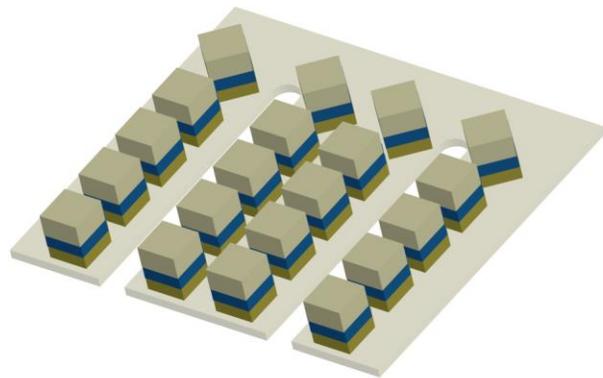


# HOUSING

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





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# TABLE OF CONTENTS

**SECTION 3. Housing Element.....3-1**

- 3.1. Why is Housing Important? ..... 3-1
- 3.2. Statutory Requirements ..... 3-1
- 3.3. Quantified Objectives..... 3-2
- 3.4. New Construction..... 3-2
- 3.5. Affordable Housing..... 3-3
- 3.6. Preservation and Rehabilitation ..... 3-3
- 3.7. Adequate Infrastructure and Services..... 3-3
  - 3.7.1. Energy Conservation..... 3-3
- 3.8. Special Needs Housing ..... 3-4
- 3.9. Equal Opportunity Housing ..... 3-5
- 3.10. Housing Goals, Policies, and Implementation Actions..... 3-7



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## SECTION 3. HOUSING ELEMENT

*Note: Section numbers will change based upon overall General Plan update.*

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 carrying out the program, the funding source, and the time frame for accomplishing the program. Implementation programs also identify quantified objectives.

### 3.1. Why is Housing Important?

Providing adequate housing for all residents is a priority for the City of Shasta Lake as to California as a whole. The State has declared that "the availability of housing is a matter of vital statewide importance and the attainment of decent housing and a suitable living environment for all Californians is a priority of the highest order." (Cal. Gov't Code §65580)

The ability of a city to provide housing for all its residents centers on affordability. Affordability often measures 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. *See the Housing Element Background Report* for more information on affordability in Shasta Lake. Cities can play an important role in ensuring adequate housing for all residents in their communities, through planning, regulatory, and incentivizing means.



*Figure 3-1. Construction of New Housing, photo by Andrew Bowen, KPBS.org*

### 3.2. Statutory Requirements

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 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.



Under California law, Cal. Gov't Code § 65583(a), the housing element must include the community's goals, policies, quantified objectives and housing programs for the maintenance, improvement, and development of housing. 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. See the Housing Element Background Report for more information on state requirements.

### 3.3. Quantified Objectives

The information for the Quantified Objectives table is based primarily on trends in building permit activity as modified by the economic climate. The City will be implementing new policies designed to accelerate housing production and expects a small increase in development during the planning period.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over an eight-year time frame.

Table 3-1. Quantified Objectives for the Planning Period

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
<b>Total</b>	<b>44</b>	<b>47</b>	<b>5</b>	<b>96</b>

### 3.4. New Construction

Every city and county in California is required to plan for its "fair share" of the statewide housing need. The California 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 California 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.<sup>1</sup>

The RHNA for Shasta Lake for the 2018 to 2028 projection period is 238 new housing units, including 28 extremely low-income units, 28 very low-income units, 39 low-income units, 42 moderate-income units, and 101 above moderate-income units. The City will strive to provide opportunities for a variety of housing types to be built to accommodate the RHNA. Based on existing zoning and General Plan designations, there is capacity to accommodate housing at a range of different densities.

### **3.5. Affordable Housing**

Although Shasta Lake's housing stock is considered relatively affordable by California standards, there is still a sizable demand for quality, affordable housing for a significant portion of Shasta Lake's population. There is no best strategy for providing affordable housing in Shasta Lake. Most affordable housing projects require multiple subsidies to bridge the affordability gap. The City can address this need for affordable housing through obtaining State grant funding, by providing regulatory incentives for developers, and by forming partnerships with both the public and private sectors.

