
075570052000	NO	R-1-BSM	SR	None	Reduced Area	0.45	0.36	3	1
075570054000	NO	R-1-BSM	SR	None	Reduced Area	0.45	0.36	3	1
075600008000	NO	R-1-BSM	UR	None	Reduced Area	0.42	0.33	3	1
075600023000	NO	R-1-BSM	UR	None		0.81	0.65	3	1
075610001000	NO	R-1-BSM	SR	None	Reduced Area	2.21	1.77	3	5
075610002000	NO	R-1-BSM	SR	None		1.41	1.13	3	3
075610003000	NO	R-1-BSM	SR	None		1.34	1.07	3	3
075610018000	NO	R-1-BSM	SR	None	Reduced Area	1.19	0.95	3	2
075610019000	NO	R-1-BSM	SR	None	Reduced Area	0.63	0.51	3	1
075610020000	NO	R-1-BSM	SR	None	Reduced Area	0.83	0.67	3	1
075610021000	NO	R-1-BSM	SR	None	Reduced Area	2.54	2.03	3	6
075620001000	NO	R-1-BSM	SR	None		1.28	1.03	3	3
075620002000	NO	R-1-BSM	SR	None		0.79	0.63	3	1
075620003000	NO	R-1-BSM	SR	None		0.42	0.33	3	1

APN by Income Level	In Prior Site In.	Zoning	General Plan	Utility Constraints	Nat Resource Reduction	Total Lot Acreage	Dev. Potential Lot Acreage	Allowed Density	Unit Capacity
075620013000	NO	R-1-BSM	SR	None	Reduced Area	0.43	0.35	3	1
075620014000	NO	R-1-BSM	SR	None	Reduced Area	0.46	0.37	3	1
075620018000	NO	R-1-BSM	SR	None	Reduced Area	0.99	0.80	3	2
075620019000	NO	R-1-BSM	SR	None	Reduced Area	0.65	0.52	3	1
075620020000	NO	R-1-BSM	SR	None		0.78	0.63	3	1
075620022000	NO	R-1-BSM	SR	None	Reduced Area	0.93	0.74	3	2
Above Moderate Income									191
007220002000	NO	IR-DR	MU	Sewer Adjacent	Reduced Area	73.70	36.85	0	7
007220003000	NO	IR-DR	MU	Sewer Adjacent	Reduced Area	14.49	7.24	0	1
007230008000	NO	IR-DR	MU	Sewer Adjacent	Reduced Area	26.70	13.35	0	2
075030003000	NO	IR	SR	None	Reduced Area	24.29	19.43	0	3
075180006000	NO	R-1-BSM	SR	None	Reduced Area	62.32	49.86	3	149
075200019000	NO	R-1-BSM	SR	None	Reduced Area	12.39	9.91	3	29





Appendix B - 2019 Built/Approved Units

The following table includes a per-parcel listing of built or approved units as provided by the City of Shasta Lake's Planning Department in the 2019 Annual Housing Element Progress Report.

The 30 unit build at 4275 Meade Street is approved and scheduled for construction in the summer of 2020. It is classified as very low income tied to the Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants between the City of Shasta Lake and Shasta Lake Veterans Village LLC where rents are restricted by Affordable Rents terms tied to the Area Median Incomes.