### **3.6. Preservation and Rehabilitation**

While it is important to encourage the development of new affordable housing, reinvestment in the existing housing supply is equally important when financially feasible. It is often more cost effective and environmentally friendly to improve the existing housing stock, rather than demolishing a structure and rebuilding from scratch. It is also less disruptive to the neighborhood and preserves neighborhood character.

### **3.7. Adequate Infrastructure and Services**

An essential foundation for housing development is adequacy of infrastructure and services, namely streets, water, sewer, drainage and dry utilities. This is particularly a concern in rural communities. Demonstrating that a site has existing, or planned infrastructure and services is a foremost concern when evaluating potential housing development sites.

#### **3.7.1. ENERGY CONSERVATION**

Energy efficiency has direct application to affordable housing. The more money spent on energy, the less there is 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 energy cost increases and must choose between basic survival needs of food, clothing, and shelter.

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<sup>1</sup> Cal. Gov't Code §§ 65580, 65583, 65585.



## 3.8. Special Needs Housing

Within the general population there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. State law<sup>2</sup> requires the Housing Element to address the needs of the following special needs groups:

**Seniors.** With the overall aging of society, the senior population (persons over 65 years of age) will increase in most communities. Consequently, the need for affordable and specialized housing for older residents will grow. Typical housing types that meet the needs of seniors include smaller attached or detached housing for independent living (both market-rate and affordable), mobile homes, second units, shared housing, age-restricted below-market-rate rental developments, congregate care facilities, life-care facilities, residential care homes, and skilled nursing homes.

**Homeless Persons.** Homeless individuals and families have the most immediate housing need of any group. They also have the most difficult housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and the lack of dedicated State and Federal funding for homeless shelters and transitional housing.

**Single-Parent Households.** Single-parent households need affordable housing with childcare on-site or nearby, in proximity to schools, and with access to services. Large households with single parents may have difficulty finding appropriately sized housing. And despite fair housing laws and programs, discrimination against households with children may make it more difficult for this group to find adequate housing.

**People with Disabilities.** People with disabilities have a wide range of differing housing needs, depending on the type and severity of their disability as well as personal preference and lifestyle. "Barrier-free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this need group. State law requires the Housing Element to consider the housing needs of residents with developmental disabilities.

**Large Households.** Large households, defined by State law as households with five or more persons, may have difficulties purchasing housing because large housing units are rarely affordable and rental units with three or more bedrooms may not be common in many communities.

**Extremely Low-Income Households.** Extremely low-income households are defined as households with incomes under 30 percent of the area 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, and/or rental subsidies or vouchers.

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<sup>2</sup> Cal. Gov't Code § 65583(a).

**Farmworkers.** Farmworkers tend to be relatively young, predominantly male, and Hispanic. While many of farmworkers are single men, some have family members accompanying them. Most farmworkers have high rates of poverty, live in overcrowded housing units, and have a low homeownership rate.

### 3.9. Equal Opportunity Housing

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State and Federal laws ensure all households have the right to rent or purchase housing without discrimination. The City has continued to ensure equal housing opportunity through the enforcement of fair housing practices and the dissemination of fair housing information. The City's support for the Shasta County Housing Authority and other housing organizations in the operation of its fair housing counseling services has proven to be an effective means for addressing housing issues and ensuring fair housing in the county.



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## 3.10. Housing Goals, Policies, and Implementation Actions

**GOAL HE-1** To provide for a broad range of housing types to meet the needs of all residents.  
(Source: Existing Goal HE-1, modified)