Appendix Table B-1: 2019 Units Built or Approved

APN	No.	STREET	PROJECT NAME or SUBDIVISION	UNIT TYPE	APPROVED	Units
Very Low Income						30
005-060-053	4275	MEADE ST	VETERANS VILLAGE	APTS	12/30/2019	30
Moderate Income						42
075-560-011	4372	RISSTAY WAY	DEER CREEK MANOR	SFD	2/4/2019	1
006-950-017	3804	CRAFTSMAN AVE	OAKRIDGE	SFD	1/7/2019	1
075-610-018	2878	BUCKINGHAM DR	DEER CREEK MANOR	SFD	1/17/2019	1
075-610-008	4331	RISSTAY WAY	DEER CREEK MANOR	SFD	1/22/2019	1
075-620-008	4451	RISSTAY WAY	DEER CREEK MANOR	SFD	3/11/2019	1
075-610-005	4391	RISSTAY WAY	DEER CREEK MANOR	SFD	2/12/2019	1
075-610-007	4341	RISSTAY WAY	DEER CREEK MANOR	SFD	1/28/2019	1
075-610-015	4340	RISSTAY WAY	DEER CREEK MANOR	SFD	2/6/2019	1
006-350-012	13665	KIRKELIE LN	N/A	SFD	3/12/2019	1
075-610-006	4381	RISSTAY WAY	DEER CREEK MANOR	SFD	2/6/2019	1
075-620-010	4419	RISSTAY WAY	DEER CREEK MANOR	SFD	2/22/2019	1
075-610-004	4403	RISSTAY WAY	DEER CREEK MANOR	SFD	2/12/2019	1
075-620-009	4435	RISSTAY WAY	DEER CREEK MANOR	SFD	3/11/2019	1
075-620-007	4461	RISSTAY WAY	DEER CREEK MANOR	SFD	3/11/2019	1
075-620-006	4483	RISSTAY WAY	DEER CREEK MANOR	SFD	3/11/2019	1
007-070-051	4912	VALLECITO ST	N/A	MH	5/29/2019	1
006-940-033	3797	CRAFTSMAN AVE	OAKRIDGE	SFD	4/29/2019	1
006-940-032	3781	CRAFTSMAN AVE	OAKRIDGE	SFD	4/29/2019	1
006-940-036	3831	CRAFTSMAN AVE	OAKRIDGE	SFD	4/29/2019	1
075-570-034	2701	SMITH AVE	DEER CREEK MANOR	SFD	4/9/2019	1
075-620-001	4505	RISSTAY WAY	DEER CREEK MANOR	SFD	4/9/2019	1
075-620-002	4521	RISSTAY WAY	DEER CREEK MANOR	SFD	4/9/2019	1
075-620-011	4404	RISSTAY WAY	DEER CREEK MANOR	SFD	5/6/2019	1
007-500-022	4861	PARKER ST	N/A	SFD	5/21/2019	1
007-150-050	2517	SMITH AVE	N/A	SFD	7/10/2019	1



007-150-053	2593	SMITH AVE	N/A	SFD	7/10/2019	1
007-150-052	2567	SMITH AVE	N/A	SFD	7/10/2019	1
007-100-043	2057	GRAND COULEE BLVD	N/A	SFD	10/9/2019	1
005-550-001	500	BLACK CANYON RD	N/A	SFD	8/1/2019	1
075-610-003	4371	RISSTAY WAY	DEER CREEK MANOR	SFD	8/29/2019	1
075-570-007	4664	RISSTAY WAY	DEER CREEK MANOR	SFD	9/18/2019	1
075-570-052	4584	RISSTAY WAY	DEER CREEK MANOR	SFD	9/18/2019	1
075-570-030	2741	SMITH AVE	DEER CREEK MANOR	SFD	10/1/2019	1
075-570-028	2757	SMITH AVE	DEER CREEK MANOR	SFD	10/1/2019	1
075-570-029	2749	SMITH AVE	DEER CREEK MANOR	SFD	10/1/2019	1
075-570-010	2738	JORZACK WAY	DEER CREEK MANOR	SFD	11/1/2019	1
075-570-013	2796	JORZACK WAY	DEER CREEK MANOR	SFD	11/1/2019	1
075-570-012	2784	JORZACK WAY	DEER CREEK MANOR	SFD	11/13/2019	1
006-940-006	3716	CRAFTSMAN AVE	DEER CREEK MANOR	SFD	12/3/2019	1
006-940-007	3704	CRAFTSMAN AVE	DEER CREEK MANOR	SFD	12/3/2019	1
075-620-012	4420	RISSTAY WAY	DEER CREEK MANOR	SFD	12/30/2019	1
075-620-013	4440	RISSTAY WAY	DEER CREEK MANOR	SFD	12/2/2019	1

Appendix C - Quantified Objectives

The information for the Quantified Objectives table is based primarily on trends in building permit activity as modified by the economic climate. While the City will be implementing new policies, which will make many types of housing much easier to develop, the current economic situation is expected to extend throughout the planning period, 2014-2019.

We assume then that the mixture of units may become more diverse because of City activity but not necessarily a greater number in total than the prior planning period. This is consistent with many sources that track building construction and economic trends. The last planning period was the beginning of a downturn that may have hit bottom. Unemployment has continued downward.