<b>POLICY-HE-1.1</b>	<b>Adequate Housing Sites.</b> The City shall ensure that there are adequate sites available to meet its regional housing needs allocation of 238 units (28 extremely low, 28 very low, 39 low, 42 moderate, and 101 above moderate). (Source: New)
<b>POLICY-HE-1.2</b>	<b>Current Site Inventory.</b> The City shall maintain an up-to-date site inventory of available sites for residential development. (Source: New)
<b>POLICY-HE-1.3</b>	<b>Infill Development.</b> The City shall support infill residential development on underutilized or vacant infill sites to facilitate production of housing units while also prioritizing minimal displacement of existing residents. (Source: Existing Policy H-P-7, modified)
<b>POLICY-HE-1.4</b>	<b>Parcel Consolidation.</b> The City shall encourage the consolidation of underutilized or vacant parcels to facilitate residential development where appropriate. (Source: Existing Policy H-P-7, modified)
<b>POLICY-HE-1.5</b>	<b>Governmental Constraints.</b> The City shall minimize governmental constraints to the development, improvement, and maintenance of its housing stock, such as reducing setbacks, height limitations, coverage ratios, parking requirements, and other development regulations. (Source: Existing Policy H-P-14, modified)
<b>POLICY-HE-1.6</b>	<b>Accessory Dwelling Units.</b> The City shall encourage the construction of accessory dwelling units. The City shall also consider new housing construction methods and dwelling unit types that encourage affordability through innovative design. (Source: Existing Policy H-P-15, modified)
<b>POLICY-HE-1.7</b>	<b>Connectivity.</b> The City shall encourage circulation improvements and subdivision layouts that promote community connectivity and livability. (Source: Existing Policy H-P-19, modified)
<b>IMPLEMENTATION-HE-1.1</b>	<p><b>Vacant Land Inventory to Accommodate Future Housing Needs.</b> The City shall take the completed land inventory for the City, update it with the parcels created during the last planning period, and integrate it with the City's GIS system. The City will develop a process to update both the inventory and the GIS layers that relate to the inventory (including infrastructure) annually. The City will assemble Information in a form useful for marketing the properties. (Source: Existing Program HE 1.1, modified)</p> <p><b>Responsibility:</b> Development Services, Public Works Dep'ts Technical Advisory Committee (TAC)  <b>Time Frame:</b> Annually  <b>Funding:</b> City (Staff Time)  <b>Quantified Objective:</b> Updated vacant land inventory, available upon public request.</p>



**IMPLEMENTATION-HE-1.2 Scattered Site Development.** The City will map the single vacant lots, their sizes, and other characteristics using GIS data where available. The City will make this information available to the General Public. *(Source: Existing Program HE 1.3, modified)*

**Responsibility:** *Development Services Dep't, Planning Commission, City Council*

**Time Frame:** *Annually*

**Funding:** *City (Staff time)*

**Quantified Objective:** *Publish vacant land inventory map to the City website*

**IMPLEMENTATION-HE-1.3 Residential Property Development Project Identification.** City staff will identify residential properties with impediments for development and help identify outside funding for projects that benefit the City. *(Existing Program HE 1.5, modified)*

**Responsibility:** *Development Services and Program Manager*

**Time Frame:** *Annually*

**Funding:** *City (staff time)*

**Quantified Objective:** *Publish residential properties with impediments for development, make GIS map available to public upon request*

**IMPLEMENTATION-HE-1.4 State and Federal Funding.** The City shall complete a report 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's housing needs. *(Existing Program HE 1.6, modified)*

**Responsibility:** *All Departments, City Council*

**Time Frame:** *Annually*

**Funding:** *City (staff time)*

**Quantified Objective:** *Successful grant funding for affordable housing and/or infrastructure related to affordable housing for five projects during the planning period*

**IMPLEMENTATION-HE-1.5 Objective Mixed Use and Multi-Family Residential Design Standards.** The City shall establish clear objective design standards for mixed use and multi-family housing projects. 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 *(Source: Existing Program HE 1.7, modified)*

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

**Time Frame:** *FY 2020/21*

**Funding:** *City (staff time)*

**Quantified Objective:** *Reduced review periods to 90 days*

- IMPLEMENTATION-HE-1.6 Development Agreements.** The City will enter into development agreements where appropriate to meet State law and provide for the City's interests in promoting quality land use development, and if applicable, long term housing affordability. *(Source: Existing Program HE 1.8, modified)*
- Responsibility:** *Development Services Department, City Manager, Planning Commission, City Council*  
**Time Frame:** *Ongoing*  
**Funding:** *City (staff time)*  
**Quantified Objective:** *25 affordable housing units during the planning period*
- IMPLEMENTATION-HE-1.7 Homebuyer Assistance.** The City shall continue the Homebuyer Program that promotes homeownership for low income, first time homebuyers using HOME and CalHome as funding is available. *(Source: Existing Program HE 1.9, modified)*
- Responsibility:** *City Manager, Planning, City Council*  
**Time Frame:** *Annually*  
**Funding:** *City (staff time)*  
**Quantified Objective:** *Annual review of specific number of homebuyer loans for low and moderate income levels; analysis of strengths and weaknesses in delivery to income levels; assistance to 10 low-income first-time home buyers.*
- IMPLEMENTATION-HE-1.8 Collaboration with Affordable Housing Providers.** The City will continue to seek out affordable housing partners. The City will initiate one-on-one discussions about how to access funding. *(Source: Existing Program HE 1.10)*
- Responsibility:** *City Manager, City staff and Council*  
**Time Frame:** *Annually*  
**Funding:** *City (staff time)*  
**Quantified Objective:** *Completed projects with affordable housing partner(s); compilation of a list of potential partners; an assessment of potential projects that can be completed*
- IMPLEMENTATION-HE-1.9 Address Housing Opportunities and Constraints.** The City shall evaluate the Municipal Code to determine what standards may need revision in order to encourage housing production. The revisions may include reducing parking standards, setbacks, height, or ability to use clustering without having to re-zone property to the Planned Development Zone, as well as addressing restrictive aspects of the grading and tree preservation ordinances as appropriate and consistent with this General Plan. *(Source: Existing Program HE 1.13)*
- Responsibility:** *Development Services Dep't, Planning Commission, and City Council*  
**Time Frame:** *Annually*  
**Funding:** *City (staff time)*  
**Quantified Objective:** *Revision of Municipal Code to reduce development constraints for affordable housing by January 2023; adoption and implementation of new standards by January 2024.*



**IMPLEMENTATION-HE-1.10 Annual Report on Housing Element Implementation.** The City will complete an Annual Housing Report to submit to HCD and OPR by April 1<sup>st</sup> of each year, consistent with State law. (Source: Existing Program HE 1.14)

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

**Time Frame:** Annually

**Funding:** City (staff time)

**Quantified Objective:** Eight Annual Housing Element Implementation Reports to HCD

**IMPLEMENTATION-HE-1.11 Online Web-based Mapping.** The City shall hire a GIS staff person to maintain a web-based map of available housing sites. The web-based map will be made accessible to the public on the City website. (Source: New Program, Implements HE 1.2).

**Responsibility:** Development Services Department

**Time Frame:** Annually

**Funding:** City (staff time)

**Quantified Objective:** A publicly accessible web-based mapping tool identifying available housing sites, updated annually; made available to the public by March 1 of each calendar year, beginning in 2022.

**IMPLEMENTATION-HE-1.12 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 that are most appropriate for mixed commercial and residential uses. (Source: Existing Program HE 4.1)

**Responsibility:** Development Services, Planning Commission, and City Council

**Time Frame:** Annually

**Funding:** City (staff time)

**Quantified Objective:** 40 low or moderate housing units during the planning period

**IMPLEMENTATION-HE-1.13 Zoning Plan Consistency with State Law.** The City shall continually review the Zoning Plan to address changes in State law pertaining to the streamlining of housing production including accessory dwelling units, SB 35 streamlining, and allowability of mobile home parks, employee housing (consistent with Cal. Gov't Codes §§ 17021.5 and 17021.6), and low barrier navigation centers. (Source: New)

**Responsibility:** Planning, City Manager, Planning Commission, City Council

**Time Frame:** FY 2020/21

**Funding:** City (staff time)

**Quantified Objective:** 24 accessory dwelling units during the planning period; updated Zoning Plan

**GOAL HE-2 To promote the construction and maintenance of quality affordable housing projects for extremely low-, very low-, and low-income households. (Source: New)**