This assumption for a number that reflects prior activity is based upon the fact that Shasta County has one of the highest fore-closure rates, not only in California, but also in the United States. Realtytrac.com lists the following statistics for jurisdictions in the county:

Appendix Table C-1: New Foreclosures

New Foreclosure Filings, July 2019 to January 2020				
	Total Foreclosures	%	Bank Owned	%
Anderson	85	20.94	18	22.78
Redding	174	42.86	35	44.30
Shasta Lake	47	11.58	10	12.66
Shasta County	100	24.63	16	20.25
TOTAL	406	100	79	100

¹ Includes new pre-foreclosure, auction, and bank-owned foreclosure listings.

Note: Percentage totals may not add perfectly due to rounding.

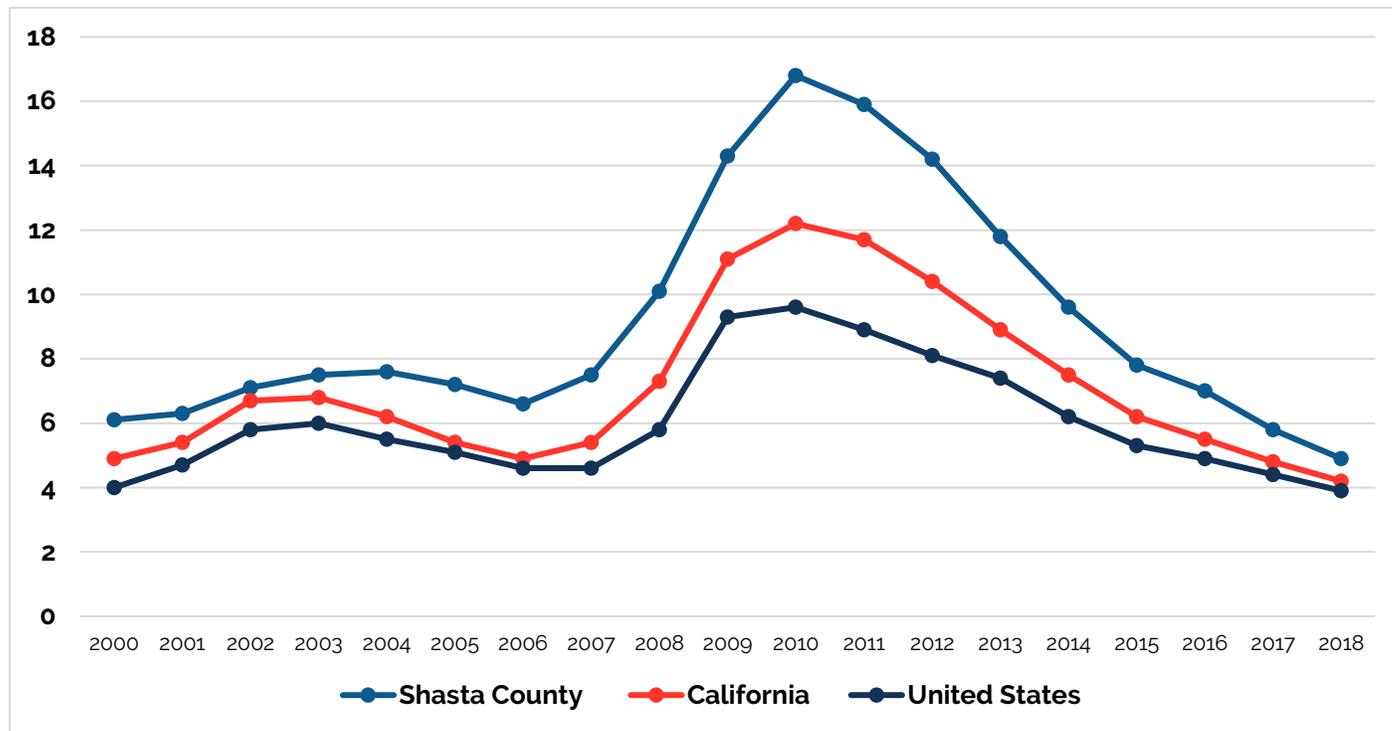
Source: Realtytrac.com, March 16, 2020.

This number of units in the region that are in foreclosure or already bank owned has a significant effect on the ability of the City to attract developers/contractors to the community when they may not be able to sell the units at a competitive rate with foreclosed units.

Shasta Lake has the lowest number and rate of foreclosures as well as bank-owned properties. The volume of foreclosures in Redding, which shares a city limit with the City of Shasta Lake, is significant and means that the largest market for resale homes will be in Redding.

Large areas of California still have foreclosures and bank owned properties for sale. With few new jobs in the County there is little incentive to buy property except by retirees who are cashing out from areas with higher property values.

The figure below shows the average annual unemployment rates for Shasta County, California, and the United States from 2000 to 2018. As shown in the figure, economic hardships during the recession had a more noticeable impact in the county compared to statewide and countrywide. This is likely attributed to a relative lack of economic diversification and economic development resources to respond to changes. Unemployment rates have been decreasing countywide since 2010. In 2018, average annual unemployment rates were 4.9 percent in Shasta County, 4.2 percent in California, and 3.9 percent in the United States. During this time, Shasta Lake ranked in the 32 out of 58 counties in the state with the lowest unemployment rates.



Appendix Figure C-1: Historic Unemployment Rates

Source: U.S. Bureau of Labor Statistics, 2019.

The City believes that there are residents and workers who live outside the City who will benefit from more use of the First Time Homebuyer program. Consequently, the City will be promoting the First-Time Homebuyer program through DAP to potential purchasers of the new affordable housing being built and looking for additional properties where similar projects can be constructed.

The City has added an Implementation Program that will concentrate on trying to get a multi-family project constructed in the next planning period – of some size—70-85 units. Such a project will take major amounts of staff time but could be a real asset to residents who need decent housing or who work here but cannot find adequate housing.

The City of Shasta Lake is tied to the regional market since it has very little tax base compared to the other two cities in the county, Redding and Anderson.

Between 2010 to 2018, there were 32 new housing units built in Shasta Lake, which is a decline from 442 new housing units between 2000 to 2010. Single family homes continue to account for the majority of the housing stock. From 2000 to 2018, of the 474 new housing units constructed in the city, 91 percent were single family homes. During this time period, there was also a loss of 80 multifamily units in 2- to 4-unit buildings, but an increase of 50 multifamily units in 5-unit or more buildings. *(Source: Repeated from Section 2.1.4.1)* The City has noted in the Housing Element and other response sections, the activities that we will be implementing to help encourage the production of extremely low, very low, and low-income units. If the 30 units of senior housing that we are assisting proceeds to development, the low and extremely low numbers will increase. Short of having this project we believe we may have two units total in those categories. Rehabilitation unit numbers are based upon historical trends in the City.

Quantified Objectives for the Planning Period

Appendix Table C-2: Construction by Income Level

Income Level	New Construction	Rehabilitation	Conservation/Preservation	Totals
Extremely Low-Income	6	4	2	12
Very Low-Income	6	4	1	11
Low-Income	12	12	2	26
Moderate-Income	14	15	0	29
Above-Moderate	6	12	0	18
Total	44	47	5	96

Source: Development Services Department.



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Appendix D - Public Participation

The following is an account of those involved in the Housing Element Update process as public participants.