<b>POLICY-HE-2.1</b>	<b>Federal and State Funding.</b> The City shall continue to support applications for Federal and State funding programs to assist in the development of affordable housing. <i>(Source: Existing Policy H-P-9, modified)</i>
<b>POLICY-HE-2.2</b>	<b>Homeownership.</b> The City shall promote homeownership opportunities by providing support and available grant funds to lower-income first-time homebuyers. <i>(Source: Existing Policy H-P-5, modified)</i>
<b>POLICY-HE-2.3</b>	<b>Development Distribution.</b> The City shall encourage distribution of development of affordable housing throughout the city to avoid over concentration in a particular area, excluding areas lacking necessary infrastructure or services. <i>(Source: New)</i>
<b>POLICY-HE-2.4</b>	<b>Permit Processing Priority.</b> The City shall give highest priority for permit processing to affordable housing projects. <i>(Source: Existing Policy H-P-1)</i>
<b>POLICY-HE-2.5</b>	<b>Proximity to services and Facilities.</b> The City shall encourage affordable multifamily residential developments to be located within walking distance of key services and facilities (e.g., public transit, childcare facilities, schools, parks, neighborhood shopping centers, and other amenities). <i>(Source: Existing Policy H-P-6, modified)</i>
<b>IMPLEMENTATION-HE-2.1</b>	<p><b>Development Standards.</b> The City shall review bi-annually and amend land use regulations, development standards, permitting procedures, and fees as needed, and where feasible, remove impediments to and reduce the cost of affordable residential development. In addition, to comply with AB 2162<sup>3</sup>, the City will amend the Zoning Plan to allow supportive housing as a permitted use in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. <i>(Source: New)</i></p> <p><b>Responsibility:</b> Planning, City Manager, Planning Commission, City Council  <b>Time Frame:</b> Bi-annual; initial Zoning Plan update pursuant to AB 2162 in FY21/22.  <b>Funding:</b> City (staff time)  <b>Quantified Objective:</b> 16 affordable or supportive housing units during the planning period</p>

<sup>3</sup> Amended Cal. Gov't Code § 65583 and § 65650 – 65656.



**IMPLEMENTATION-HE-2.2 Pursue State and Federal Funding.** The City shall actively pursue appropriate Federal and State funding sources, including HOME, CDBG, AHSC, and CalHome funds, to support the efforts of nonprofit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low-, and moderate-income households. The City shall periodically review available housing programs to identify additional funding sources. *(Source: New)*

**Responsibility:** *All Departments, City Council*

**Time Frame:** *Ongoing*

**Funding:** *City (staff time)*

**Quantified Objective:** *Pursue Federal and State funds to facilitate the development of 32 housing units for extremely low-, very low-, low-, and moderate-income families and workers during the planning period*

**IMPLEMENTATION-HE-2.3 Assisting Affordable Housing Developers.** The City shall work with the Housing Authority to provide technical and/or financial assistance to affordable housing developers, such as site identification, site acquisition, and identification of subsidy sources including HOME and AHSC funds and CDBG monies. The City shall also make this information available on its website. *(Source: New)*

**Responsibility:** *City Manager, City staff and Council*

**Time Frame:** *Ongoing*

**Funding:** *City (staff time)*

**Quantified Objective:** *Expedite site identification and acquisition processes for affordable housing developers; promote the financial feasibility of development affordable to 16 lower-income households during the planning period*

**IMPLEMENTATION-HE-2.4 First-time Homebuyers.** The City shall support workshops/educational classes on the benefits of homeownership and resources for first-time homebuyers. *(Source: New)*

**Responsibility:** *Development Services Department*

**Time Frame:** *Annually*

**Funding:** *City (staff time)*

**Quantified Objective:** *Promote the financial benefits of homeownership by providing information (online and at City Hall) regarding resources and workshops available to first-time homebuyers*

**GOAL HE-3** To maintain and rehabilitate the existing housing stock to preserve community character and housing units affordable to a mix of income levels. *(Source: Existing Goal HE-2, modified)*

- POLICY-HE-3.1** **Neighborhood Revitalization.** The City, within its financial capabilities, shall support the revitalization of older neighborhoods by keeping streets, sidewalks and other municipal systems in good repair and providing neighborhood improvements, such as street lighting, landscaping, and recreation amenities that contribute to stable, quality neighborhoods. *(Source: Existing Policy H-P-20)*
- POLICY-HE-3.2** **Mobile Home Upkeep.** The City shall promote the upkeep of existing mobile home parks. *(Source: Existing Policy H-P-23, modified)*
- POLICY-HE-3.3** **Enforcement.** The City shall continue code enforcement efforts. *(Source: Existing Policy H-P-21)*
- POLICY-HE-3.4** **Abatement.** The City shall require the abatement of unsafe structures, giving property owners adequate opportunities to correct deficiencies. *(Source: Existing Policy H-P-22, modified)*
- POLICY-HE-3.5** **Encourage Private Investment.** The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing. *(Source: Existing Policy H-P-25)*
- POLICY-HE-3.6** **Retain Affordable Housing.** The City shall work with other agencies and non-profit organizations to prevent the conversion of subsidized, affordable housing to market-rate housing. *(Source: New)*