Appendix Table D-1: GPAC Advisory Committee

General Plan Advisory Committee (GPAC)		
First Name	Last Name	Interest/ Representation
Aaron	Casas	Caltrans – Complete Streets Coordinator
Amy	Pendergast	Healthy Shasta
Anje	Walfoot	Resident / Real Estate Agent
Azi	Barzin	Property Owner - Commercial
Carla	Thompson	Member of the Public (retired development services director)
Darlene	Brown	SL Heritage and Historical Society Bd./ Pres. Emeritus
Debbie	Isreal	Previous Senior Planning for COSL / Habitat for Humanity Housing Lead
Don	Spurgeon	CVHS Alumni/Retiree
Gary	Bowman	Parks and Rec/Chamber of Commerce Board President Shasta Lake Chamber
Jason	Peterson	Parks and Recreation Commission member
Jessaca	Lugo	Assistant City Manager
Kay	Kobe	Chiropractor/ Treasurer of SLHHS & SL Gateway Library
Ken	Freigher	Tri Counties Bank - Shasta Lake
Loree	Byzick	Superior California Economic Dev. Program Manager
Mai	Vue	
Mike	Nadeker	Member of the Public Contractor / Builder (Cornerstone Development)
Nery	Martinez	Restaurant Owner / Property Owner
Peter	Bird	Associate Planner
Rose	Smith	SL Fire District Board Member /Library Board/ Homeowner
Sam	Yount	Real Estate Agent / Property Owner
Sandra	Castello	City DS Staff / Member of the Public
Sean	Hayes	Gateway School District – Dir. Of Food Services
Stuart	Sutherland	Small Business – Heritage Roasting Co.
Theresa	Tibbett	Wintu Tribe representative / First Five Shasta
Tim	Wright	Business Owner/Property Owner
Veronica	Grabeal	Tribal Secretary
Justin	Nelson	Coldwell Banker Commercial C&C Properties and Shasta Resident

**Planning Commission:***Appendix Table D-2: Planning Commission***City of Shasta Lake Planning Commission**

Darlene Brown (Chair)

Rod Lindsay (Vice-Chair)

Antonio (Tony) Cota

Charrel Kirkland

Anje Walfoort

City Council:*Appendix Table D-3: City Council***City of Shasta Lake City Council**

Janice Powell (Mayor)

Pamelyn Morgan (Vice Mayor)

Greg Watkins

Larry Farr

Rick Kern

City Staff:*Appendix Table D-4: City Staff***City of Shasta Lake Staff**

Jessaca Lugo, Assistant City Manager

Peter Bird, Associate Planner

Sandra Castello, Development Services Technician III

Jeff Tedder, City Engineer

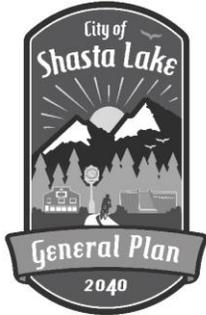
Open House:

All residences of City of Shasta Lake received announcements about the Open House to gather feedback on the Housing Element Update. The Open House was held on February 8, 2020. Approximately 90 members of the public attended the Open House and provided input.

Every residence in the city received an invitation to the open house through the mail, either in their utility bill (Appendix Figure D-1) or direct mail (Appendix Figure D-2).



Shasta Lake General Plan
OPEN HOUSE



Come Join Us!
Plan the Future of our City!

Shasta Lake Community Center
@ Civic Center Plaza, 4499 Main St.

10 AM to 3 PM

Drop in any time and stay as long as you wish!
We'll have food, prizes, and kids activities!

Appendix Figure D-1: Utility Bill Mailer



General Plan Open House
PLEASE JOIN US! ALL ARE WELCOME!

FOOD, GIVE-AWAYS, & PRIZES
HELP US PLAN THE CITY'S FUTURE!

City of Shasta Lake
General Plan 2040

Listen, Learn & Share:

- Community Vision
- Land Use Changes
- Housing Needs
- Open Space
- Vehicle, Pedestrian, & Bicycle Transportation

Saturday, February 8th
10:00 am - 3:00 pm
Shasta Lake Community Center
4499 Main Street

Learn More at:
www.planshastalake.com

Appendix Figure D-2: Mass Mail Postcard

Public Review Posting:

The draft housing element was posted on the project website at <https://planshastalake.com/housing-element/> for public review on April 15, 2020.

Housing Element

[Click here for draft submission to Cal. Dep't of Housing and Comm. Dev \(4/15/2020\)](#)

What is the Housing Element?

The City of Shasta Lake's Housing Element serves to understand and analyze the City's housing needs and to develop programs and policies that can help meet those identified needs. The Housing Element is a component of the City's 2040 General Plan, which demonstrates that the City is adequately planning to meet the housing needs of everyone in the community and that the Housing Element is consistent with other elements of the General Plan.

This Housing Element includes seven goal statements. Under each goal statement, the Element sets out policies that amplify each goal statement. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the City department with primary responsibility for

On Feb. 8, 2020, the City of Shasta Lake hosted an **Open House** with almost 100 residents in attendance. Among other elements, the Open House solicited input on the Housing Element.



Appendix Figure D-3: Housing Element Page at planshastalake.com