- IMPLEMENTATION-HE-3.1** **Housing Rehabilitation (Single-family).** To conserve existing housing stock that currently needs substantial rehabilitation, including substandard homes initially built as Shasta Dam worker housing, the City will review the Housing Stock Inventory to assess potential rehabilitation needs, identify potential loan applicants, and initiate a program to serve those needs. This program can be operated in conjunction with the proposed energy efficiency program (HE 5.1) to maximize use of funds and accommodation of energy efficient measures lowering the overall operational costs for a home. *(Source: Existing Program HE 2.1, modified)*
- Responsibility:** Program Manager, City Manager, City Council  
**Time Frame:** Planning Period  
**Funding:** City (staff time)  
**Quantified Objective:** Three units of very low, six units of low, and 10 units of moderate housing rehabilitated during the planning period



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

**Responsibility:** Program Manager, City Manager, City Council

**Time Frame:** Planning Period

**Funding:** City (staff time)

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

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

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

**Time Frame:** Ongoing

**Funding:** City (staff time)

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

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

**Responsibility:** Program Manager, City Manager, City Council

**Time Frame:** FY 21/22

**Funding:** City (staff time)

**Quantified Objective:** Updated Municipal Code

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

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



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

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

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

**Responsibility:** Electric Department, Development Services Department

**Time Frame:** FY 2022/23

**Funding:** City (staff time)

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

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

- POLICY-HE-6.1** **Special Needs Populations.** The City shall work with non-profit agencies, Shasta County, neighboring cities, and developers on regional approaches to providing housing and services to special needs populations, including the elderly, persons with physical and mental disabilities (including developmental disabilities), female-headed households, large families, farmworkers, extremely low-income households, and veterans. (Source: Existing Policy H-P-33, modified)
- POLICY-HE-6.2** **Special Housing Needs.** The City shall seek to accommodate housing and emergency shelter for residents with special housing needs through appropriate zoning standards and permit processes. (Source: Existing Policy H-P-32)
- POLICY-HE-6.3** **Homelessness.** The City shall continue to support the Shasta County Housing Authority, Shasta County Continuum of Care, Good News Rescue Mission, and all other homeless service providers in their efforts to provide housing and services for homeless persons and persons in need of supportive housing. (Source: Existing Policy H-P-35, modified)
- POLICY-HE-6.4** **Housing Variety.** The City shall encourage the development and rehabilitation of housing with a variety of unit sizes and number of bedrooms to address extremely low-income and large households' needs. (Source: Existing Policy H-P-34, modified)
- POLICY-HE-6.5** **Transit Needs.** The City shall encourage the development of new housing units designed for seniors and persons with disabilities to have readily accessible public transit and community services. (Source: Existing Policy H-P-37, modified)
- POLICY-HE-6.6** **Rental Assistance.** The City shall support the continued use of rental assistance opportunities for extremely low-income households, including HUD Housing Choice Vouchers. (Source: Existing Policy H-P-8, modified)
- POLICY-HE-6.7** **Reasonable Accommodation.** The City shall ensure equal access to housing by providing a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from land use, zoning, or building laws, rules, policies, practices, and/or procedures. (Source: New)
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- IMPLEMENTATION-HE-6.1** **Reasonable Accommodation.** The City shall continue to provide reasonable accommodations through a formal procedure by reviewing and approving requests for modifications to building or zoning requirements in order to ensure accommodations for persons with disabilities. Additionally, the City shall provide both printed information, and information on the City's website regarding reasonable accommodations by January 2023. (Source: New)
- Responsibility:** Development Services Department  
**Time Frame:** Ongoing; information available by 2023.  
**Funding:** City (staff time)  
**Quantified Objective:** Modifications to building requirements or exceptions to the Zoning Plan as necessary to ensure reasonable accommodations for persons with disabilities

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

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

**Time Frame:** Ongoing

**Funding:** City (staff time)

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

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

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

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

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

**Responsibility:** City Program Manager

**Time Frame:** Ongoing

**Funding:** City (staff time)

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

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

**Responsibility:** City Program Manager

**Time Frame:** Ongoing

**Funding:** City (staff time)

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

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

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

**Responsibility:** *City Program Manager*

**Time Frame:** *Ongoing*

**Funding:** *City (staff time)*

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

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

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

**Responsibility:** *Development Services Department*

**Time Frame:** *Ongoing*

**Funding:** *Community Development Block Grant*

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